

August 23, 2023

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**Subject: Adopted 6<sup>th</sup> Cycle Housing Element and Addenda for Review**

Dear Mr. McDougall:

Thank you for the review provided in HCD's March 27, 2023 review letter regarding the City of Walnut Creek's 2023-2031 Housing Element ("Housing Element") adopted on January 24, 2023 and updated on March 21, 2023 via a First Addendum. The March 27 letter provided findings and comments regarding the adopted Housing Element inclusive of the First Addendum, and concluded that the Housing Element will be determined to meet the statutory requirements of State Housing Element Law once it has been revised to substantially comply with items identified in the letter.

Since receipt of HCD's March 27 comment letter, we have greatly appreciated the opportunities to work with HCD throughout the Housing Element process to achieve certification, including receiving HCD's preliminary review comments and feedback during meetings between City staff and consultants and HCD staff on April 24, July 14, and July 21, 2023. **We are now pleased to submit the adopted 2023-2031 Housing Element, inclusive of the First and Second Addenda, for HCD's review and findings.**

The Housing Element was adopted by the City Council on January 24, 2023 via Resolution No. 23-07, which made requisite findings under state law and provided modification authority for City staff to administratively file all materials with HCD, to make non-substantive changes to make the Housing Element internally consistent or to address amendments requested by HCD to achieve certification. Pursuant to such authority, on March 21, 2023 the City Council approved a First Addendum to the Housing Element making certain non-substantive updates via Resolution No. 23-24, and continued to make requisite findings and provide the same administrative modification authority. On August 1, 2023, the City Council approved a Second Addendum via Resolution No. 23-52 to the Housing Element making additional non-substantive updates and requisite findings, and extending the same administrative modification authority.

The Second Addendum contains additional clarifications and enhanced programs to serve the policies and goals previously adopted by the City Council on January 24, 2023. As an overall summary, these clarifications and enhancements include:

- Clarifications regarding suitability and development potentials of parcels included in the Site Inventory;
- Enhanced programs to affirmatively further fair housing such as addressing housing mobility and increasing housing choices throughout Walnut Creek, removing barriers to accessible and affordable housing, increasing housing opportunities and public outreach, and further removing governmental constraints; and
- Enhancements to the previously adopted mid-cycle review process to evaluate the City's progress in achieving its Housing Element goals.

The clarifications and enhancements are within the scope of administrative modification authority provided as a part of the adopted Housing Element, and are compiled to address the comments and findings contained in HCD's March 27, 2023 comment letter and the requirements of State Housing Element Law as provided in Government Code section 65580 et seq. These edits are also prepared to provide clear goals, quantified objectives and schedules of action to among other things, affirmatively further fair housing, removing governmental and nongovernmental constraints, implementing actions regarding special needs and assisted housing, and meeting the City's Regional Housing Needs Allocation ("RHNA") goals at specific income and affordability levels as provided in the adopted Housing Element programs and policies.

This submittal of adopted Housing Element 2023-2031 consists of the following:

- 1. Redline version of the adopted Housing Element inclusive of the updates made via First and Second Addenda.** *Please be advised that while this document contains the entire Housing Element inclusive of the First and Second Addenda, only edits contained in the Second Addendum and subsequent minor clerical and clarification edits are shown in redline, for ease of reference.*
- 2. Clean version of the adopted Housing Element inclusive of the updates made via First and Second Addenda.** *This is a clean version of the document incorporating all changes described above. All redlines/tracked changes in the Redline version have been accepted.*
- 3. Response to Comments Matrix.** *This document provides a summary of response to HCD comments and relevant page numbers showing where the responsive change was made in the Housing Element document.*
- 4. City Council Resolution No. 23-52 approving the Second Addendum.**
- 5. Updated electronic Site Inventory document.**

Prior to submittal to HCD, the City has provided a seven-day public review period for the Second Addendum which commenced July 25, 2023; notice was sent to all interested parties who



requested notice in writing as required by state law, and such notice and the draft Addendum was posted on the City's website on July 25, 2023 for public review. In addition, the City Council considered the Second Addendum pursuant to a public meeting held on August 1, 2023, at which time it considered the entirety of the reports and record before it, and provided an opportunity for members of the public and all interested parties to be heard. The City also provided a response appendix to the Housing Element setting forth its response to public comments received. In reviewing and considering all public comments received, none of the public comments we received necessitate changes to the Second Addendum or elsewhere in the Housing Element.

Again, we appreciate the opportunity to work in partnership with HCD and the community to develop, adopt, and implement Walnut Creek's 2023-2031 Housing Element. If you have any questions, please contact my office.

Sincerely,  


Erika Vandenbrande  
Community Development Director  
City of Walnut Creek



CITY OF  
WALNUT  
CREEK

# 2023–2031

# HOUSING ELEMENT

August 2023

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## ACKNOWLEDGEMENTS

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- Appendix A. Public Engagement
- Appendix B. Affirmatively Furthering Fair Housing Analysis
- Appendix C. Sites Inventory Form



# ACRONYMS AND ABBREVIATIONS

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AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACS	American Community Survey
ADU	accessory dwelling unit
AMI	area median income
BART	Bay Area Rapid Transit
BLS	Bureau of Labor Statistics
CEQA	California Environmental Quality Act
CHAS	Comprehensive Housing Affordability Strategy
City of Walnut Creek	City of Walnut Creek
Consolidated Plan	Contra Costa County Consortium 2020–2025 Consolidated Plan
Contra Costa or County	Contra Costa County
CUP	conditional use permit
DOF	California Department of Finance
FY	Fiscal Year
HCD	California Department of Housing and Community Development
Housing Element Update, Housing Element, or HEU	Housing Element
HSC	California Health and Safety Code
HUD	Housing and Urban Development
PLHA	Permanent Local Housing Allocation
RHNA	Regional Housing Needs Allocation
SB	Senate Bill

## **2023–2031 Housing Element**

### *Acronyms and Abbreviations*

SRO

State of California

single-room occupancy

State of California

## EXECUTIVE SUMMARY

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The Housing Element presents a comprehensive assessment of local housing conditions and lays out a series of goals, policies, and programs to assist the city in meeting the housing needs of current and future residents at all income levels. State law requires that a housing element be included in the general plan as one of the seven mandatory “elements”, or chapters, that express the community’s values, goals, and vision for the future. The Housing Element identifies and analyzes the city’s existing and projected housing needs, and contains a detailed work program for the preservation, improvement, and development of housing, including how and where the city can accommodate its fair share of the nine-county Bay Area region’s need for new housing. The statewide housing mandate for all cities and counties to accommodate their share of housing needs is known as the Regional Housing Needs Assessment or RHNA. Walnut Creek, along with other jurisdictions statewide, face substantial challenges in providing sufficient affordable housing.

This Housing Element update covers the eight-year planning period beginning October 15, 2023, and ending October 15, 2031, (the “6<sup>th</sup> Cycle” planning period). The update addresses numerous requirements resulting from a slate of new state housing laws designed to address factors contributing to the statewide housing shortage. One of the most consequential changes for the 6<sup>th</sup> Cycle is that the RHNA goals throughout the state have been significantly increased from previous cycles. For Walnut Creek, this has resulted in an increase from 2,235 units for the 5<sup>th</sup> Cycle (2015-2023), to 5,805 units for the 6<sup>th</sup> Cycle (2023-2031). In addition, the city must provide substantial evidence that nonvacant sites selected are appropriate and likely to be available for housing development during the planning period.

Another major change for the 6<sup>th</sup> Cycle is the state’s “Affirmatively Further Fair Housing” (AFFH) requirements. Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and access to opportunity, replacing segregated living patterns with integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. This is accomplished through a detailed analysis of issues, evaluation of proposed housing sites, and development of housing element programs to address identified issues. The detailed AFFH analysis is provided as Appendix B, but the insights gained

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from the analysis are threaded throughout the element and specifically reflected in the Sites Inventory and Housing Plan.

### Chapter I - Introduction

The Housing Element for the City of Walnut Creek has been updated for the 2023–2031 6<sup>th</sup> Cycle Planning Period. The Housing Element is part of the Walnut Creek General Plan, adopted by the City in 2006 and updated multiple times, including the most recent update in 2020.

The guiding principle for housing in the City’s General Plan states:

*Walnut Creek supports housing of various types, densities, and prices to meet the needs of current and prospective residents of all income levels and ages. The City will promote opportunities for housing and will strive to meet the state-mandated regional fair-share numbers. The City encourages housing along transit corridors, housing for the local workforce, and housing that is attainable by and suitable for the diverse populations that call Walnut Creek home.*

As widely reported, California is in the midst of a housing crisis where demand greatly outweighs supply. Additionally, overall wage growth has not kept pace with increases in housing costs, making median home prices and rents out of reach for a large population within the State. According to the Joint Center for Housing Studies at Harvard University, renters in California have to earn 120% or more of the area median income (AMI) to afford the median priced home. This severe spending on housing costs has contributed significantly to various housing problems, such as a lack of affordability and homelessness.

California Government Code requires that a Housing Element be included in a city’s General Plan as one of seven mandatory elements that express the community’s values, goals, and vision for the future. The City of Walnut Creek Housing Element identifies and analyzes the city’s existing and projected housing needs and contains a detailed outline and work program of the city’s goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The overall goal of this Housing Element is to provide safe and decent housing for all economic segments of the community.

### Chapter 2 – Housing Needs Assessment

Walnut Creek is a growing community with an increasing need for housing to accommodate its population and serves as an important employment center for Contra

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Costa County and the San Francisco Bay Area. To quantify housing needs the State of California develops housing demand projections and apportions these projections to each region. In the Bay Area, the Association of Bay Area Governments (ABAG) allocates the state's regional projected demand to individual jurisdictions. This is referred to as the Regional Housing Needs Assessment (RHNA) and is intended to reflect the projected housing demand of each jurisdiction for the upcoming planning period. State law requires that jurisdictions incorporate the RHNA allocation into their housing element update. **The required RHNA for the City is based on housing needs over the next 8 years** and is summarized in the table below.

**Table ES -1. 6th Cycle RHNA**

Income Category	RHNA
Extremely Very Low/Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (over 120% AMI)	2,304
<b>Total Units</b>	<b>5,805</b>

While the total number of RHNA required units is 5,805, HCD guidance requires that all cities and counties include more than the required RHNA - typically an additional buffer of 15 to 30% with special focus on lower income housing units. Therefore, the total number of units in any jurisdiction's housing element will exceed the RHNA to accommodate that buffer. With that in mind and based on the City's sites inventory analysis included in the Housing Element update, the City must accommodate a minimum of 6,330 total new units, allocated at different affordability levels, to comply with the 15% buffer for lower income units.

Demographic and housing data were analyzed to reveal Walnut Creek's housing needs and trends, which helps inform program development and prioritization. Key findings include:

### Demographics

- The racial and ethnic composition of Walnut Creek has become more diverse in recent years. However, generally, Walnut Creek has a lower level of diversity

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compared to the Bay Area. The City has a significantly larger percentage of White residents and a smaller percentage of Latinx and Black residents compared to the County and Bay Area.

- Approximately 22% of the population is under the age of 25, which is lower than the County percentage of 31%. Walnut Creek’s seniors (individuals who are age 65 or older) make up 30% of the population, while the percentage of seniors in the County as a whole is lower at 15%.

### **Housing and Household Characteristics**

- Walnut Creek’s has 33,969 housing units comprised of approximately 37% single-family detached homes, 48% multifamily condominiums or apartments, and 15% single-family attached homes/townhomes.
- According to Zillow, the City’s Home Value Index (a “smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type”) was \$965,533 in 2020, higher than for the County and lower than for the Bay Area. All three areas have experienced large increases since 2011.
- The City’s Zillow Observed Rent Index (a “smoothed measure of the typical observed market rate rent across a given region”) reports that the median monthly rent in the City is \$2,750 compared to \$2,876 and \$3,039 in County and Bay Area, respectively.
- Walnut Creek is predominately made up of ownership households. According to ACS 2019 data, roughly 35% of the households in the City are renter-occupied and 65% are owner-occupied. Of the owner-occupied units, 30% are cost-burdened (spend more than 30% of gross income on housing) with 13% severely cost-burdened (spend more than 50% of gross income on housing). In comparison, 41% of renter-occupied units are cost-burdened with 21% severely cost-burdened.
- According to the Walnut Creek 2020 Annual Progress Report, 1,871 building permits for housing units were issued by the City between 2015 and 2020. Of this total, 1,692 were for above moderate-income units, 57 moderate-income units, 26 low-income units, and 96 very low-income units.
- Approximately 3,875 extremely low-income households reside in the City, representing approximately 12% of the total households. In comparison, the

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County and Bay Area have slightly higher percentages of extremely low-income households with 13% and 15%, respectively.

### Special Housing Needs

- Approximately 43% of the total households in Walnut Creek were senior households (2017 tabulation).
- Approximately 4% of total households were large family households. The most common household size is two people (38%), and the second most common household size is one person (35%) per 2019 ACS data.
- Approximately 12% of the City's population were identified as having a disability (2019 ACS).
- Walnut Creek has a small female-headed household population.
- Less than 2% of Walnut Creek residents are employed as farmworkers.
- According to the published August 2020 Contra Costa County Annual Point in Time Count Report conducted in January 2020, 2,277 individuals are experiencing homelessness in Contra Costa County.

## Chapter 3 – Housing Constraints

The development and improvement of housing can be constrained by a number of governmental and non-governmental factors. State law requires the City analyze governmental constraints like land use controls, fees, and exactions, on- and off-site improvement requirements, building codes and enforcement thereof, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. Non-governmental constraints must also be analyzed (including the availability and cost of land, construction costs, and labor availability). **The constraints are identified in the following five categories:**

- Permit Processing and Procedures
- Development/Improvement of housing for people with disabilities
- Land Use Controls
- Availability and Cost of Land
- Construction Costs and Labor Availability

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Table ES-2 provides a summary of all identified constraints which generally fall into 2 categories – constraints as a result of State law changes and market constraints (not governmental constraints) – as well as a sampling of programs to address or mitigate constraints.



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**Table ES-2. Constraints and Programs**

Constraint Category	Specific Constraint(s)	Constraint - Result of State Law Change?	Local (within City's Control) or Market (Private Market Constraint)	Program to Address Constraint
Permitting Processing and Procedures	Processes and procedures that affect project permitting due to complexity, timelines, internal processes, and costs.	Yes	Local	H-4.D – Adopt SB 35 Streamlining Written Procedures.
				H-4.I – Amend Planned Development Permit requirements and discretionary review findings as necessary.
Development/ Improvement of housing for people with disabilities	Limited funding to address health and safety upgrades, energy efficiency, removal of architectural barriers, and inclusion and accommodation services.	Yes	Local	H-3.A-H – Provide funding, services, and protocols for special needs housing. Amend Zoning Ordinance.
	Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities.			H-4.C – Update Special Needs Zoning.
Land Use Controls	Land use controls can constrain the maintenance, development, and improvement of housing through the establishment and distribution of different land uses.	Yes	Local	H-4.A – Transit Priority Projects Exempt from EIR.
				H-4.C,E-F, and H – Update Zoning Ordinance for State Law Compliance (permit streamlining, employee housing, accessory dwelling units, and definition of family).
				H-4.G – Amend General Plan to Remove Growth Limitation Plan.
				H-4.J – Measure A Outreach and Review. Potential consideration and action regarding a ballot measure to address any constraints.
				H-4.K – Building Envelope Analysis and potential amendments.
				H-6.G – Codify SB with allowances beyond State law.
				H-6.J – Housing Mobility to make sites available in single-family zones.

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**Table ES-2. Constraints and Programs (Continued)**

Constraint Category	Specific Constraint(s)	Constraint - Result of State Law Change?	Local (within City's Control) or Market (Private Market Constraint)	Program to Address Constraint
Availability and Cost of Land	Limited supply of vacant land combined with high demand for residential units results in increased land costs.	No	Market	H-1.C – Maintain/ Update Site Inventory.
				H-4.B – Parking Study/Adopt Zoning Ordinance amendments to Reduce Parking for Affordable Units.
Construction Costs and Labor Availability	Significant increases in lumber and other construction materials, as well as the high demand for housing, will likely further increase residential construction costs.	No	Market	H-2.A-C – Make federal, state, and local funding available for affordable housing.

## Chapter 4 - At-Risk Affordable Housing

State law requires that all income-restricted affordable units at risk of converting to market-rate units be identified in the Housing Element update. The City has a total of **202 units at risk of conversion** with affordability restricted through Multifamily Mortgage Bonds, Section 8 Housing, and HUD 202 Program. The specific projects that make up the 202 units are listed below.

- Casa Montego – 79 units
- Montego Place – 33 units
- Tice Oaks – 90 units

**These projects are at low risk for conversion** because they utilize Section 8 vouchers (property owner is made whole for market rent with these vouchers) and because all projects are owned by non-profit entities. The total cost to preserve or replace these units is provided in Chapter 4, At-Risk Affordable Housing and available financial resources are described in Chapter 6, Housing Resources, of the Housing Element.

## Chapter 5 – Housing Accomplishments

The City must evaluate the results from housing programs implemented during the previous 5<sup>th</sup> Cycle Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous goals, objectives, policies, and programs. **The City achieved many positive results**, including the major housing accomplishments listed below:

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- City developed/approved 2,216 units (418 affordable units)
- City was able to achieve 99% of 5th cycle RHNA (2,235)
- Walnut Creek Transit Village provided 596 units
- Changes to Accessory Dwelling Unit regulations removed limits to increase production
- Objective Design Guidelines created to help streamline development
- Regional Collaboration resulted in more regional homelessness resources
- Inclusionary In-Lieu & Commercial Linkage Fees created more affordable housing funding
- Community Development Block Grant COVID funds for emergency rent & utility assistance created emergency shelter for families/individuals
- City funding Eden Housing Council for Hope & Opportunity created more housing for Seniors
- Lower income units (129) created for large families and female headed households
- Housing for the individuals with disabilities created (Arboleda – 15 units and St. Paul’s Commons- 44 affordable units)

## **Chapter 6 – Housing Resources and Opportunities**

Walnut Creek is a leader in Contra Costa County for progressive housing policies. Table ES-3, Resources and Opportunities, identifies the federal, state, regional, and local resources, and opportunities the City has pursued for housing development:

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**Table ES-3. Resources and Opportunities**

	Funding Source	Amount	Notes
Federal	Annual CDBG	\$240,000 - \$340,000	General Fund to supplement CDBG
	Housing Choice Vouchers	340 vouchers	From Contra Costa Housing Authority; As of June 2022
State	Senate Bill 2	\$310,000	Funding for pre-designed ADU plans
	LEAP	\$300,000	Funding for Objective Design Standards
	PLHA	\$830,000	Funding for Objective Design Standards and "Right Sized" parking study
	LHTF	\$1,900,000	Matching grant for affordable housing
	Other State Grants	TBD	Range from annual allocations of formula-entitled grants to vouchers and competitive funding programs.
Regional	One Bay Area Grant (OBAG)	TBD	Grants local communities the flexibility to invest in transportation infrastructure that supports infill development by providing funds for bicycle and pedestrian improvements, local road repair and planning activities, while also providing funds for Safe Routes to School programs and for Priority Conservation Areas.
	Advancing California Finance Authority	TBD	Provides secure, low cost and convenient financing for public agencies and their partners in the Bay Area.
	Metropolitan Transportation Commission Grants	TBD	Priority Development Area Planning Program grant funds Specific Plans that result in intensified land uses around public transit hubs and bus and rail corridors in the Bay Area. Housing Incentive Pool provides transportation grants to promote the production and preservation of affordable housing.
Local	Local Housing Trust Fund	\$5,000,000	Inclusionary Housing Fees
			Commercial Linkage Fees
			LHTF Grant Award (\$1,900,000)
	General Fund	\$100,000	General Fund to supplement CDBG
		\$70,000	General Fund for homelessness
	Housing Successor Entity Funds	\$500,000	Anticipated for 2020-2024

## Chapter 7 – Adequate Sites Inventory Analysis and Methodology

The sites inventory analysis demonstrates 127 sites (located near transit and jobs) that provide a total of 6,632 total housing units (including 3,076 units affordable to lower income households) that can be accommodate the required RHNA through a combination of the remaining vacant residential sites in Walnut Creek and non-vacant sites that can be redeveloped with a residential component. Due to the City's forward-thinking planning to accommodate housing needs, this City will not require any rezoning to accomplish this.

Table ES-4, Capacity Determination (also shown as Table 7.2, Capacity Determination in Chapter 7, Sites Inventory, in the Housing Element) summarizes the City's determination that there is sufficient capacity to accommodate the City's RHNA by income and categorizes credits and sites by zoning, representing land suitable and available for residential development, remaining consistent with state planning guidance.

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**Table ES-4. Capacity Determination**

	Units by Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,657	954	890	2,304	5,805
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	97	57	20	1,531	1,705
Accessory Dwelling Unit Potential	7	31	114	24	176
Subtotal	104	88	134	1,555	1,881
Net RHNA (after credits are applied)	1,553	866	756	749	3,924
Step #1 Determination of Adequate Sites (Existing Zoning)					
Central Retail District	27	22	-	8	57
Duplex Residential	-	-	-	12	12
Mixed-Use - Commercial	1,036	505	420	185	2,146
Mixed-Use - Downtown	261	113	78	57	509
Mixed-Use - Planned Development	53	30	26	-	109
Mixed-Use - Residential	296	184	-	284	764
Multifamily High	131	79	369	85	664
Multifamily Medium	-	-	9	62	71
Planned Development	55	121	-	219	395
Single-family Low	-	-	-	14	14
Single-family Medium	-	-	-	10	10
Step #1 Subtotal (no zone change)	1,859	1,054	902	936	4,751
Total (Credits & Step #1)	1,963	1,142	1,036	2,491	6,632
Net Surplus/(Shortfall)	306	188	146	187	827
No Net Loss Buffer Surplus/(Shortfall), as a percent of RHNA <sup>1</sup>	18%	20%	16%	8%	14%

<sup>1</sup> HCD recommends a 15-30% buffer for lower-income (very low and low) sites to protect the City from the No Net Loss provision. The City included a buffer for the moderate-income level for the same reason. The City calculated its buffer as a percentage of the gross RHNA.

When determining sites to include in the inventory to meet the lower-income housing need, HCD recommends that a local government first identify development potential in high-opportunity areas. **A large majority of the City's housing sites inventory is located within the Core Area, which is classified as a high/highest opportunity area** (the Core Area is a 768-acre central district with higher densities than other parts of the city, centered on the Traditional Downtown and the Walnut Creek BART station). **New State laws for the 6<sup>th</sup> Cycle Housing Element require that there be a 15-30% buffer of additional units particularly at affordable levels.** Therefore, the sites inventory shown in the table above does exceed that shown in Table ES -1, 6th Cycle RHNA.

### Capacity Analysis

Government Code Section 65583.2(c) requires jurisdictions to calculate the projected development capacity of the sites identified in the housing element that can be realistically achieved. As such, HCD requires a high level of justification for the inclusion of sites.

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Walnut Creek is a mature city with little remaining vacant land. As a result, the Sites Inventory relies on infill and redevelopment parcels. In order to remain realistic in its projection of development, the City considered a number of requirements established by state law:

- **“When establishing realistic capacity calculations, the jurisdiction must consider existing development trends of existing or approved residential developments at similar affordability levels in that jurisdiction”**
  - The City applied a number of adjustments towards the calculation of units for each site. Adjustments included:
    - A Mixed-Use Factor for retail-space sites that reduces the estimated capacity to 50-60% to account for the expectation that a developer may want to replace the current commercial spaces.
    - An Environmental Factor for sites that overlap with Walnut Creek or Tice Creek that reduces the estimated capacity to 33-100% to account for the expectation that no construction could occur in the creek areas.
    - A Floor Area Ratio Factor for all sites of 100%. This is 100% because the average realized floor area as a percentage of the allowable floor area ranges between 94-107%.
    - A Realistic Capacity Factor for all sites. Although it is the norm for recently constructed and proposed developments to achieve more than 100% of the permitted density, the City applied the following factors:
      - 95% for all MU-C, Mixed-Use Commercial, and MU-D, Mixed-Use Downtown, sites. These zones have recently seen an average of 152% realized density as a percentage of permitted density.
      - 100% for all other sites, a conservative estimate considering the realized density as a percentage of permitted density ranges from 110% to 224%.

The adjustments applied by the City during the calculation of units for each site ensured that our estimates reflect the City’s development track record while remaining conservative by using factors below what is typically true for Walnut Creek development.

## Chapter 8 - Housing Plan

This section of the draft Housing Element establishes direction for policies, programs and actions for the goals related to community needs. Many of the goals, policies, and programs have not changed from the 5<sup>th</sup> Cycle Housing Element (2015-2023), while others have been modified to add specificity or reflect current practice. New goals, policies, and programs have been added to build upon Walnut Creek’s success in building affordable housing throughout the community, address the City’s significant RHNA allocation, and to further AFFH housing mobility goals. **Table ES-5, Housing Programs, identifies unchanged, modified, and new programs as needed to address constraints, new legislation, or fair housing issues.**

**Table ES-5. Housing Programs**

Unchanged Programs	Modified programs	New Programs
<b>H-2.C.</b> Allocate CDBG Funding for Housing	<b>H-1.C.</b> Maintain/Update the Site Inventory - <b><i>modified to accommodate HCD requirements</i></b>	<b>H-1.A.</b> Encourage and Incentivize Accessory Dwelling Units (ADUs) - <b><i>in response to Assembly Bill (AB) 671</i></b>
<b>H-2.F.</b> Mortgage Credit Certificate Program	<b>H-2.A.</b> Pursue State and Federal Funding for Affordable Housing - <b><i>modified to accommodate HCD requirements</i></b>	<b>H-1.B.</b> Technical Assistance to Developers
<b>H-2.H.</b> Housing Choice Voucher Program	<b>H-2.B.</b> Local Funding for Affordable Housing - modified to include targeted report of available funding	<b>H-1.D.</b> Provide a Menu of Incentives/Concessions for Developers
<b>H-2.J.</b> Legislative Advocacy for Affordable Housing	<b>H-2.E.</b> Community Housing Engagement - enhanced the original program focused on Community Housing Forums	<b>H-2.D.</b> Facilitate Access to Affordable Housing for Residents
<b>H-2.K.</b> Coordinate with Contra Costa County for Affordable Housing	<b>H-2.G.</b> Improve First Time Homebuyer Assistance Program - modified to include a \$40K forgiveness incentive	<b>H-2.M.</b> Prioritize Review and Expedite Development of Affordable and Special Needs Projects

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Unchanged Programs	Modified programs	New Programs
<b>H-2.L.</b> Regional Collaboration on Affordable Housing and Homelessness	<b>H-2.I.</b> Provide Density Bonus Ordinance Training/Education - modified Density Bonus Ordinance program to include training and education for other City departments involved in the entitlement and development process	<b>H-2.N.</b> Assist with Development of Lower-Income Housing - <b><i>created to comply with HCD requirements</i></b>
<b>H-3.A.</b> Funding to Assist the Homeless and Special Needs Housing	<b>H-3.C.</b> Support Counseling and Housing Services for Seniors and Low-Income Households- modified to increase CDBG spending for ECHO Housing	<b>H-2.O.</b> Funding, Incentives, and Concessions for Extremely Low-Income Developments - <b><i>created to comply with HCD requirements</i></b>
<b>H-3.B.</b> Public Outreach to Increase Awareness of Homeless Issues		<b>H-2.P.</b> Advertise Available Resources
<b>H-3.D.</b> Encourage Development of Housing for Persons with Disabilities		<b>H-2.Q.</b> Assist Faith-Based Organizations With Affordable Housing Development
<b>H-3.E.</b> Coordinate with the Regional Center of the East Bay		<b>H-2.R.</b> Amend Density Bonus Ordinance - required to ensure compliance with State law
<b>H-3.F.</b> Identify Incentives for Larger Housing Units		<b>H-2.S.</b> Continue to Allow By-Right Residential Development on Non-Vacant Sites Designated for Lower income Households and Used in the Previous Sites Inventory - created to comply with State law that



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Unchanged Programs	Modified programs	New Programs
		requires the zoning code explicitly allow for by-right development
<b>H-5.A.</b> Residential Rehabilitation Loan and Emergency Grant Program		<b>H-2.T.</b> Clarify Mixed-Use Commercial Requirements
<b>H-5.B.</b> Foreclosure Assistance		<b>H-3.G.</b> Crisis Response Protocol
<b>H-5.C.</b> Code Enforcement		<b>H-4.A.</b> Exemptions of Transit Priority Projects from Environmental Review - <b><i>required to implement provisions of SB 375</i></b>
<b>H-6.A.</b> Funding to Support Fair Housing		<b>H-4.B.</b> Complete Parking Study and Continue to Implement Reduced Parking for Affordable Housing
<b>H-6.B.</b> Analysis of Impediments to Fair Housing		<b>H-4.C.</b> Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, Group Care Facilities, the Housing Accountability Act, and the Housing Crisis Act of 2019 to Comply with Current Laws - <b><i>required for compliance with State requirements, as established by AB 139, AB</i></b>

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Unchanged Programs	Modified programs	New Programs
		<i>2162, and Senate Bill (SB)48)</i>
<b>H-7.A.</b> Residential Energy Conservation Program		<b>H-4.D.</b> Adopt SB 35 Streamlining Written Procedures
<b>H-7.B.</b> Energy Retrofits Through the Home Rehabilitation Loan Program		<b>H-4.E.</b> Update the City’s Zoning Ordinance and Policies Related to Employee Housing to Comply with Current Laws
<b>H-7.C.</b> Energy Upgrade California		<b>H-4.F.</b> Update the City’s Zoning Ordinance and Policies Related to Accessory Dwelling Units to Comply with Current Laws
<b>H-7.D.</b> Energy Efficiency and Conservation		<b>H-4.G.</b> Amend the General Plan to Remove Policy 9.3, Related to the Growth Limitation Plan
<b>H-8.A.</b> Housing Element Annual Progress Report		<b>H-4.U.</b> Definition of “Family”
<b>H-7.A.</b> Residential Energy Conservation Program		<b>H-5.D.</b> Continue the Preservation and Monitoring of Existing and Future Affordable Units
<b>H-7.B.</b> Energy Retrofits Through the Home Rehabilitation Loan Program		<b>H-5.E.</b> Replacement Housing
<b>H-7.C.</b> Energy Upgrade California		<b>H-6.C.</b> Collaboration with Community-Based Organizations

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Unchanged Programs	Modified programs	New Programs
<b>H-7.D.</b> Energy Efficiency and Conservation		<b>H-6.D.</b> Displacement Prevention
		<b>H-6.E.</b> Legal Assistance for Renters
		<b>H-6.F.</b> Provide Information and Education to Residents in the City's Website
		<b>H-6.G.</b> Codify Senate Bill 9
		<b>H-6.H.</b> Provide Missing-Middle Housing and /Housing Mobility Education
		<b>H-6.I.</b> Enhance Core Area Connectivity
		<b>H-7.E.</b> Reduce Exposure to Environmental Pollution

## Appendix A – Public Engagement

State law requires that local governments "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." As documented in Appendix A, the City conducted a robust public outreach process that included:

- Two online community workshops.
- One online community questionnaire.
- Four stakeholder meetings with fair housing providers, developers and non-profit organizations.
- Flyers handed out at public events (e.g., Farmer's Market), posted at public facilities and available at City Hall.
- Article in the *Nutshell*.

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- Dedicated website.
- Listening sessions with the Planning Commission, Housing & Community Development Committee, and City Council.

. The City gathered feedback from all outreach activities and evaluated the findings to identify the issues and topics that were most pressing to the Walnut Creek community. The questionnaire results showed that the housing issues most important to the community are lack of affordability (most prominent issue), need for more multifamily development and ADUs, and need for additional fair housing support services. The City then used this information to help develop goals, policies, and proposed activities for the planning period as described in the Housing Plan section. The City continued to receive comments as a part of public meeting regarding addenda to adopted Housing Element and in response to HCD comments. Many edits were incorporated into the Housing Plan as a result of these comments, particularly related to AFFH housing mobility and reduction of government constraints. A summary of the full public outreach process is outlined in Table ES-6 below.

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**Table ES-6. Community Engagement**

Date	Meeting/Activity/Action
January 31, 2022	Housing Committee Presentation - Discussion on community engagement for the Housing Element Update.
February 10, 2022	Planning Commission Meeting - Presentation discussing contents housing element update and next steps.
March 2022	City newspaper - An article was published in the Spring 2022 edition of In a Nutshell soliciting public input for the Housing and Safety Element Updates.
March 4, 2022	City Webpage - Notifying residents of the housing element update and how to be a part of the conversation. The City also published a Housing Element 101 Fact Sheet in English, Spanish, and Chinese.
March 10, 2022 - April 20, 2022	Community Survey - published 03/10/22, the City received 112 responses. Affordability was the primary issue identified by respondents Most important factors in choosing housing are cost & desirable neighborhood 78% of respondents think housing is not affordable 64% of respondents want to buy a home but can't afford to 59% of respondents have left the City (or know someone who has) due to high housing costs
March 14-21, 2022	Bulletin Reports - Reports show correspondence related to the Housing Element Update survey and workshops sent to over 3K+ recipients.
March 21, 2022	Community Workshop #1 - Presented General Plan update focusing on Housing and Safety Elements. Community participants had opportunity to attend virtually, participate in polling during the presentation, and a Q&A session after.
April 20, 2022	Community Workshop #2 - Presented General Plan update focusing on Housing and Safety Elements. Community participants had opportunity to attend virtually, participate in polling during the presentation, and a Q&A session after.
April 20, 2022	C4 Affordable Housing Developer Panel - Contra Costa County Collaborative held a panel discussion on discussed the challenges of building affordable housing, and identified incentives, solutions, and project characteristics most conducive to realizing affordable housing including finding local funding, land acquisition, form-based codes, community opposition, the strict sequence of events that must be followed to secure tax credit funding, permit processing timelines, and labor shortages, among others.
May 4, 2022	City Homelessness Task Force Meeting - Meeting to update the task force participants on the Housing Element Update and provide answers to any inquiries regarding opportunities for the community to be involved and the outcome of survey results.
May 25, 2022	Community Advocates & Affordable Housing Property Strategy Session - Meeting with advocates and property owners to gather insight and thoughts on how the City can encourage affordable housing development along with some of the challenges/opportunities faced as an affordable housing developer.
May 25, 2022	Market rate Developer Strategy Session - Meeting with developers to gather insight and thoughts on how the City can encourage affordable housing development along with some of the challenges/opportunities faced as an affordable housing developer.
May 26, 2022	Affordable Housing Developer Strategy Session - Meeting with developers to gather insight and thoughts on how the City can encourage affordable housing development along with some of the challenges/opportunities faced as an affordable housing developer.
May 27, 2022	Bayrock Multifamily Strategy Session - Input from Bayrock Multifamily, LLC on City's Regional Housing Needs Allocation (RHNA) along with how the City can encourage affordable housing development along with some of the challenges/opportunities faced as an affordable housing developer.
July 28, 2022	Planning Commission Meeting - Draft presentation of Housing Element Update and answered inquiries from the planning commission.

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**Table ES-6. Community Engagement (Continued)**

Date	Meeting/Activity/Action
August 2, 2022	HCD Committee Meeting - Draft presentation of Housing Element Update and had an opportunity to ask clarifying questions regarding the process and HEU contents.
September 20, 2022	City Council Meeting - Review of the Draft Housing Element including hearing public comments, responding to questions, and providing input on the HEU document and process.
January 12, 2023	Planning Commission Meeting - Review the second Draft Housing Element following comments from HCD, heard public comments, responded questions, and provided input on next steps.
January 17, 2023	City Council Meeting - Review the second Draft Housing Element following comments from HCD, heard public comments, responded questions, and provided input on next steps.
January 24, 2023	City Council Meeting - The Draft Housing Element was adopted by the City Council via Resolution No. 23-07, along with findings and determinations regarding CEQA and substantial compliance with state housing element law.
March 21, 2023	City Council Meeting - The First Addendum was adopted by the City Council via Resolution No. 23-24 following a seven-day public review period. The Council heard public comments and responded to questions and comments.
August 1, 2023	City Council Meeting - The Second Addendum was adopted by the City Council following a seven-day public review period. The Council heard public comments and responded to questions and comments.
	Housing Element Flyer - Publication inviting community input and ideas on the planning and future of housing in the City.

## Appendix B – Affirmatively Furthering Fair Housing (AFFH)

All Housing Elements prepared on or after January 1, 2021, must address the requirements of AB 686 to affirmatively further fair housing (AFFH). Jurisdictions must take “meaningful actions” to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity for persons of color, persons with disabilities, and other protected classes through the administration of programs and activities relating to housing and community development.

Table ES-7- presents the **fair housing findings** (i.e., fair housing issues identified by the data) which include the following:

- Lack of Access to Housing Opportunity – a lack of affordable housing choice
- Displacement Risk
- Fair Housing Enforcement
- Environmental Hazards
- Lack of Regional and Local Cooperation

Table ES-7 also lists a sampling of programs in the AFFH to address or mitigate these findings/issues.

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**Table ES-7. AFFH Findings and Programs**

AFFH Finding	Lack of Access to Housing Opportunity (lack of affordable housing)	Displacement Risk	Fair Housing Enforcement	Environmental Hazards	Lack of Regional and Local Cooperation
Sampling of programs to address findings	H-2.N – Assist with development of lower-income housing	H-6.C – Collaboration with community-based organizations	H-6.A – Funding to support fair housing	H-7.A – Residential energy conservation program	H-2.F – Mortgage credit certificate program
	H-2.N – Funding, incentives, and concessions for extremely low-income developments	H-6.D – Displacement prevention	H-6.E – Legal assistance for renters	H-7.D – Energy efficiency and conservation	H-2.K – Coordinate with Contra Costa County for affordable housing
	H-2.Q – Assist faith-based organizations with affordable housing developments	H-6.E – Legal assistance for renters	H-6.F – Provide information and education to residents in the City’s website	H-7.E – Reduce exposure to environmental pollution	H-2.L – Regional collaboration on affordable housing and homelessness

## Appendix C – Sites Inventory Form

HCD requires that all Housing Element submittals include a spreadsheet listing all sites in the sites inventory with detailed information about each site. This information must be provided in HCD’s format in a template provided by HCD. This template is provided in Appendix C to the Housing Element.

# I INTRODUCTION

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This document is the Housing Element for the City of Walnut Creek (City or Walnut Creek) as updated for the 2023–2031 6<sup>th</sup> Cycle Planning Period. The Housing Element is part of the Walnut Creek General Plan, adopted by the City in 2006 and updated multiple times, including the most recent update in 2020. This General Plan establishes the vision of planning and land use for Walnut Creek through 2025 and beyond.

The guiding principle for housing in the City’s General Plan states:

*Walnut Creek supports housing of various types, densities, and prices to meet the needs of current and prospective residents of all income levels and ages. The City will promote opportunities for housing and will strive to meet the State-mandated regional fair-share numbers. The City encourages housing along transit corridors, housing for the local workforce, and housing that is attainable by and suitable for the diverse populations that call Walnut Creek home.*

The California Government Code requires that a Housing Element be included in a city’s General Plan as one of seven mandatory elements that express the community’s values, goals, and vision for the future. This Housing Element (Housing Element Update, Housing Element, or HEU throughout the document) identifies and analyzes the City’s existing and projected housing needs and contains a detailed outline and work program of the City’s goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The overall goal of this Housing Element is to provide safe and decent housing for all economic segments of the community.

## I.I Background

The California Legislature determined that a primary housing goal for the State is to ensure that every resident has a decent home and suitable living environment. The requirements of the law are in California Government Code, Section 65580:

- a.** The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b.** The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.



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- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.
- f. Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the State's housing goals and the purposes of this article.

California Government Code, Section 65588, requires that local governments review and revise the Housing Element of their comprehensive General Plans (e.g., Walnut Creek General Plan) no less than once every 8 years. Before the 6<sup>th</sup> Cycle Housing Element Update for the 2023–2031 Planning Period, Walnut Creek's Housing Element was updated in 2014 for the 5<sup>th</sup> Cycle (2015–2023).

Multiple changes to California Housing Element law have become effective since the processing of the City's 5<sup>th</sup> Cycle Housing Element, including increased Regional Housing Needs Allocations (RHNAs), detailed requirements to affirmatively further fair housing, and higher levels of scrutiny for identifying housing opportunity sites. In addition, the State increased its ability to enforce Housing Element requirements with a greater range of penalties that can be imposed on jurisdictions for non-compliance, and also made it easier for interested people to challenge the City's compliance with Housing Element law. This puts the City at risk of exposure to a variety of fiscal and regulatory impacts that could affect eligibility for various State and regional funding sources and reduce local control over housing-related decision-making if the City does not strictly comply with the State's requirements.

## 1.2 Community Context for Housing Planning: Walnut Creek's Story

The City of Walnut Creek was incorporated in 1914 and lies approximately 23 miles east of San Francisco at the foot of Mt. Diablo. As shown on Figure 1-1, City of Walnut Creek Boundary and Sphere of Influence, the City neighbors the cities of Lafayette, Pleasant Hill, and Concord, and the unincorporated community of Alamo. The original economic base for the City was agriculture,

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but with the completion of the Caldecott Tunnel in 1937, Walnut Creek soon became a suburban community for Bay Area workers and is now a thriving regional economic and cultural center. Walnut Creek’s growth throughout the 1960s and 1970s was predominately residential. A commercial development boom followed in the 1980s and 1990s.

In 1971, the City adopted its first General Plan. The General Plan emphasized development of Walnut Creek as a subregional retail and employment center and encouraged expansion of commercial areas while also emphasizing creation of an open space system. Both goals were accomplished, which brought benefits but also led to concerns about the impacts of growth and development, particularly that of traffic congestion. In 1989, the General Plan was revised to set a variety of goals and standards and proposed a number of special planning studies to be performed over a 20-year period. Many of these goals focused on developing and reinvigorating the Core Area and Downtown. In 1993, the City adopted a Growth Limitation Plan and subsequently revised the Zoning Ordinance in 1996. A series of specific plans were adopted from 1996 through 2019, which included the following:

- East Mt. Diablo Boulevard Specific Plan (adopted on August 6, 1996)
- North Main Street/ Ygnacio Road Specific Plan (adopted on July 16, 2002)
- Locust Street/Mt. Diablo Specific Plan (adopted on July 20, 2010)
- Shadelands Gateway Specific Plan (adopted on June 17, 2014)
- West Downtown Specific Plan (adopted on September 4, 2018)
- North Downtown Specific Plan (adopted on October 15, 2019)

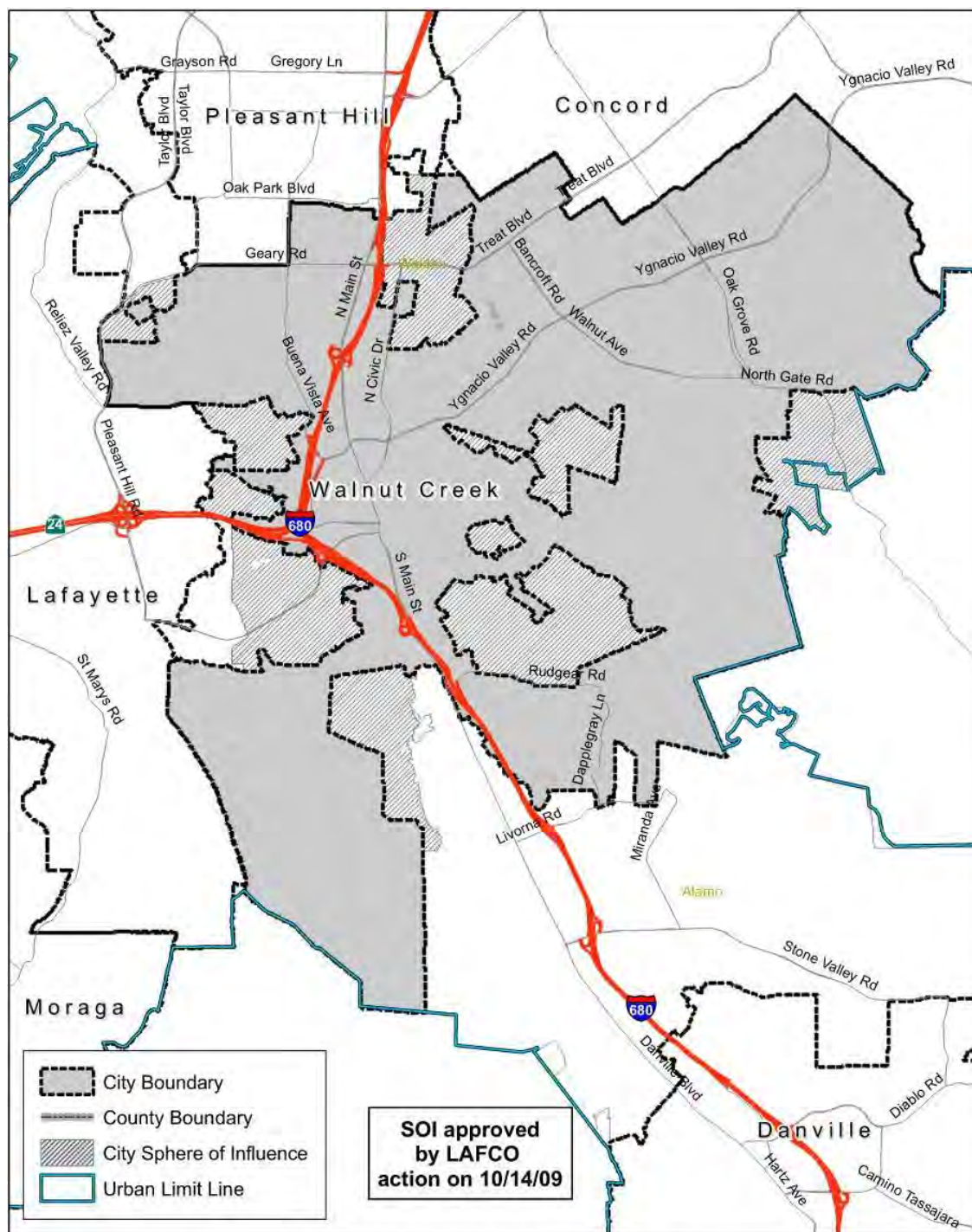
The preparation of the current General Plan, General Plan 2025, was completed in 2006 and most recently amended in 2020.

Between 2000 and 2020, Walnut Creek experienced a slightly higher annual growth rate than its neighboring cities. More specifically, according to the California Department of Finance Population and Housing Unit Estimates for this time period, Walnut Creek experienced a 0.5% annual growth rate, while Concord, Lafayette, and Pleasant Hill experienced a 0.3%, 0.3%, and 0.2% annual growth rate, respectively. By comparison, Contra Costa County (County) has grown more rapidly during the same period, at an annual average growth rate of 1%, largely through single-family “greenfield” development in the eastern portions of the County. Furthermore, the racial and ethnic composition of Walnut Creek has become more diverse in recent years but not to the level of the Bay Area. The City also has a large proportion of mature adults and retirees, but trends show a decrease in the median age.

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Figure 1-1. City of Walnut Creek Boundary and Sphere of Influence



Source: Contra Costa County Community Development 2009.

## 1.3 Role and Content of Housing Element and Relationship to General Plan

### 1.3.1 Legal Requirements

California Government Code, Section 65300.5, states the following: “The General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies . . .” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the City.

The Housing Element was prepared in a manner to ensure consistency with the other elements of the adopted General Plan, which include the Land Use Element, Circulation Element, Conservation Element, Open Space Element, Safety and Noise Element, and Growth Management Element. As part of the Walnut Creek General Plan, the Housing Element establishes housing-related actionable programs intended to guide decision-making related to land use planning and development activities for the 2023–2031 6<sup>th</sup> Cycle Planning Period.

California Government Code, Section 65583, contains requirements for Housing Elements, including the provision of an inventory of sites that meet specific criteria regarding zoning, lot sizes, and other factors. It is important to note that the general purpose of this site inventory is to provide the planning and zoning framework that identifies sites suitable for residential development. However, cities and counties do not build housing units—developers do. This Housing Element describes how the planning framework and actions within the control of the City will be established and conducted, but the Housing Element is neither an approval of residential projects nor a guarantee, requirement, or commitment of development.

The Housing Element includes strategies for maintenance of existing housing and action-oriented programs to increase the capacity for additional housing options within the local housing supply, as necessary, to meet the current and future needs of people living and working in Walnut Creek. Implementation of these strategies will require that the City process a series of future actions, referred to as the “Housing Plan.”

Table 1-1, Housing-Related Goals by Element, demonstrates the consistency between the Housing Element goals and related goals in other General Plan elements. All future General Plan amendments will be reviewed for consistency with the Housing Element and to ensure that housing goals are implemented. The City will continue to review and revise the Housing Element, as necessary, to maintain internal consistency when amendments to the General Plan are made.

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**Table 1-1. Housing-Related Goals by Element**

Housing Element Goals	Related Goals – General Plan
<b>H-1: New Housing Development</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.	<b>Built Environment</b> Citywide Goals, Policies, and Actions Goal 2: Encourage housing development that helps to reduce the increase in traffic congestion. Citywide Goals, Policies, and Actions Goal 3: Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic. Citywide Goals, Policies, and Actions Goal 5: Require that infill development be compatible with its surroundings. Growth Management Goal 10: Coordinate the location, intensity, and mix of land uses with transportation resources. Urban Design Goal 15: Enhance connectivity and mobility throughout the city.
<b>H-2: Affordable Housing</b> To facilitate affordable housing opportunities.	<b>Quality of Life</b> Community Services Goal 8: Make Walnut Creek a community accessible to all.
<b>H-3: Special Needs Housing</b> 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.	<b>Quality of Life</b> Community Services Goal 7: Promote strong community support systems for families and individuals of all ages. Community Services Goal 8: Make Walnut Creek a community accessible to all.
<b>H-4: Removal of Government Constraints</b> Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.	<b>Governance</b> Local Leadership Goal 3: In areas where changes are proposed, encourage collaboration among the public, property owners, neighborhood associations, and the City.
<b>H-5: Housing Preservation</b> To protect and conserve the existing housing stock where possible and appropriate.	<b>Quality of Life</b> Neighborhoods and Residential Areas Goal 1: Protect and enhance the quality of life in the city's residential neighborhoods.
<b>H-6: Fair Housing</b> To ensure equal housing opportunities for all Walnut Creek residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.	<b>Quality of Life</b> Community Services Goal 7: Promote strong community support systems for families and individuals of all ages. Community Services Goal 8: Make Walnut Creek a community accessible to all.
<b>H-7: Energy Conservation and Sustainable Development</b> To encourage energy conservation and green building policies and practices in residential development.	<b>Built Environment</b> Growth Management Goal 10: Coordinate the location, intensity, and mix of land uses with transportation resources. Growth Management Goal 12: Make more efficient use of the regional and subregional transportation system. Environmental Integrity Goal 26: Develop a comprehensive integrated plan to preserve the natural environment in the built environment. Sustainability Goal 27: Promote "green" development and redevelopment. Conservation Goal 28: Promote energy conservation. Waste Reduction Goal 30: Meet or exceed State goals for source reduction and waste diversion.



## **I.4 Regional Housing Needs Allocation**

The State of California and the Association of Bay Area Governments conduct a process to establish quantitative “fair share housing” allocations for creation of housing units, including affordable units under various income categories. These quantified numbers are known as the RHNA. The RHNA for the City of Walnut Creek is listed in Table 1-2, 2023–2031 Regional Housing Needs Allocation, for the identified income categories. Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element Update contains an analysis of the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA.

**Table 1-2. 2023–2031 Regional Housing Needs Allocation**

	Totals by Numbers of Units	Very Low ( $\leq 50\%$ AMI)	Low-Income (51–80% AMI)	Moderate (81– 120% AMI)	Above Moderate ( $> 120\%$ AMI)
2023–2031 RHNA	5,805	1,657	954	890	2,304
Percentage of Total	100%	29%	16%	15%	40%

Source: ABAG Final RHNA Allocation Report Plan: San Francisco Bay Area, 2023–2031.

## **I.5 Public Outreach and Participation**

In order to ensure maximum participation by stakeholders in every economic segment of the community, the City completed the following steps to provide a comprehensive and transparent community engagement and participation process (a complete administrative record of all public outreach and participation actions is provided in Appendix A, Public Engagement, of this Housing Element):

- The first step in the Housing Element Update process was the preparation of the Public Engagement Plan for the 6<sup>th</sup> Cycle Housing Element. The Public Engagement Plan called for various efforts to engage residents in the Housing Element Update process. The Public Engagement Plan was presented for review and comment to the Housing and Community Development subcommittee of the City Council on January 31, 2022, and to both the Planning Commission and City Council on February 10, 2022, and February 15, 2022, respectively.
- The City provided a comprehensive online survey (with 34 questions) to the community between March 18 and June 21, 2022. The survey solicited input from community stakeholders on fair housing issues, housing needs, existing conditions, and suggested programs and actions. There were 131 respondents to the survey.

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- Community workshops were held on March 21, 2022, and April 20, 2022. The first public workshop introduced the update process, presented a profile of the City, and took live polling on housing and safety needs, challenges, and issues. At the second workshop held on April 20, 2022, the results of the community surveys that had been received so far were shared and input was taken to inform potential policies and programs.
- There were several live polling questions at each workshop to obtain input from attendees. The attendance at the workshops was 15 and 16 persons, respectively. The workshops were advertised through email blasts to the City’s relevant interest lists, information on the City’s dedicated Housing Element Update webpage, posts on the City’s social media accounts, and flyers distributed at the Downtown Farmers’ Market in March 2022.
- Three stakeholder focus group/strategy sessions were held to obtain additional qualitative data from affordable and market-rate housing developers, affordable housing property managers, and local community advocates and fair housing providers. The focus groups discussed strategies to encourage the development of affordable housing in Walnut Creek. Special invitations were sent to, and stakeholder meetings conducted with, the following parties:
  - Several market-rate developers active in the region (including Hall Equities Group, Anton Development, Brad Griggs Properties, Calibr Ventures, and Align Real Estate, among others).
  - Housing advocates and service providers (including Trinity Center, ECHO Housing, SHELTER Inc., Greenbelt Alliance, and the Multifaith Action Coalition, among others).
  - Several affordable housing developers active in the region (including Satellite Affordable Housing Associates and Resources for Community Development).
  - Affordable housing property management companies overseeing affordable housing properties in the City (including Cushman & Wakefield, EAH Housing, Midpen Housing, and the John Stewart Company).
- Appendix A to this Housing Element Update provides a comprehensive record of all community outreach efforts, including minutes of stakeholder interviews.
- The Draft Housing Element Update was publicly available online at [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU). The City notified the community of the availability of the Housing Element Update by July 21, 2022.

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- The Draft Housing Element Update was presented to both the Planning Commission and City Council at two public meetings on July 28, 2022, and August 2, 2022, respectively. Both public bodies authorized submittal to the California Department of Housing and Community Development for its required 90-day review.
- The Draft Housing Element Update was publicly available between July 21, 2022, and August 18, 2022, or for the required 30-day period prior to California Department of Housing and Community Development submittal.
- Addenda to the adopted Housing Element were presented to and approved by the City Council during public meetings on March 21, 2023 and August 1, 2023. The City provided a seven-day public review period prior to both meeting dates and provided additional public commenting opportunities during both meetings.

Appendix A includes a comprehensive administrative record of the public participation and engagement process, including notices, survey results, webpage content, social media posts, online newsletters and print media articles, presentations, correspondence with stakeholders, and polls.

## 1.6 Housing Accomplishments

The City's housing accomplishments are detailed in Chapter 3, Housing Constraints, of this Housing Element Update. Walnut Creek recognizes the importance of providing safe and affordable housing for residents of all income levels. In order to support housing development and increase access to safe and affordable housing for its residents, the City has adopted the following ordinances:

- Inclusionary Housing Ordinance in 2004 requiring 6–10% of all housing units developed in the City to be made affordable to very low-, low-, and moderate-income households, depending on unit type and affordability level.
- Commercial Linkage Fee Ordinance in 2005 imposing a fee on new commercial developments (currently \$5 per square foot) that partially funds the construction of affordable housing to meet the needs created by the workforce of those new developments.
- Density Bonus Ordinance in 2009 providing increased density for the production of affordable housing. In addition to the density bonus, the City also provides other concessions, such as changes in setbacks, height, and parking spaces. The Density Bonus Ordinance is undergoing a comprehensive update for State law compliance.



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- Reasonable Accommodation Ordinance in 2014 providing individuals with disabilities reasonable accommodation in regulations, policies, practices, and procedures to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities.

As shown in Table 1-3, 2015–2023 RHNA Progress – Permitted Units, these actions resulted in the development of over 200 affordable housing units during the 5<sup>th</sup> Cycle Planning Period (2015–2023). While Walnut Creek made progress toward its RHNA during 5<sup>th</sup> Cycle Planning Period, the City acknowledges the need for an increased effort to encourage the development of more units affordable to lower-income households, especially considering the significant reduction in federal, State, and local affordable housing funding sources as follows:

- Federal affordable housing funds have decreased up to 60% in the last 15 years.
- In recent years, State grants and other funding sources have prioritized housing solutions for unhoused individuals and families. Prior to 2015, a larger share of available State funding was focused on very low-, low-, and moderate-income affordable housing.
- When the State abolished redevelopment in 2011–2012, an estimated \$2 billion annually (Statewide) was lost.

**Table 1-3. 2015–2023 RHNA Progress – Permitted Units**

	Totals by Numbers of Units	Very Low (≤50% AMI)	Low-Income (51–80% AMI)	Moderate (81– 120% AMI)	Above Moderate (>120% AMI)
2015–2023 RHNA	2,235	604	355	381	895
Units Permitted	2,001	99	30	74	1,798
Remaining RHNA	234	505	325	307	—

Source: Permits issued as of the 2021 Annual Progress Report Review of 2015–2023 Housing Element.

## 1.7 Affordable Housing Need

The affordable housing need in the City is detailed in Chapter 2, Housing Needs Assessment. Meeting the community’s housing needs is a high priority for the City. As widely reported throughout the State, California is in the midst of a housing crisis where demand greatly outweighs supply. Additionally, overall wage growth has not kept pace with increases in housing costs, making median home prices and rents out of reach for a large population within the State.

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According to the Joint Center for Housing Studies at Harvard University,<sup>1</sup> renters in California have to earn 120% or more of the area median income (AMI) to afford the median priced home. This severe spending on housing costs has contributed significantly to various housing problems, such as a lack of affordability and homelessness.

According to the 2015–2019 American Community Survey (ACS) 5-Year Data, the number of cost-burdened households in the City is similar to the County and Bay Area average. Walnut Creek is primarily made up of ownership households—according to the 2015–2019 ACS 5-Year Data, roughly 35% of the households in the City are renter-occupied and 65% are owner-occupied. Homeowners, while slightly better off than renters in terms of the percentage of cost-burdened households, are still considerably cost-burdened. Specifically, 30% of owner-occupied households are cost-burdened and 13% are severely cost-burdened (as detailed in Chapter 2).

While the majority of households are owner-occupied, renter-occupied households in Walnut Creek represent a significant portion of households in the City and will likely continue to grow with future population growth. Renters have higher percentages of cost-burdened households. Particularly, 41% of renter-occupied households in Walnut Creek are cost-burdened and 21% are severely cost-burdened (as detailed in Chapter 2).

Housing cost burden, in addition to the consistently growing population, in the State of California has made it necessary for cities to plan for more housing units. As a result, Walnut Creek is expected to plan for 5,805 units in the 6<sup>th</sup> Cycle Housing Element Planning Period, of which 3,501 need to be planned for very low-, low- and moderate-income households (as shown on Table 1-2 in this section).

## 1.8 Affordable Housing Challenges

Chapter 6, Housing Resources and Opportunities, provides a detailed description of available resources for affordable housing at the local, State, and federal level.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. More specifically, California Government Code, Section 65583(b)(2), states the following:

*It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements. Under these circumstances, the quantified objectives need not be*

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<sup>1</sup> Joint Center for Housing Studies of Harvard University. 2021. The State of the Nation's Housing. Accessed May 2022. [https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard\\_JCHS\\_State\\_Nations\\_Housing\\_2021.pdf](https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_State_Nations_Housing_2021.pdf).

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*identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low-income that can be constructed, rehabilitated, and conserved.*

Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Developers, not cities or counties, build housing. The role of local government is to facilitate housing development through the planning process. Nearly all cities and counties in the State have shown higher numbers of market-rate units, or housing units for above-moderate-income households, versus affordable units in their annual Housing Element progress reports. This is generally because revenues derived from selling or renting market-rate housing exceed the cost to develop the units, resulting in a profit. For-profit developers are businesses that, just like other businesses, do not move forward with production if the price they can command is less than the cost to produce the item or commodity. In this case, the item is a unit of housing. Additionally, developers often require investors to provide financial assistance, and these investors require a minimum rate of return to participate. While affordable housing and nonprofit housing developers do exist, these organizations will not move forward with a project unless it is financially feasible (i.e., revenues cover costs without a profit margin).

Affordable housing projects are generally more expensive to develop due to State laws and funding program requirements. For example, affordable housing projects that receive any federal, State, and/or local public subsidies may be required to pay prevailing wages on the construction of a project. Prevailing wages can add 13–25% to construction costs. In addition, federal and State funding sources require sustainability practices, which are beneficial and important but can lead to higher costs for the development of a project. When these higher costs are combined with high land, construction, and materials costs in California, the development of affordable housing requires public subsidies and assistance because the costs to develop the housing far exceed the revenues derived from selling and renting the housing at affordable prices and rents.

Affordable housing is funded through a combination of sources (because no one source is sufficient to fund individual projects), including Low-Income Housing Tax Credits, State grants, project-based housing vouchers from the U.S. Department of Housing and Urban Development, loan programs, donation of land, and other sources. Affordable projects can require up to 10

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separate funding sources with different requirements and deadlines, adding to the complexity and feasibility of these projects.

It is worth noting that sufficient public funding is not available to fill the gap between what it costs to build affordable housing and the revenues generated by the housing on a State and federal level. Before 2011, over 400 cities in California (like Walnut Creek) used redevelopment as a financial tool to revitalize blighted areas and to fund affordable housing. However, redevelopment was eliminated in 2011–2012, and this significant funding source (estimated at \$2 billion/year Statewide) of locally derived revenues was redirected away from affordable housing and toward local taxing entities' general funds.

Despite considerable funding challenges, the City has successfully provided funding assistance to several affordable housing developments during the last 8 years, but the number of projects assisted is much lower than it would have been if federal, State, and local funding had not been reduced or eliminated in such a significant way.

## 1.9 Organization

This Housing Element is organized into the following chapters:

- **Chapter 1, Introduction:** Provides an overview of the purpose, scope, and organization of the Housing Element.
- **Chapter 2, Housing Needs Assessment:** Provides a summary of the City's demographic and housing characteristics, special needs groups, and housing needs.
- **Chapter 3, Housing Constraints:** Provides an assessment of the various constraints to housing development and preservation.
- **Chapter 4, At-Risk Affordable Housing:** Provides information on existing affordable units at risk of converting to market rate and a preservation analysis.
- **Chapter 5, Housing Accomplishments (2015–2023):** Provides an assessment of progress during the 2015–2023 5<sup>th</sup> Cycle Planning Period for the Housing Element, including program status, objectives, actions, and appropriateness.
- **Chapter 6, Housing Resources and Opportunities:** Provides an inventory of resources available to meet the City's existing and projected housing needs.
- **Chapter 7, Adequate Sites Inventory Analysis and Methodology:** Provides a detailed description of the methodology used to identify specific housing sites (by Assessor's Parcel Number), the number of units for each site, the level of affordability for each site, and the methodology used to ensure that each site meets State law requirements.

## 2023–2031 Housing Element

### Chapter 1. Introduction

- **Chapter 8, Housing Plan:** Outlines the City’s goals, policies, programs, and actions to provide and preserve housing opportunities in the community and quantified objectives for the 2023–2031 6<sup>th</sup> Cycle Planning Period. The following appendices provide additional information and data pursuant to legal requirements:
  - **Appendix A:** Public Engagement
  - **Appendix B:** Affirmatively Furthering Fair Housing Analysis
  - **Appendix C:** Sites Inventory Form

## **2 HOUSING NEEDS ASSESSMENT**

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California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Per California Government Code, Section 65583(a)(1), this chapter provides a community profile and details the population characteristics and growth, demographics, and employment trends in the City of Walnut Creek (City or Walnut Creek). These trends influence the housing needs of a community and, thus, are important factors in evaluating the housing needs of Walnut Creek’s residents and identifying strategies to meet those needs through plans, programs, and projects.

The primary data sources used in this chapter include the following:

- The Association of Bay Area Governments (ABAG) Housing Needs Data (ABAG Housing Needs Data). ABAG collaborated with the California Department of Housing and Community Development (HCD) and developed a housing needs data package for each local jurisdiction that has been certified by the HCD for use in the 6<sup>th</sup> Cycle Housing Element.
- State Department of Finance (DOF) Population and Housing Estimates.
- U.S. Census Bureau, Census 2000.
- American Community Survey (ACS) 5-Year Data (2015–2019).

### **2.1 Background**

The City incorporated in 1914 and is the fifth largest city in Contra Costa County (Contra Costa or County). The City encompasses more than 19 square miles and has a population of 70,860.<sup>1</sup> The original economic base for Walnut Creek was agriculture. However, with the completion of the Caldecott Tunnel in 1937, the City became a suburban community for Bay Area workers. Through the years, the City has developed into a subregional retail and employment center with expanding commercial areas and open spaces. The specific attributes of the community include the following:

- Walnut Creek serves as an important employment center for Contra Costa County and the San Francisco Bay Area.
- Walnut Creek has a concentration of healthcare and professional service jobs.

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<sup>1</sup> DOF E-5 Population and Housing Unit Estimates.

## 2023–2031 Housing Element

### Chapter 2. Housing Needs Assessment

- Educational attainment in Walnut Creek is notably higher than other areas in the County and State.
- Major sectors leading the way in Walnut Creek are retail, education, healthcare, and other professional services.

The City has experienced steady population growth over the past 8 years, and growth is expected to continue over the 8-year period covered by the 6<sup>th</sup> Cycle Housing Element Update. Understanding the full spectrum of housing needs is critical to supporting and managing the continued growth of the City.

Table 2-1, Walnut Creek Growth Forecast in 2040, presents the projected growth in Walnut Creek over the next 25 years, according to ABAG and Metropolitan Transportation Commission projections (adopted July 2017).

**Table 2-1. Walnut Creek Growth Forecast in 2040**

	2015	2020	2040	Annual Growth Rate
Population	67,130	69,010	81,265	0.8%
Households	31,500	32,505	37,535	0.8%
Employment	57,370	57,520	58,090	0.1%

Source: ABAG and Metropolitan Transportation Commission Plan Bay Area 2040 Projections.

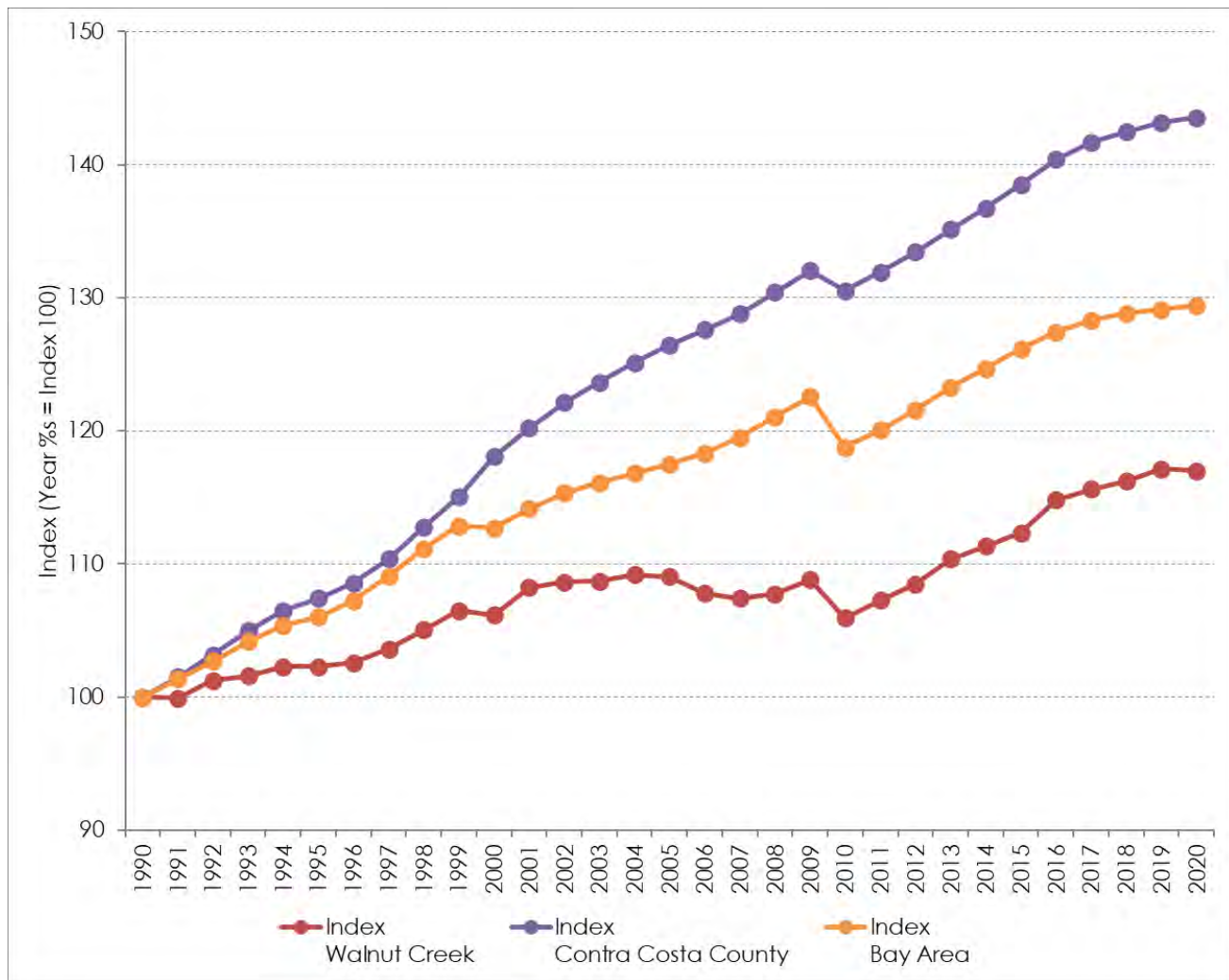
## 2.2 Population and Demographics

Walnut Creek is a growing community with an increasing need for housing to accommodate its population. The City is a desirable place to call home due to its proximity to highways connecting to Sacramento, San José, San Francisco, and Oakland, in addition to its accessibility to Bay Area Rapid Transit. According to the DOF, the City has a total population of 70,860 (including 16,432 living in group quarters), which represents about a 10% increase since 2000. (The population was approximately the same in 2010 as in 2000.)

On an annual basis, the City's population has grown by 1% per year since 2010, while the ABAG region (i.e., the Bay Area) has experienced a growth rate of 0.9% per year. Figure 2-1, Population Trends (1990–2020), charts the population increases in the City, Contra Costa County, and Bay Area over the last 30 years. Over the 30-year period, the City's population has grown more slowly than that of the County and Bay Area.



**Figure 2-1. Population Trends (1990–2020)**

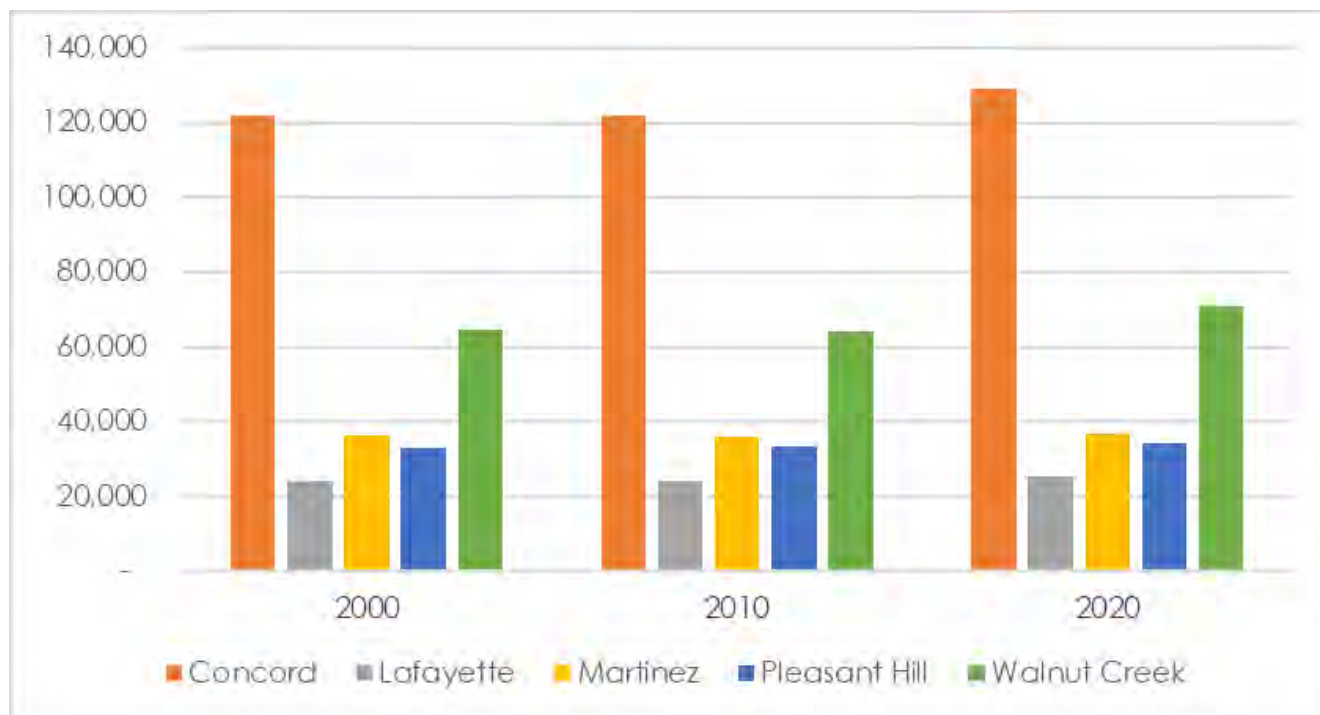


Source: ABAG Housing Needs Data, DOF E-5 Population and Housing Unit Estimates.

Figure 2-2, Population Trends (2000–2020), and Table 2-2, Population Trends in Nearby Jurisdictions, illustrate the population changes and growth rates between 2000 and 2020 for Walnut Creek and its neighboring cities. As shown, Walnut Creek has experienced slightly higher growth rates compared to neighboring cities. Concord and Lafayette have experienced similar but slightly lower annual growth rates at 0.3%.



**Figure 2-2. Population Trends (2000–2020)**



Source: DOF E-5 Population and Housing Unit Estimates.

**Table 2-2. Population Trends in Nearby Jurisdictions**

Jurisdiction	2000	2010	2020	Annual Growth Rate, 2000-2020
Concord	121,710	122,067	129,273	0.3%
Lafayette	23,893	23,893	25,358	0.3%
Martinez	36,167	35,824	36,827	0.1%
Pleasant Hill	32,847	33,152	34,133	0.2%
Walnut Creek	64,296	64,173	70,860	0.5%
Contra Costa County	948,816	1,049,025	1,153,561	1.0%

Source: DOF E-5 Population and Housing Unit Estimates.

### 2.2.1 Race, Ethnicity, and Diversity

Racial and ethnic diversity and different cultural background may influence housing characteristics, needs, and preferences, such as location or housing size, to accommodate multigenerational families. Understanding the City's racial and ethnic demographics can help analyze housing trends, needs, and projections.

**Demographic data indicates that the racial and ethnic composition of Walnut Creek has become more diverse in recent years.** Table 2-3, Population by Race (2000–2019), and

## 2023–2031 Housing Element

### Chapter 2. Housing Needs Assessment

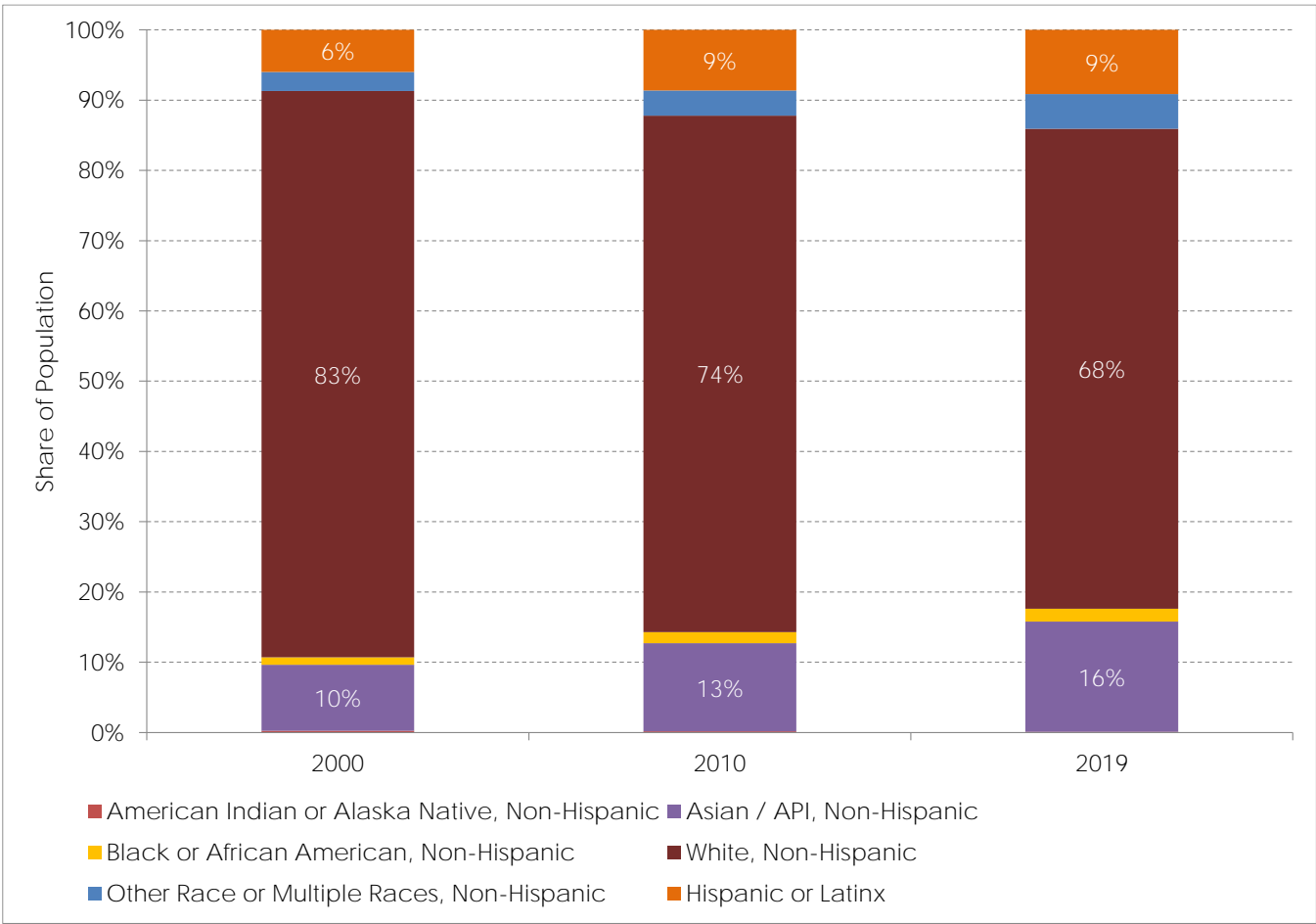
Figure 2-3, Population by Race (2000–2019), provide census data (all categories and terminology are referenced from the U.S. Census) for the time period between 2000 and 2019. This data indicates that the percentage of residents identified as Asian in Walnut Creek increased from less than 10% in 2000 to more than 15% in 2019. The number of residents identified as Hispanic and Black in the City almost doubled during the same time period, although together these groups represented only 11% of the City’s total population in 2019.

**Table 2-3. Population by Race (2000–2019)**

Year	American Indian or Alaska Native, Non-Hispanic	Asian / API, Non-Hispanic	Black or African American, Non-Hispanic	White, Non-Hispanic	Other Race or Multiple Races, Non-Hispanic	Hispanic or Latinx	Total
2000	148	6,059	666	51,834	1,738	3,851	64,296
2010	99	8,068	996	47,170	2,300	5,540	64,173
2019	61	10,913	1,280	47,532	3,437	6,344	69,567

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B03002. Note: The U.S. Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

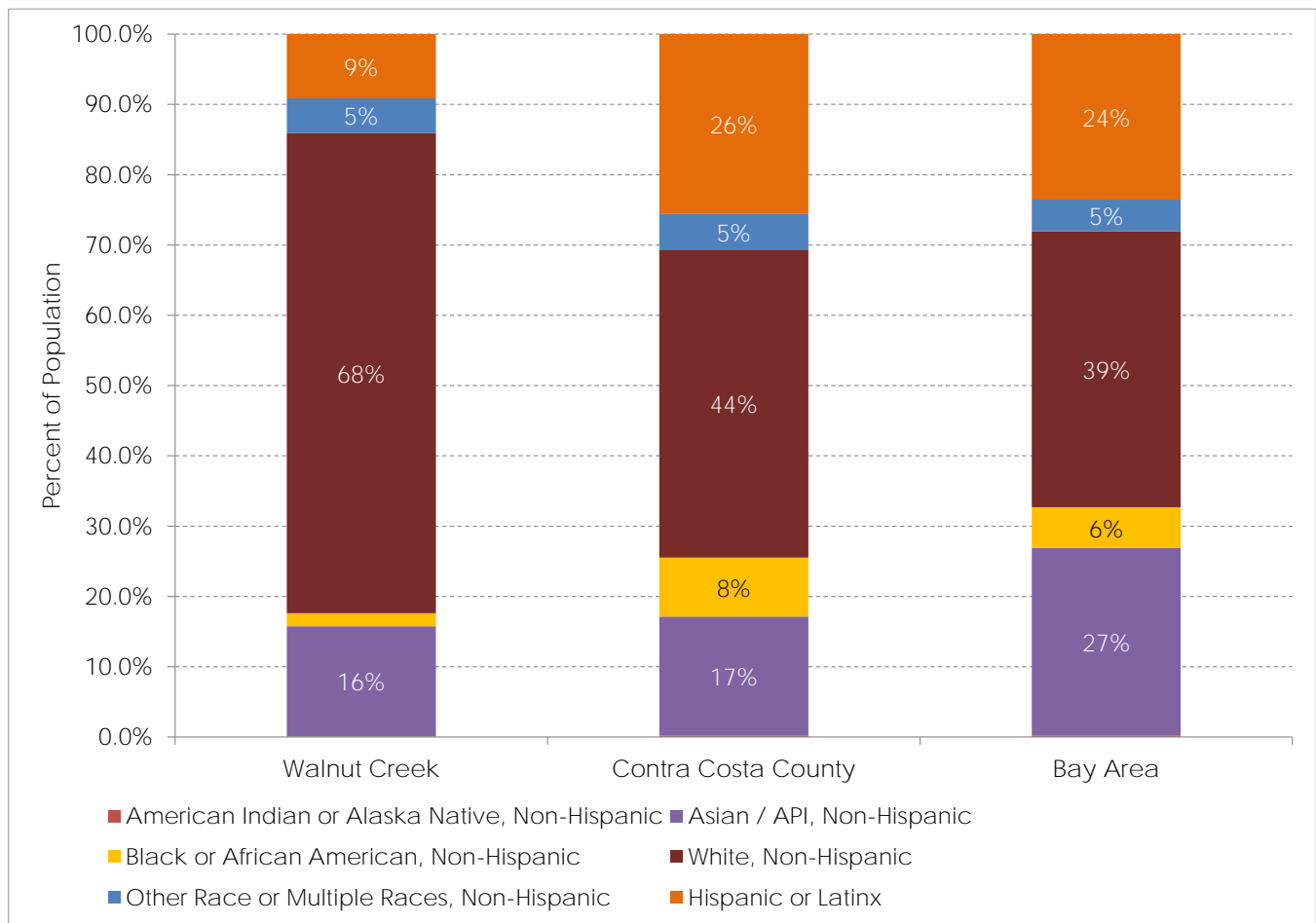
Figure 2-3. Population by Race (2000–2019)



Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B03002.

Generally, Walnut Creek has a lower level of diversity compared to the Bay Area. The City has a significantly larger percentage of White residents and a smaller percentage of Latinx and Black residents compared to the County and Bay Area, as shown on Figure 2-4, Population by Race (County and Bay Area).

**Figure 2-4. Population by Race (County and Bay Area)**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B03002.

## 2.2.2 Age

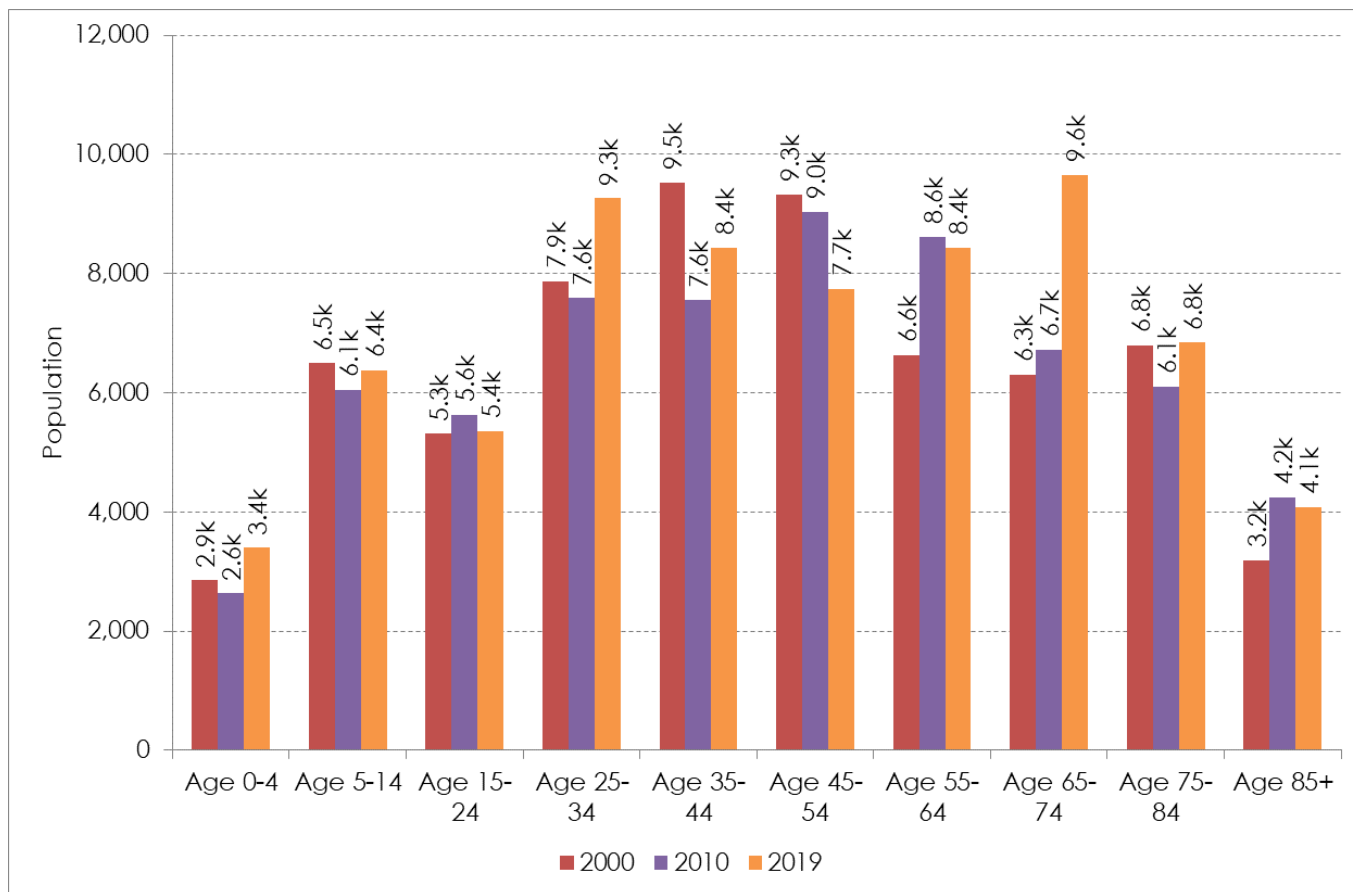
Housing needs are influenced by the age profile and characteristics of residents, which are important factors in evaluating housing needs and planning future development. Different age brackets often have different lifestyles, family sizes, incomes, employment trends, and other preferences that impact housing choices and levels of affordability. For example, younger adults often rent affordable apartments or purchase condominiums close to work, while the older population tends to buy larger homes to accommodate growing families. If the senior population of a community is significant, special housing types or services, such as assisted living facilities, housing rehabilitation programs, paratransit, and services (e.g., Meals on Wheels and home healthcare), may be needed more broadly to enable seniors to remain in the community. Understanding these characteristics will provide insight and help the City evaluate its current and projected housing needs.

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### Chapter 2. Housing Needs Assessment

Figure 2-5, Population by Age, summarizes the current age distribution of Walnut Creek residents as reported by the ACS 5-Year Data (2015–2019). Approximately 22% of the population is under the age of 25, which is lower than the County percentage of 31% (not shown on Figure 2-5). Walnut Creek’s seniors (individuals who are age 65 or older) make up 30% of the population, while the percentage of seniors in the County as a whole is lower at 15% (not shown on Figure 2-5).

**Figure 2-5. Population by Age**



Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B01001.

To examine trends related to age composition in the City, census data from 2000 through 2019 is also provided. As shown in Table 2-4, Population by Age (2000–2019), Walnut Creek’s largest age groups include retirement age (65–74) and young family (ages 25–34) categories followed by middle-aged adult (ages 35–44) and pre-retirement age (ages 55–64) categories. The City’s population under 25 grew 3% from 2000 to 2019, while the City’s senior population grew 26% during the same time period.

**The City’s population is relatively mature compared to the County, a trend that increased from 2000 to 2019.** During this time period, the City experienced the largest increases in the

## 2023–2031 Housing Element

### Chapter 2. Housing Needs Assessment

retirement age (65–74), pre-retirement age (ages 55–64), and young family (ages 25–34) categories. A jurisdiction with a large proportion of mature adults (ages 25–64) and retirees (65+), such as in Walnut Creek, may reflect a family-oriented community where single-family homes and other ownership housing can represent a significant portion of the housing stock, as well as a community attractive for retirees. **Despite larger increases in the City’s older population, the median age in the City decreased from 48.7 years in 2010 to 45.1 years in 2019** (not shown in Table 2-4).

**Table 2-4. Population by Age (2000–2019)**

Age Group	2000	2010	2019
Age 0-4	2,854	2,633	3,396
Age 5-14	6,496	6,051	6,372
Age 15-24	5,310	5,634	5,357
Age 25-34	7,865	7,585	9,262
Age 35-44	9,529	7,552	8,440
Age 45-54	9,327	9,034	7,736
Age 55-64	6,634	8,619	8,432
Age 65-74	6,299	6,717	9,649
Age 75-84	6,797	6,101	6,840
Age 85+	3,185	4,247	4,083
Totals	64,296	64,173	69,567

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B01001.

## 2.3 Employment Trends

### 2.3.1 Regional Employment

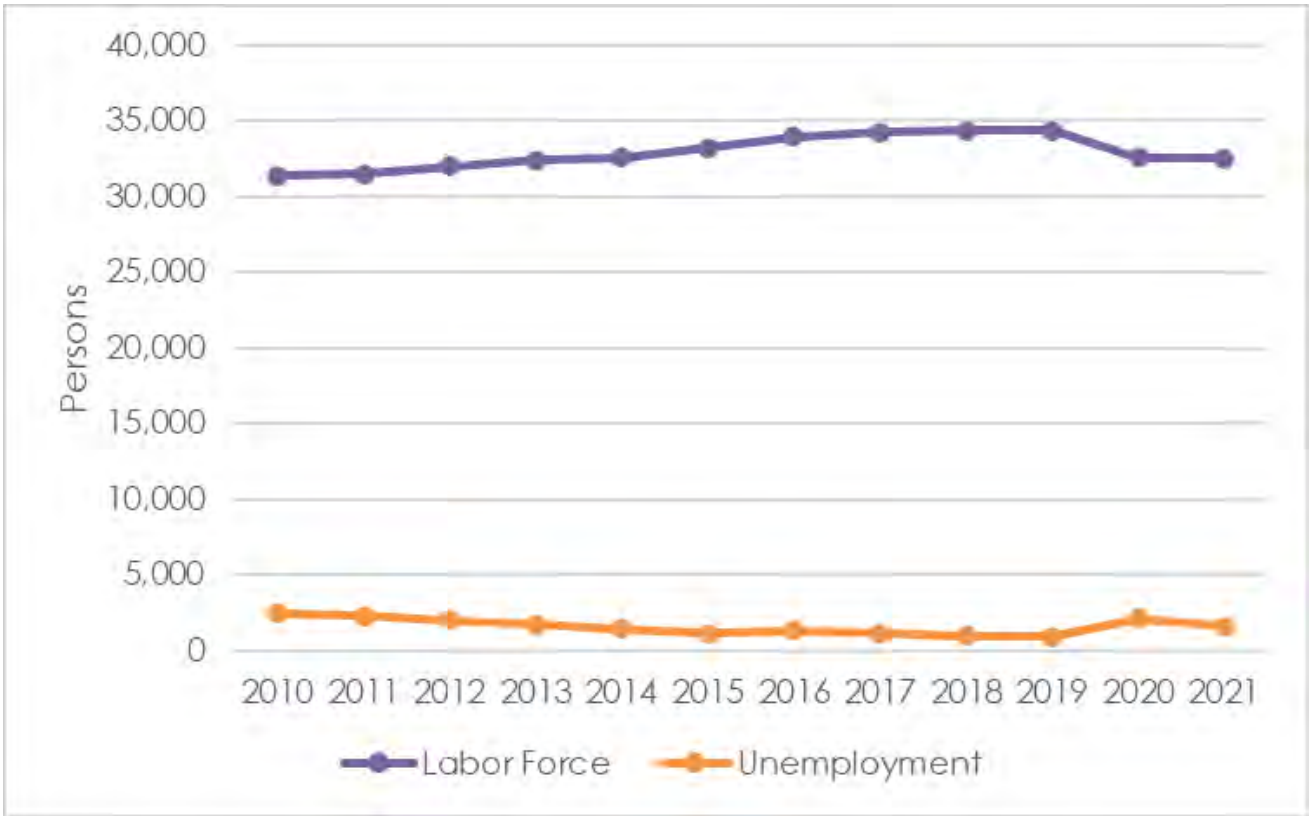
#### 2.3.1.1 Employment/Unemployment

Prior to the onset of the COVID-19 pandemic in early 2020, the City’s unemployment rate was steadily decreasing. In 2010, the California Employment Development Department reported that the City’s unemployment rate was 8%. By 2019, it had fallen to nearly 2%. Across this period, the City’s unemployment rate was consistently lower than the County’s and Bay Area’s (see Figure 2-7, Unemployment Rate (Bay Area)).

The economic effects of the COVID-19 pandemic are widely reported on a regional, State, and national basis. Due to the business shutdown and loss of jobs due to the economic slowdown, employment and unemployment changed significantly from March 2020 through 2021. Data from the U.S. Bureau of Labor Statistics (BLS) described in Section 2.3.1.2 provides a recent view of how the COVID-19 pandemic has affected employment and unemployment, as well as longer term trends.

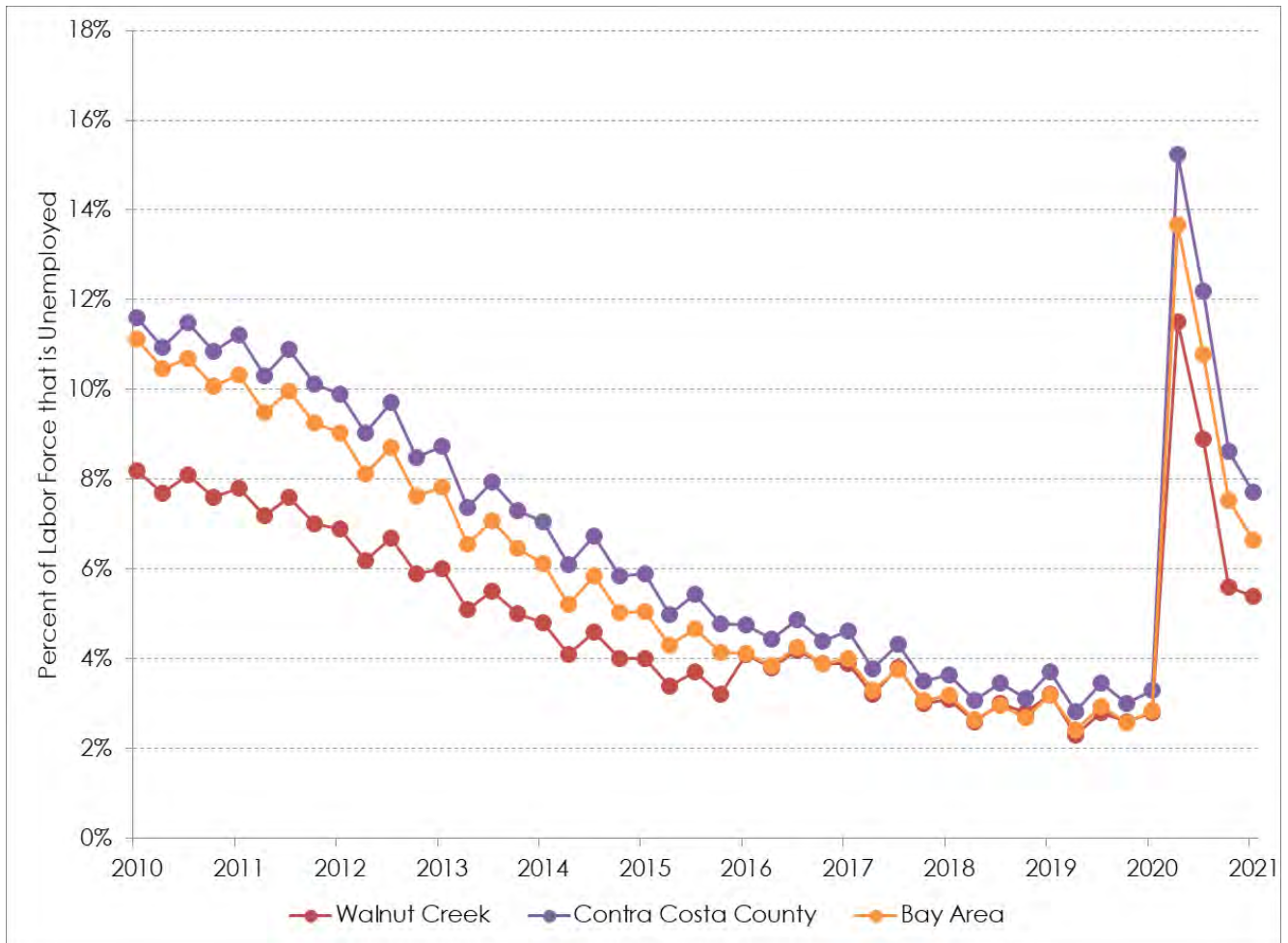
As shown on Figure 2-6, Employment (Walnut Creek), the City’s employment rate was on a steady rise until 2020. Figure 2-7, Unemployment Rate (Bay Area), shows how unemployment changed in the City compared to unemployment in the Bay Area and County. The unemployment rates in all three areas have followed a similar trend of a steady decrease interrupted by the COVID-19 pandemic.

**Figure 2-6. Employment (Walnut Creek)**



Source: Local Area Unemployment Statistics.

**Figure 2-7. Unemployment Rate (Bay Area)**



Source: California Employment Development Department, Local Area Unemployment Statistics, Sub-County Areas Monthly Updates, 2010–2021.

### 2.3.1.2 Employment Projections

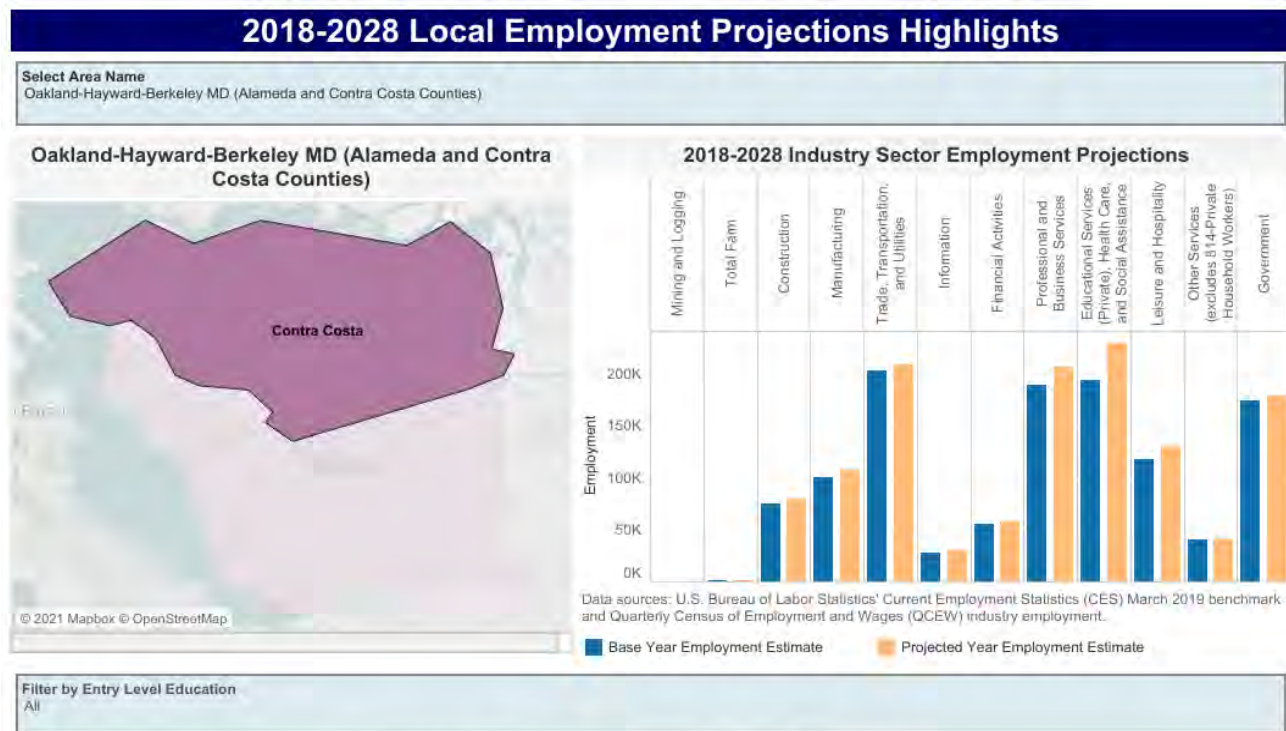
The City is in the Alameda and Contra Costa counties' Statistical Area (as defined by the BLS). The BLS provides projections for future employment in the Statistical Area, as shown on Figure 2-8, Employment Projections (2018–2028). The industries shown with the highest number of job openings are service-related sectors, and the fastest growing occupations are in healthcare, service, and information technology.



## 2023–2031 Housing Element

### Chapter 2. Housing Needs Assessment

Figure 2-8. Employment Projections (2018–2028)



#### 2018-2028 Occupations with the Most Job Openings

Standard Occupational Classification	Occupational Title	Total Job Openings	Median Hourly Wage	Median Annual Wage
39-9021	Personal Care Aides	76,660	\$0.00	\$0
41-2011	Cashiers	52,180	\$14.90	\$31,000
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	51,730	\$0.00	\$0
41-2031	Retail Salespersons	40,180	\$15.28	\$31,781
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	38,020	\$18.43	\$38,324
35-3031	Waiters and Waitresses	37,950	\$14.52	\$30,213
43-9061	Office Clerks, General	28,700	\$20.93	\$43,533
43-5081	Stock Clerks and Order Fillers	22,960	\$0.00	\$0
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	20,490	\$19.29	\$40,137
35-2014	Cooks, Restaurant	20,320	\$16.02	\$33,319

Total job openings are the sum of numeric change, exits, and transfers projected between 2018 and 2028.

Wages are from the 2020 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as \$0. Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.

#### 2018-2028 Fastest Growing Occupations

Standard Occupational Classification	Occupational Title	Base Year Employment Estimate	Projected Year Employment Estimate	Percentage Change	Median Hourly Wage	Median Annual Wage
29-1171	Nurse Practitioners	1,000	1,450	45.0%	\$65.79	\$136,841
53-3041	Taxi Drivers and Chauffeurs	2,110	2,910	37.9%	\$0.00	\$0
15-1132	Software Developers, Applications	9,870	13,430	36.1%	\$0.00	\$0
29-2032	Diagnostic Medical Sonographers	630	830	31.7%	\$54.54	\$113,430
29-1126	Respiratory Therapists	1,120	1,470	31.3%	\$49.68	\$103,332
15-2031	Operations Research Analysts	920	1,200	30.4%	\$50.47	\$104,974
15-1122	Information Security Analysts	600	780	30.0%	\$0.00	\$0
29-1127	Speech-Language Pathologists	910	1,180	29.7%	\$45.03	\$93,663
31-9092	Medical Assistants	6,590	8,500	29.0%	\$22.18	\$46,139
17-2112	Industrial Engineers	1,490	1,910	28.2%	\$53.32	\$110,908

Fastest growing occupations are ranked by projected percentage change growth between 2018 and 2028.

Wages are from the 2020 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as \$0. Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.

Occupations with employment below 400 in 2018 are excluded.

## 2023–2031 Housing Element

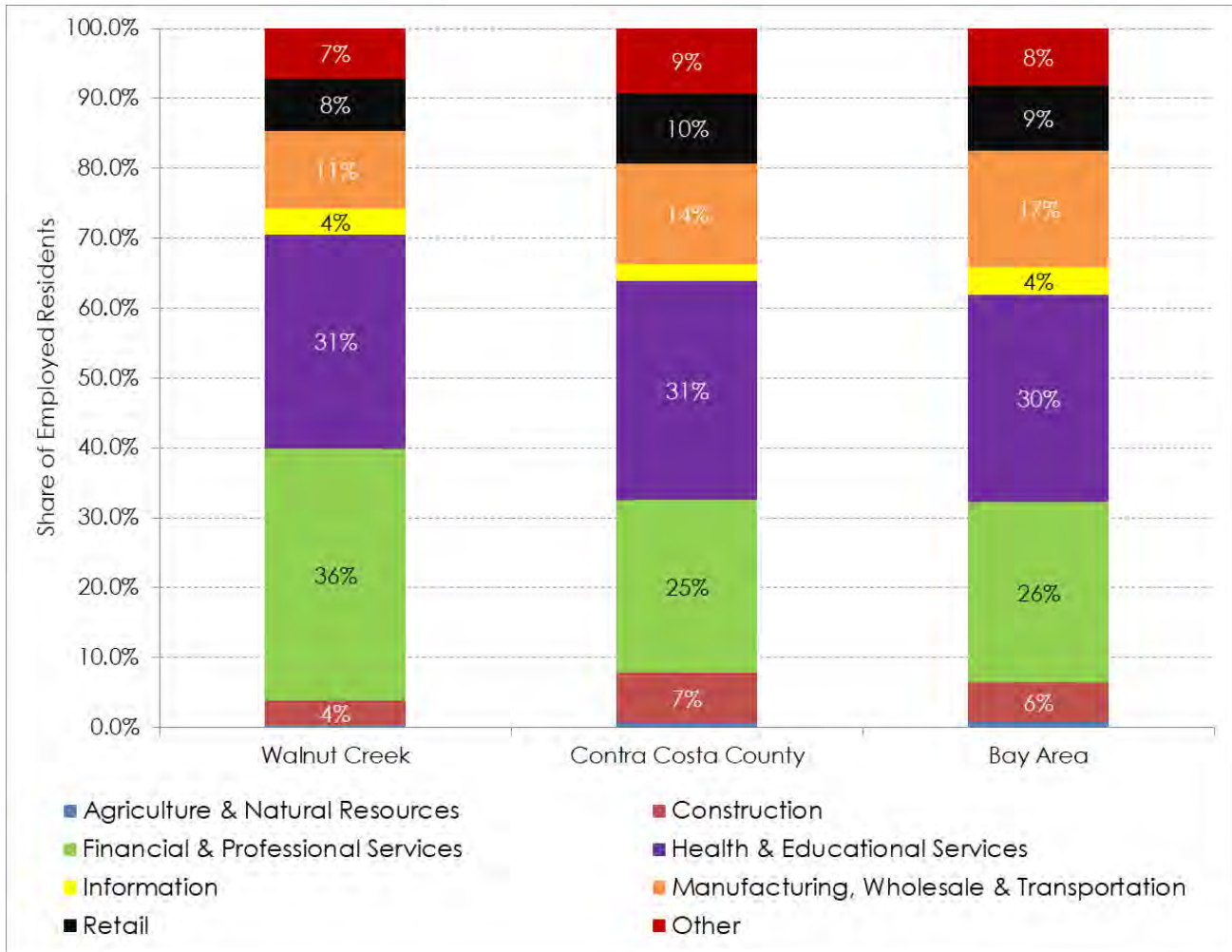
### Chapter 2. Housing Needs Assessment

Source: BLS.gov, 2018–2028 Local Area Employment Projections.

### 2.3.2 Industries and Occupations

Figure 2-9, Employment by Industry, identifies resident employment in Walnut Creek by industry. As of 2019, there are 32,446 workers living in the City employed across eight major industrial sectors. The most prevalent industry is Financial and Professional Services with 11,688 employees (36% of total), and the second most prevalent industry is Health and Educational Services with 9,961 employees (31% of total). According to the ACS 5-Year Data (2015–2019), 31,539 residents are employed and 55,365 people work in the City; thus, the City's population increases during the typical workweek (Monday through Friday). As shown on Figure 2-9, Walnut Creek is similar to the County and Bay Area for many categories.

**Figure 2-9. Employment by Industry**



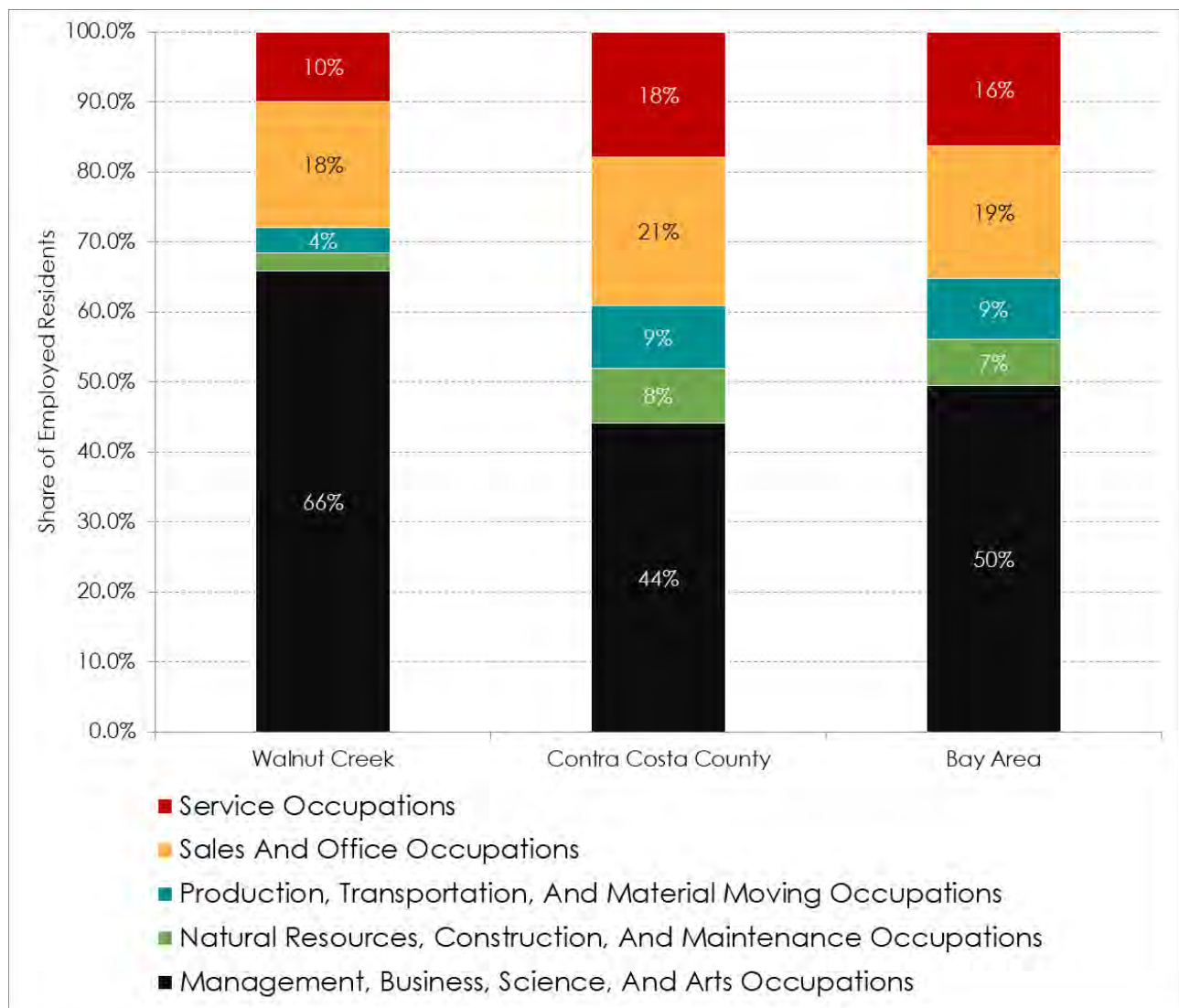
Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table C24030.

## 2023–2031 Housing Element

### Chapter 2. Housing Needs Assessment

In addition to identifying employment by industry in Walnut Creek, it is also important to identify the types of employment City residents hold. As shown on Figure 2-10, Employment by Occupation, the most prevalent occupational category among City residents is Management, Business, Science, and Arts Occupations with 21,352 employees (66%). The second most prevalent type of work is Sales and Office Occupations with 5,850 employees (11%). The percentage of employment in Management, Business, Science and Arts Occupations is higher in Walnut Creek than the County and Bay Area, while the percentage of Service Occupations is lower than both the County and Bay Area.

**Figure 2-10. Employment by Occupation**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table C2401.

## 2023–2031 Housing Element

### Chapter 2. Housing Needs Assessment

Walnut Creek has a mix of major employers and small businesses that are driving innovation. According to the Contra Costa County Consortium 2020–2025 Consolidated Plan (Consolidated Plan), adopted in 2020, the top employers in Walnut Creek are as follows.

**Table 2-5. Walnut Creek Top Employers**

Employer	Industry
John Muir Health	Hospital
MediQuest Staffing	Healthcare
Amerit Fleet Solutions	Auto Fleet Maintenance
The Permanente Medical Group, Inc.	Healthcare
Kaiser Permanente Medical Center	Hospital
Bell-Carter Foods, LLC	Food Processing

Source: California Employment Development Department, Dun & Bradstreet January 2022.

According to the Consolidated Plan, despite the strength of Walnut Creek’s professional and healthcare sector, many of the workers who make up the diversity of the City’s workforce earn limited incomes and are priced out of the local housing market. Because of high housing prices in Walnut Creek and surrounding areas, many of these professionals must live farther away where homes are less costly and with longer commute distance to their place of work. In addition to the Consolidated Plan, the data presented in the sections that follow support the City’s need for higher incomes and lower housing prices.

## 2.4 Household/Housing Characteristics

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs, including an analysis and documentation of household characteristics. This section details housing costs compared to incomes, housing characteristics (including overcrowding), and housing stock conditions in the City.

### 2.4.1 Housing Stock

Walnut Creek’s housing stock is predominantly composed of single-family detached and multifamily housing of five units or more. More specifically, according to the DOF, there are 33,969 housing units in the City. Approximately 37% are single-family detached homes, 48% are multifamily condominiums or apartments, 15% are single-family attached homes/townhomes. There are no mobile homes in the City (Figure 2-11, Local Housing Stock Characteristics and Trends). Figure 2-11 also shows a slight increase in housing stock since 2010, **with the majority of growth in units derived from multifamily housing projects with five units or more.**



## 2023–2031 Housing Element

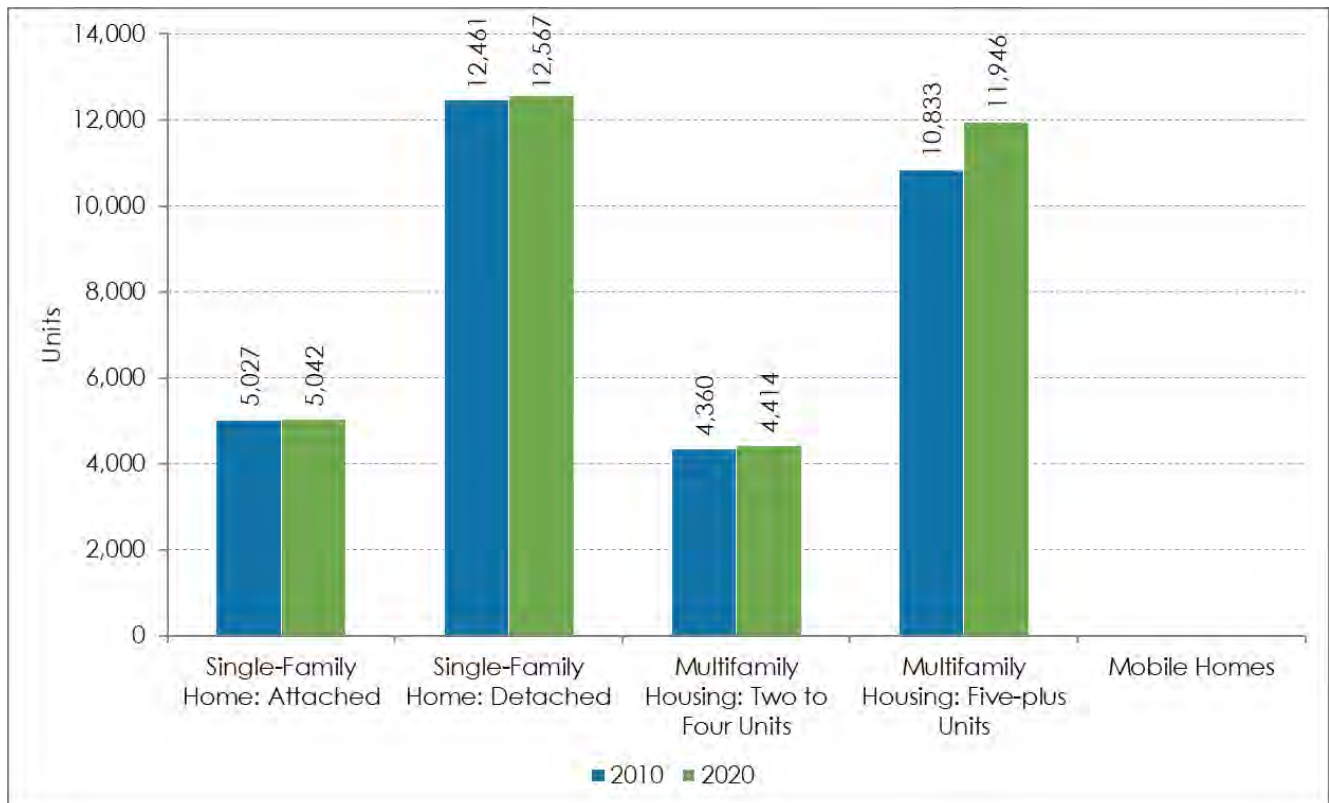
### Chapter 2. Housing Needs Assessment

These characteristics contrast with data for the Bay Area where over one-half of all housing units are single-family detached (see Figure 2-12, Bay Area Housing Stock Characteristics and Trends). Housing units in the Bay Area are composed of the following categories: 52% single-family detached, 9% single-family attached, 37% multifamily, and 2% mobile homes.

#### 2.4.1.1 Housing Type Trend

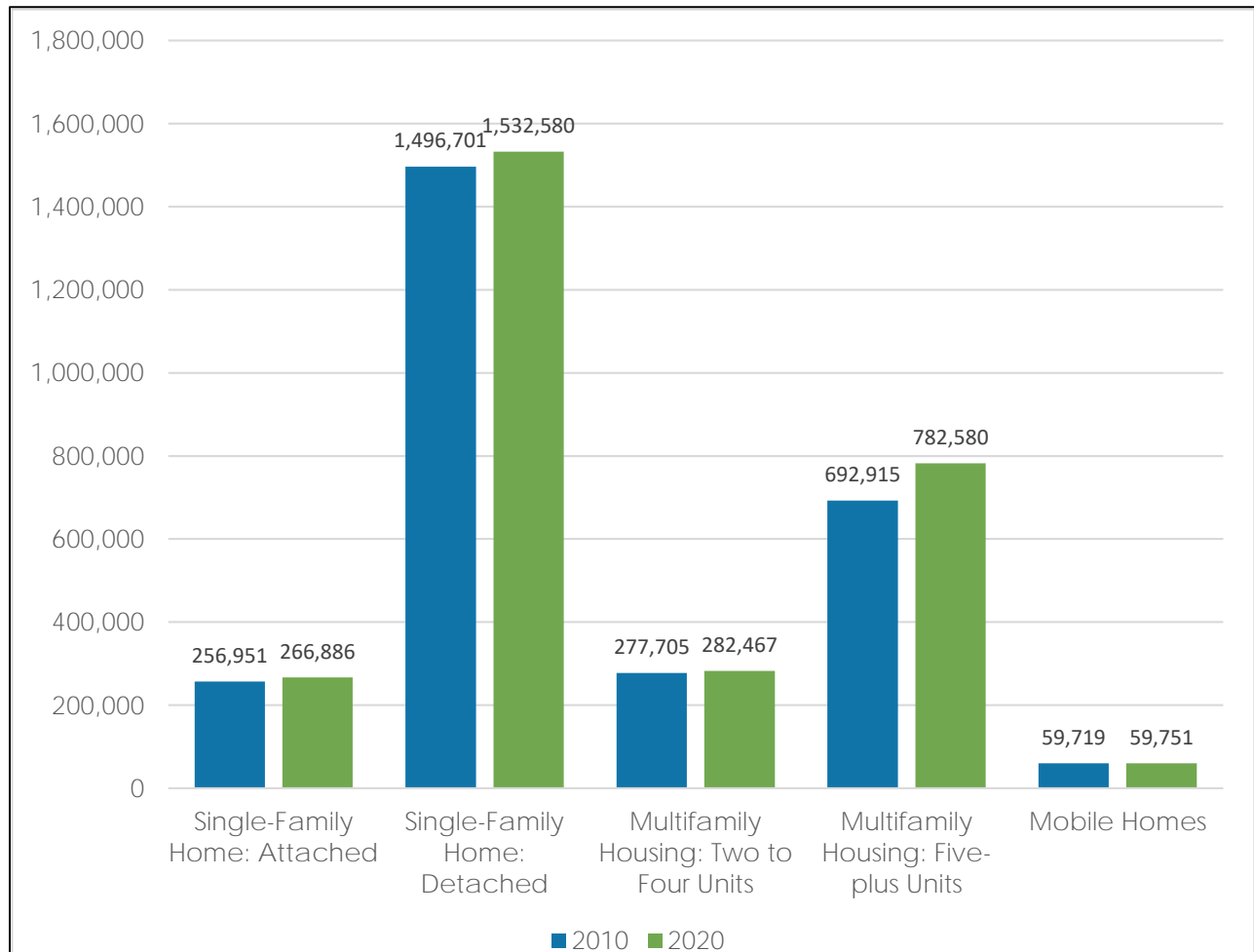
As shown on Figure 2-11 and Figure 2-12, both single-family and multifamily residential units represent the overwhelming majority of housing types, while the number of mobile homes is relatively small in the Bay Area, and almost nonexistent in Walnut Creek. As indicated in the previous section, development trends indicate that more multifamily units than single-family units have been built in recent years. As shown on Figure 2-11, while single-family units have increased by 0.7% between 2010 and 2020, multifamily units have increased by about 7.7% during this same time period.

**Figure 2-11. Local Housing Stock Characteristics and Trends**



Source: DOF, E-5 Series.

**Figure 2-12. Bay Area Housing Stock Characteristics and Trends**

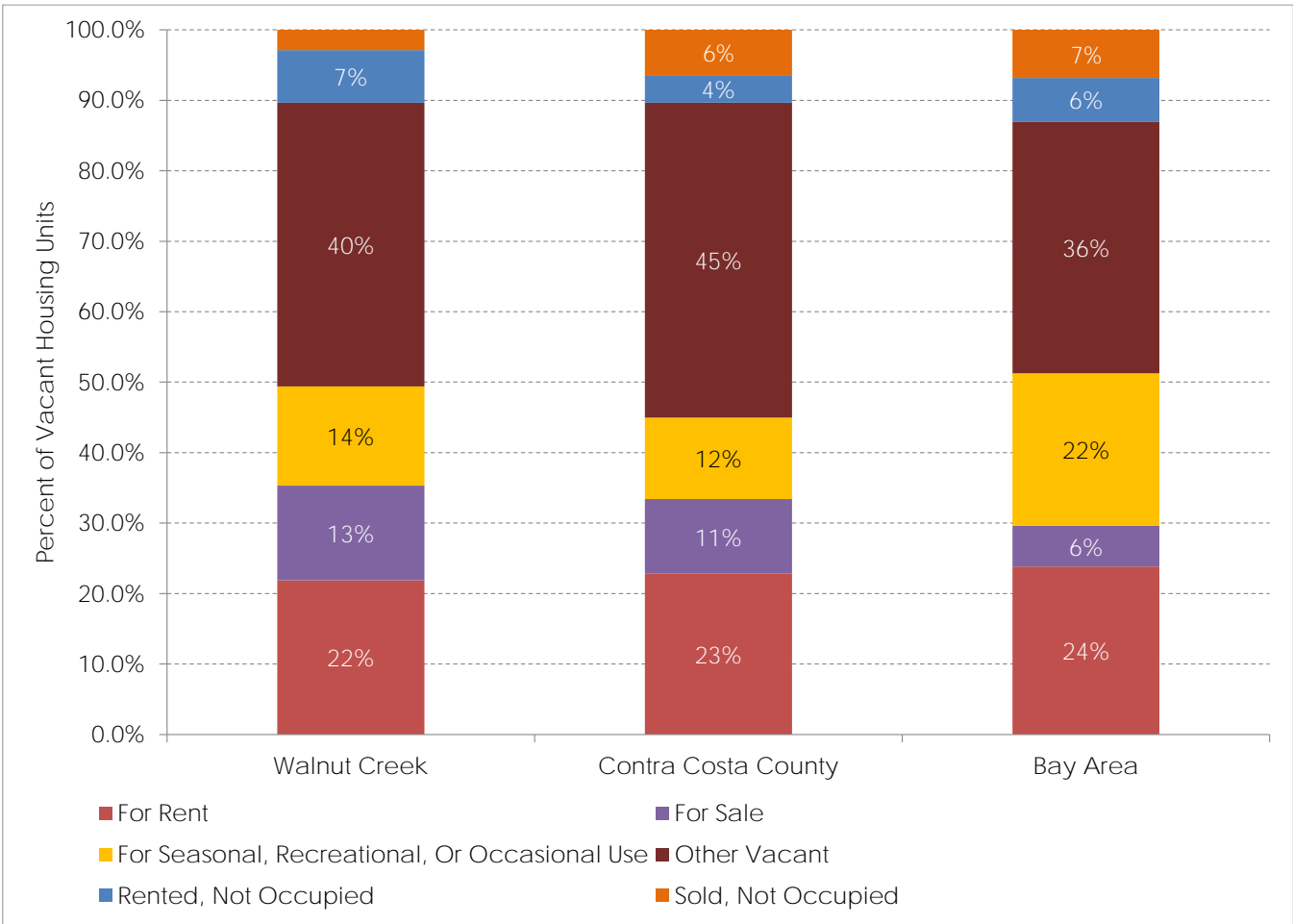


Source: DOF, E-5 Series.

### **2.4.1.2 Vacant Units by Type**

According to the 2015–2019 ACS 5-Year Data, 5.3% of the housing units in the City are vacant. As shown on Figure 2-13, Vacant Units by Type, the majority of the City’s vacant units are either Other Vacant (40%) or For Rent (22%). Sale and other unit types represent the remaining 38% of all vacant units in the City. The percentages of each subtype are generally similar in the City as in the County and Bay Area. As an exception, 22% of vacant units in the Bay Area are used for seasonal, recreational, or occasional use compared to only 14% in the City.

Figure 2-13. Vacant Units by Type

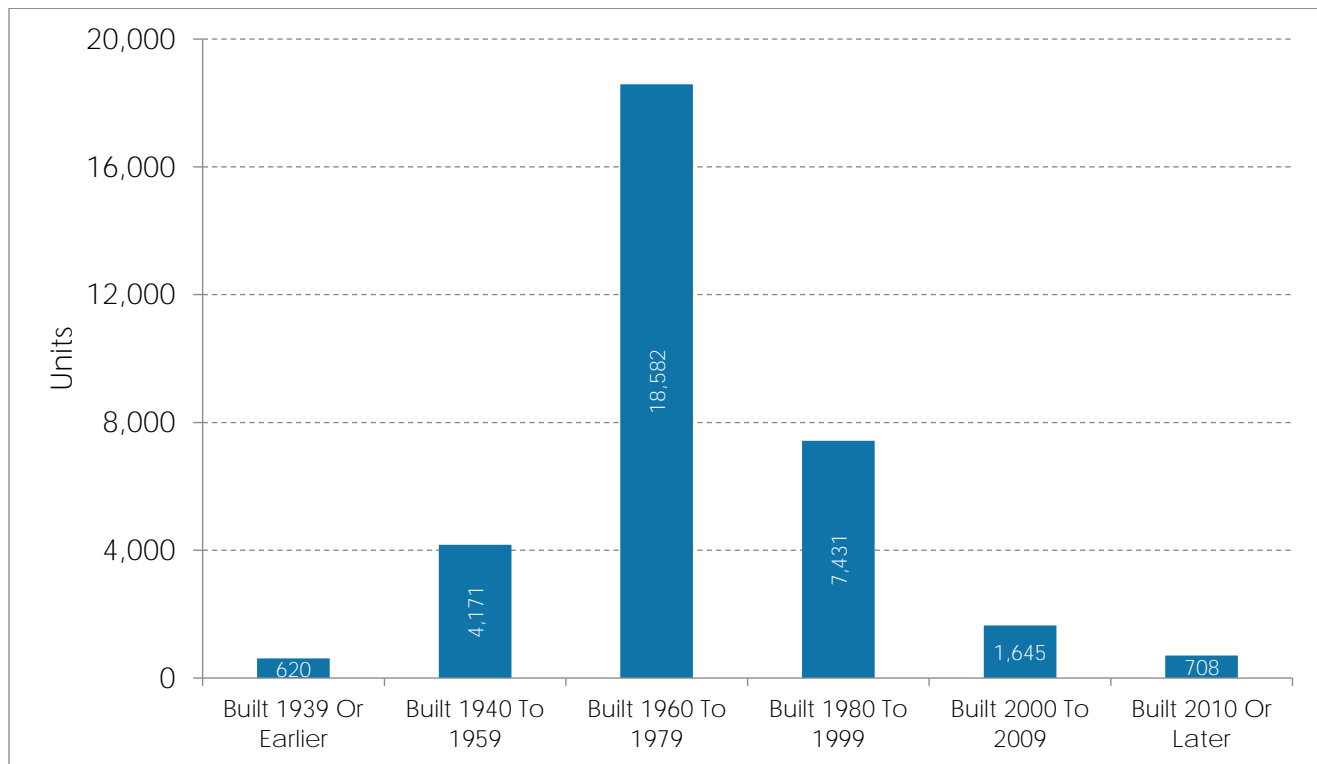


Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25004.

### 2.4.1.3 Housing Units by Year Built

In Walnut Creek, the majority of the housing stock (56%) was built from 1960 to 1979, with 18,582 units constructed during this period (see Figure 2-14, Housing Units by Year Structure Built). A small share (2.1%) of the current housing stock, or 708 units, was built since 2010.

**Figure 2-14. Housing Units by Year Structure Built**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25034.

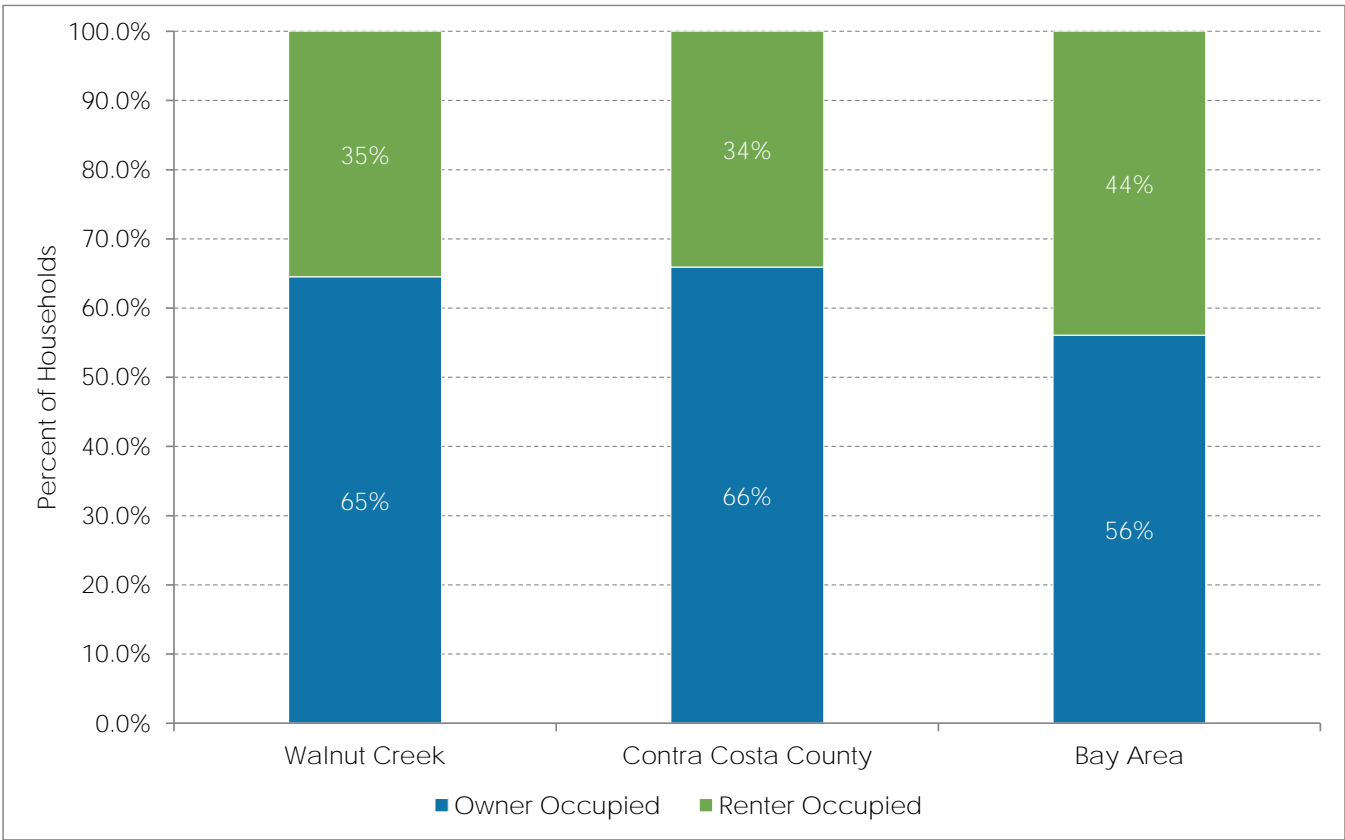
Data on the age of the current housing stock illustrates historical development patterns and can indicate the overall condition of the housing stock as older homes require more maintenance and repair (and at greater costs) than units that are 30 years old or fewer. The abundance of homes in the City that are 40 years old or older suggests that the City could benefit from a program to encourage preservation and/or renovations.

### **2.4.2 Housing Tenure: Ownership/Rental Statistics**

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). Ownership units represent approximately 65% of all units in the City, while rental units make up 35% of the City's units. There is also a significant difference in the percentage of ownership and rental units between single-family and multifamily homes. 95% and 75% of detached and attached single-family units, respectively, are owner-occupied, whereas only 41% of multifamily units are owner-occupied. Compared to the Bay Area, homeownership in Walnut Creek is greater overall (see Figure 2-15, Ownership versus Rental Units).



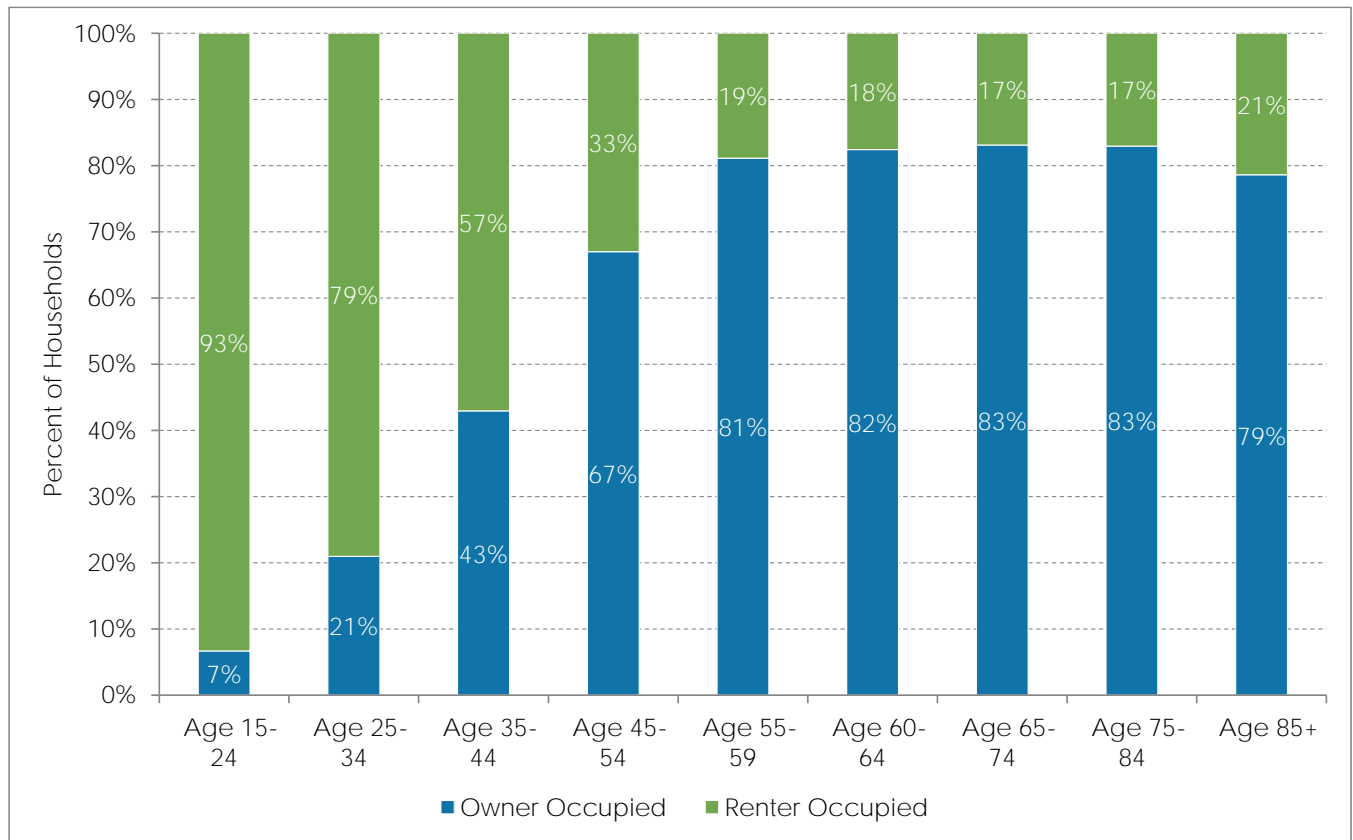
**Figure 2-15. Ownership Versus Rental Units**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25003.

The 2015–2019 ACS 5-Year Data on the age of the household occupants indicates that households led by someone 44 years or younger are more likely to rent, while households led by someone 45 years or older are more likely to own their home. This data indicates a direct correlation between age and homeownership, as depicted on Figure 2-16, Housing Tenure by Age.

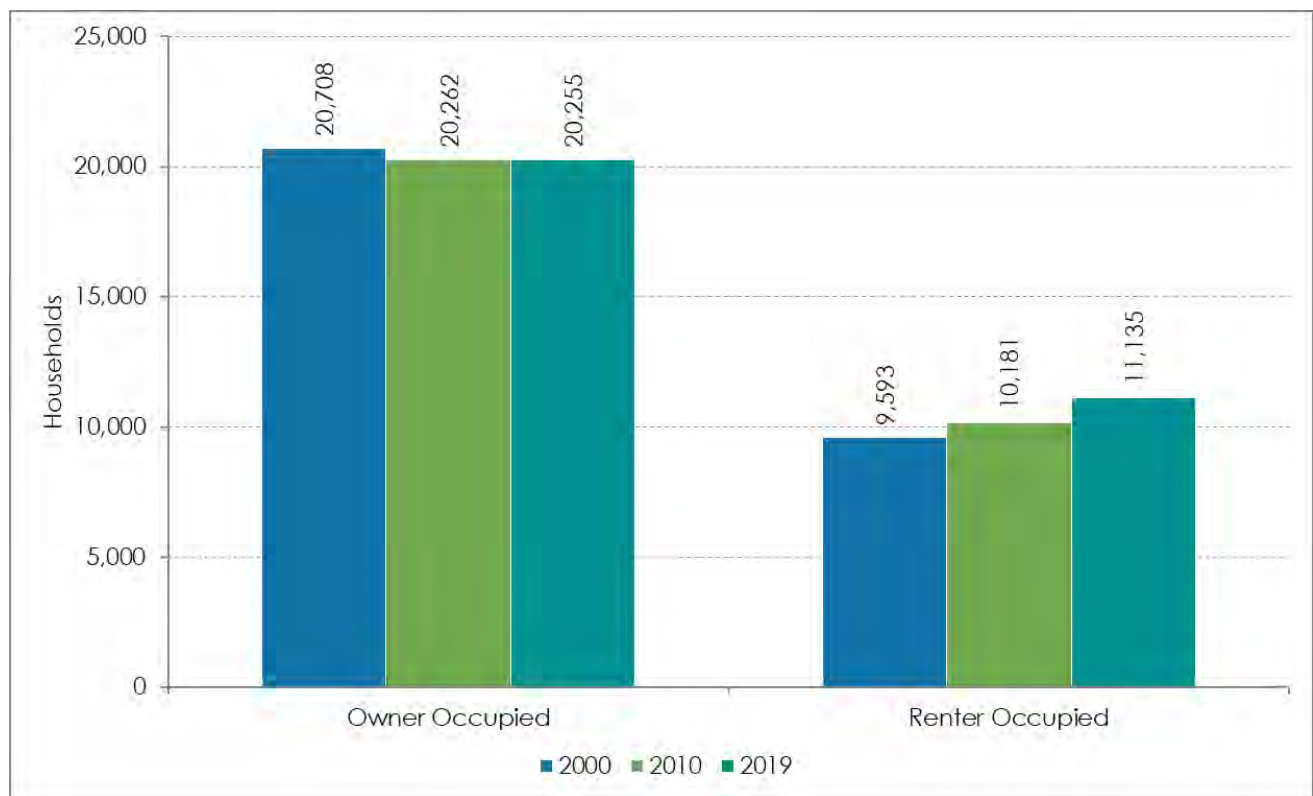
**Figure 2-16. Housing Tenure by Age**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25007.

As shown on Figure 2-17, Housing Tenure (2000–2019), there was a 2% decrease of total owner-occupied housing from 2000 to 2019. Meanwhile, renter-occupied units increased by 16% during the same time period. The increase in renter-occupied units reflects the fact that the majority of new housing developed in the past 2 decades is rental units.

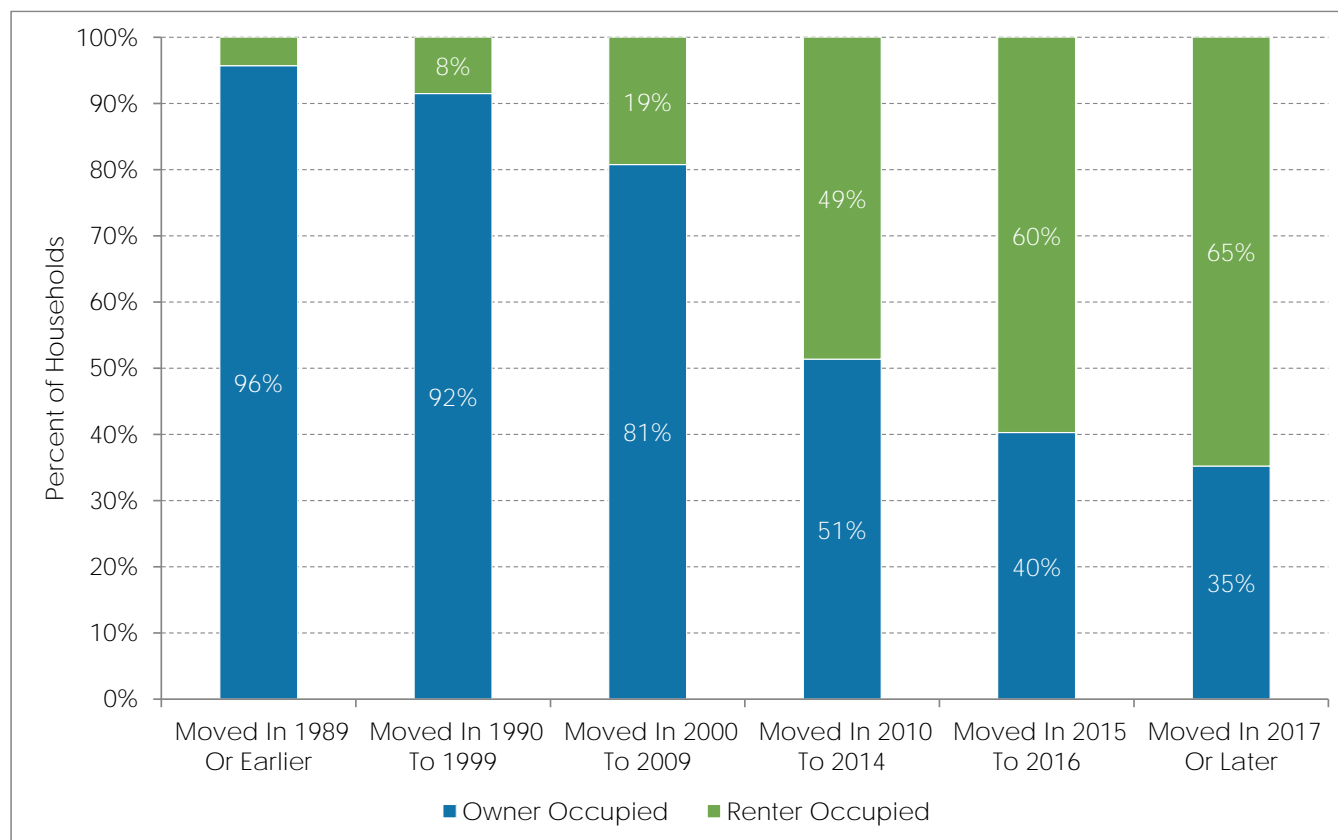
Figure 2-17. Housing Tenure (2000–2019)



Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25003.

As shown on Figure 2-18, Households Locating to Walnut Creek by Housing Tenure, and in Table 2-6, Households Locating to Walnut Creek by Housing Tenure, 54% of households located to their current Walnut Creek residence in 2010 or later. Additionally, renter-occupied households are more likely to have moved to their current residence more recently than owner-occupied households as ownership encourages residents to stay in one home for a longer duration.

**Figure 2-18. Households Locating to Walnut Creek by Housing Tenure**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25038.

**Table 2-6. Households Locating to Walnut Creek by Housing Tenure**

Move In Year	Owner Occupied	Renter Occupied
Moved In 1989 Or Earlier	3,822	171
Moved In 1990 To 1999	3,690	342
Moved In 2000 To 2009	5,239	1,247
Moved In 2010 To 2014	4,111	3,893
Moved In 2015 To 2016	2,135	3,168
Moved In 2017 Or Later	1,258	2,314
Totals	20,255	11,135

Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25038.

### 2.4.3 Housing Conditions

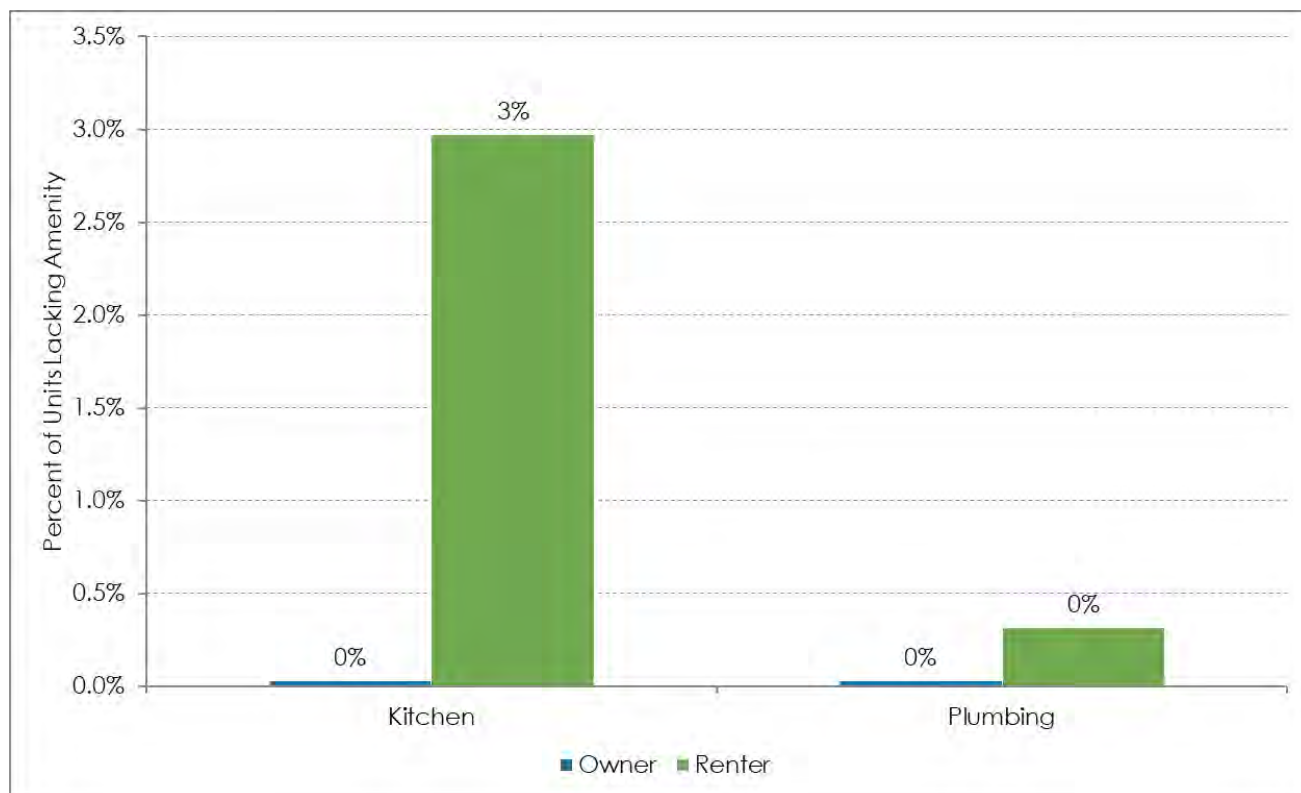
According to the Consolidated Plan, housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. **The 2015–2019 ACS 5-Year Data indicates that a**

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**relatively low number of units in the City would be considered substandard.** More specifically, 331 rental units (3%) lack complete kitchen facilities, and 35 rental units (0.3%) lack plumbing facilities in the City (Figure 2-19, Substandard Housing). No owner-occupied units lack kitchen or plumbing facilities.

**Figure 2-19. Substandard Housing**



Source: Census Bureau, ACS 5-Year Data (2015–2019), Table B25053, Table B25043, Table B25049.

Furthermore, based on information provided by the City's Code Enforcement Division, the percentage of residences in the City that could qualify as substandard housing are 1% or less for ownership and 1–3% for rental. This is largely due to Walnut Creek's relatively high home values and younger housing stock. According to Code Enforcement staff, it is rare to encounter homes that could be described as substandard housing, based on the complaints communicated to their division. Furthermore, substandard housing complaints are not concentrated in any areas of the City and are sparsely distributed throughout the City. Moreover, the Code Enforcement Division receives more complaints of active remodel work without a permit than for habitability conditions at a residence.

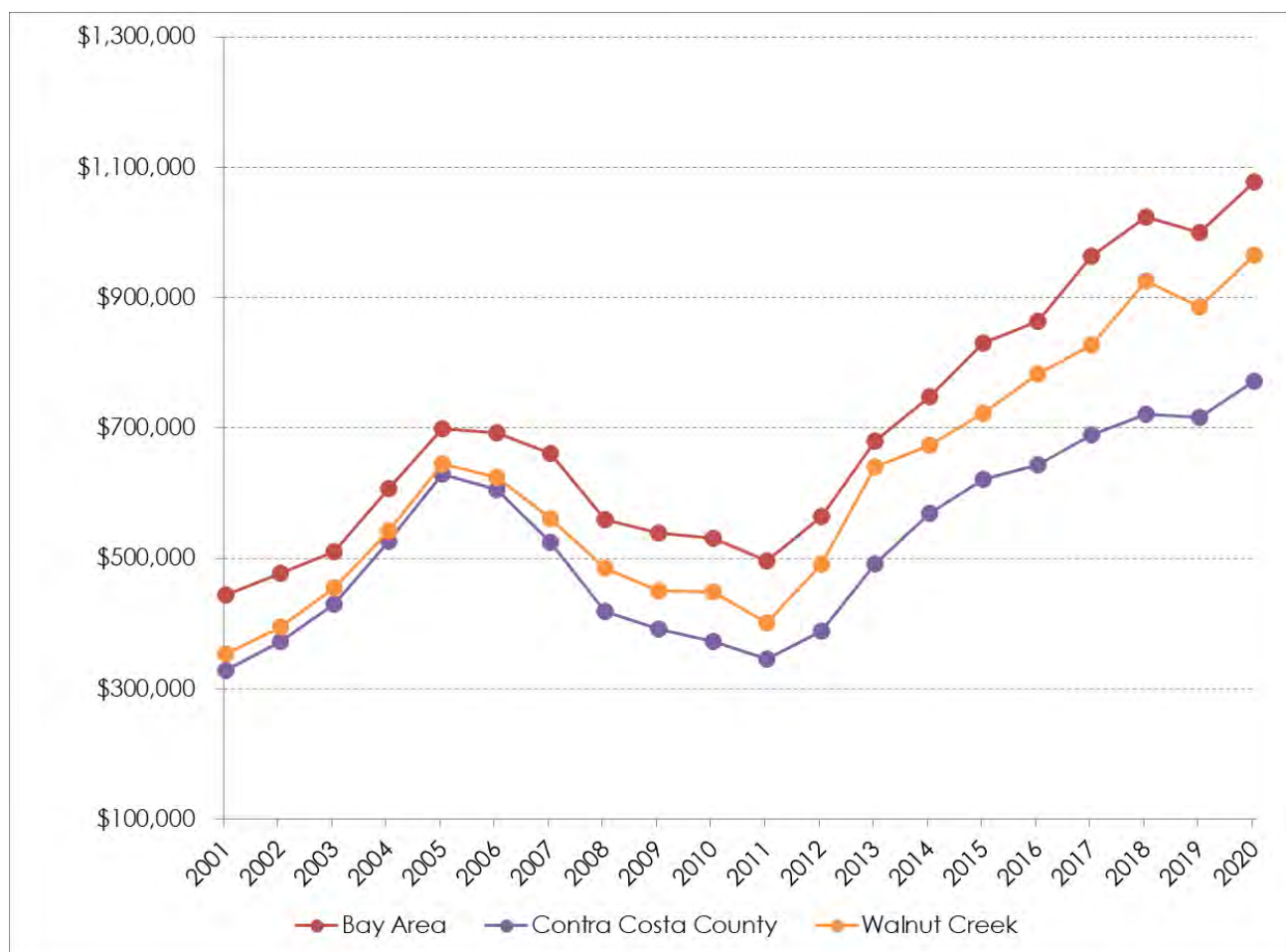
The significantly low percentage of residences that could be considered to be substandard housing is result of Walnut Creek's strong housing market. As a desirable community in which to live, Walnut Creek has long had a strong housing market that supports the upkeep and maintenance of its housing stock. Desirability, along with upkeep, provides owners with

increased assessed values which provide a financial incentive for owners of rental properties to maintain their buildings, while providing financial opportunities to homeowners needing additional funds for maintenance and upkeep. Furthermore, the City contracts with Habitat for Humanity to provide low-interest home rehabilitation loans and emergency repair grants to lower income Walnut Creek homeowners for the purpose of improving their property. Both financial incentives and the City’s rehabilitation program provide for a well-maintained housing stock where Walnut Creek residents can thrive.

#### 2.4.4 Median Home Sales Price for Existing Homes

**According to Zillow, the City’s Home Value Index** (a “smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type”) **was \$965,533 in 2020, higher than for the County and lower than for the Bay Area.** All three areas have experienced large increases since 2011 (i.e., following a dip in value that occurred between 2005 and 2011) (Figure 2-20, Median Home Sales Price for Existing Homes). Reinforcing the relative Zillow Home Value Indices, the 2015–2019 ACS 5-Year Data shows that the City has higher shares of homes valued between \$750,000 and \$1.5 million than the County and Bay Area. Meanwhile, the Bay Area has a much higher share of homes valued at more than \$2 million (Table 2-7, Home Values of Owner-Occupied Units).

**Figure 2-20. Median Home Sales Price for Existing Homes**



Source: Zillow, Zillow Home Value Index.

**Table 2-7. Home Values of Owner-Occupied Units**

Geography	Units Valued Less than \$250k	Units Valued \$250k- \$500k	Units Valued \$500k- \$750k	Units Valued \$750k-\$1M	Units Valued \$1M-\$1.5M	Units Valued \$1M-\$2M	Units Valued \$2M+
Walnut Creek	4.9%	20.5%	20.0%	25.9%	22.5%	4.9%	1.2%
Contra Costa County	7.3%	29.1%	27.0%	15.4%	13.1%	4.9%	3.1%
Bay Area	6.1%	16.3%	22.5%	20.1%	17.9%	7.9%	9.2%

Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B2507.

## 2.4.5 Median Rent

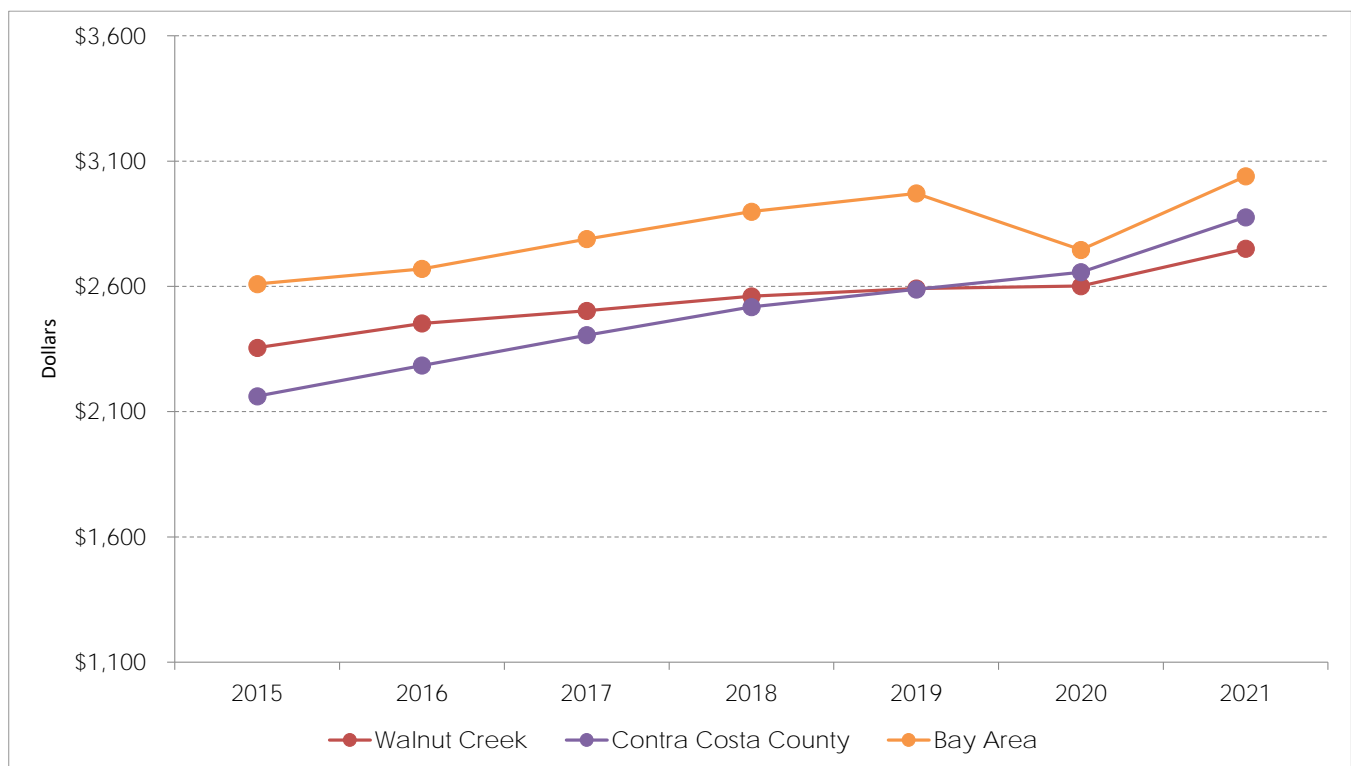
**The Zillow Observed Rent Index** (a “smoothed measure of the typical observed market rate rent across a given region”) **reports that the median monthly rent in the City is \$2,750 compared to \$2,876 and \$3,039 in the County and Bay Area, respectively.** Therefore, rents in Walnut Creek are relatively lower than those in the surrounding areas. Furthermore, while

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rents in the County as a whole have increased over the last 6 years, rents in the City have increased at a slower pace than the County. For instance, rents grew 17% in the City between 2015 and 2021 compared to 33% growth in the County and 16% in the Bay Area during that same period. While the City's rents grew at a higher rate than the Bay Area, costs in the City are generally lower than in the Bay Area, resulting in a lower rent. Figure 2-21, Median Contract Rent, provides a comparison of rents in the City, the County, and the Bay Area between 2015 and 2021.

**Figure 2-21. Median Contract Rent**



Note: The median rents shown represent the median rent on December 31<sup>st</sup> for each year.

Source: Zillow, Zillow Observed Rent Index (ZORI) 2015-2021

Historically, Walnut Creek has had some of the highest median rents in Contra Costa County. This remained true until early 2020 when the median rent in Walnut Creek dipped below the median rent in the county. Beyond the year 2020, the median rent continued to increase in both the city and county. However, the median rent in Walnut Creek remains lower than the median rent in Contra Costa County.

There could be various reasons for Walnut Creek's plateau and the County's higher rate of increase. Walnut Creek's median rent dipped below the countywide median at the beginning of the COVID-19 pandemic. During the pandemic, employees began to leave large metropolitan cities to work from home in more affordable communities, increasing demand and, therefore,

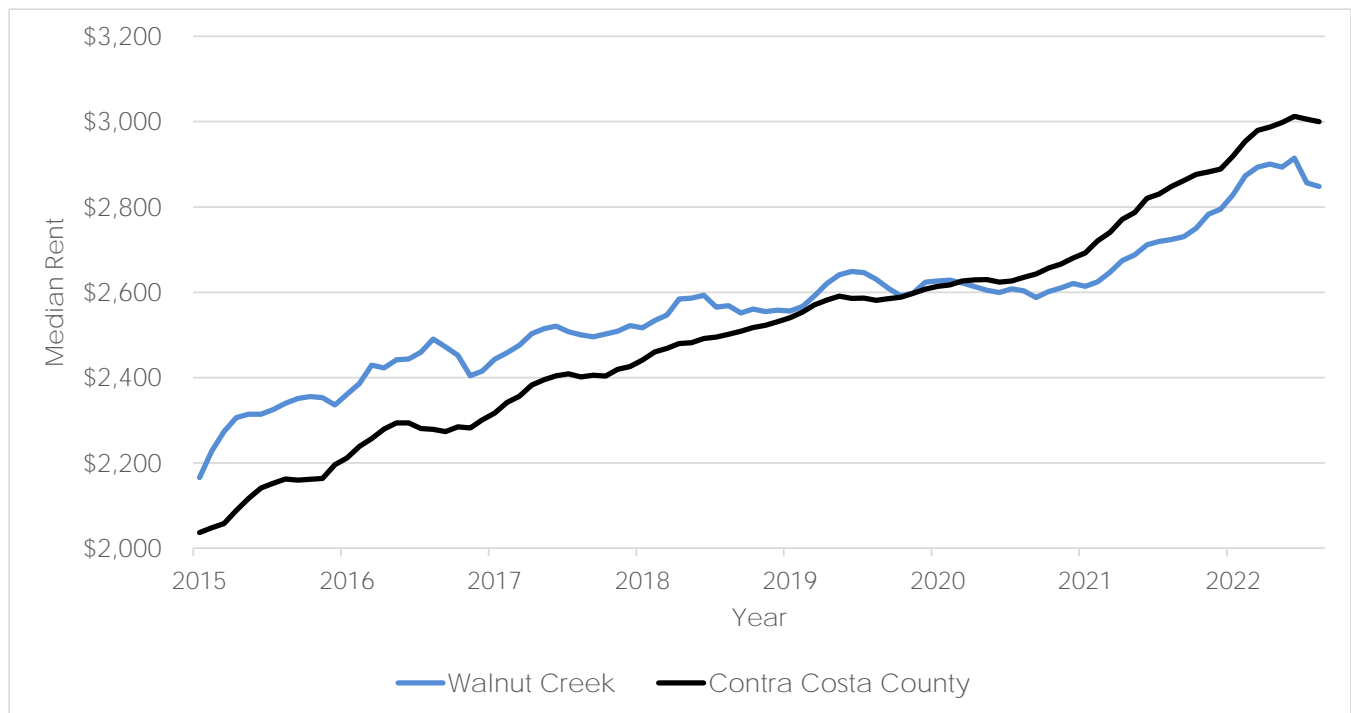


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rents. If these families relocated to cities in Contra Costa County, but not to Walnut Creek, there is a possibility that median rents increased for the county as a whole, while remaining the same (or increasing at a lower rate) in Walnut Creek. Figure 2-22, Median Contract Rent by Month, Walnut Creek and Contra Costa County, presents the change in median rent on a month-to-month basis since 2015.

**Figure 2-22. Median Contract Rent by Month, Walnut Creek and Contra Costa County**



Source: Zillow, Zillow Observed Rent Index (ZORI) 2015-2021

Furthermore, Table 2-8, Contract Rents for Renter-Occupied Units, illustrates that monthly rents in the City are most commonly—and more often than in the County or the Bay Area—in the \$1,500 to \$3,000 range. As with home values, the Bay Area has a higher share than the City or County of units with rents in the highest level (\$3,000 or more).

**Table 2-8. Contract Rents for Renter-Occupied Units**

Geography	Rent less than \$500	Rent \$500-\$1000	Rent \$1000-\$1500	Rent \$1500-\$2000	Rent \$2000-\$2500	Rent \$2500-\$3000	Rent \$3000 or more
Walnut Creek	2.9%	6.0%	11.2%	32.0%	21.0%	15.4%	11.5%
Contra Costa County	5.4%	10.1%	23.9%	29.8%	17.5%	7.5%	5.8%
Bay Area	6.1%	10.2%	18.9%	22.8%	17.3%	11.7%	13.0%

Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25056.

It is important to note the difference in data sources between Figure 2-21 and Table 2-8. Figure 2-21 includes the most current market data from Zillow.com, a leading real-estate marketplace

site, while Table 2-8 analyzes projections generated by the U.S. Census Bureau. The difference in data sources can lead to slight divergences. For example, as shown in Figure 2-21, Zillow shows the County median rent as \$2,876; however, Table 2-8 shows 54% of renters pay between \$1,000 and \$2,000, while only 13% of renters pay over \$2,500 per month. Given this distribution presented by the Census Bureau, the median rent would be significantly below the \$2,876 presented by Zillow. While there are differences in the data, both sources provide an insight into the City’s challenges.

**2.4.6 Housing Units Permitted**

According to the Walnut Creek 2020 Annual Progress Report, 1,871 building permits for housing units were issued by the City between 2015 and 2020. Of this total, 1,692 were for above moderate-income units, 57 moderate-income units, 26 low-income units, and 96 very low-income units (Table 2-9, Housing Units Permitted). The 1,871 housing permits issued in 6 years are less than the City’s 5<sup>th</sup> Cycle Housing Element Regional Housing Needs Allocation (RHNA) of 2,235 units. Notably, the City permitted more above moderate-income units than the RHNA for that income level (895). It is also notable that the City’s 6<sup>th</sup> Cycle Housing Element RHNA of 5,805 is 160% more than that of the 5<sup>th</sup> Cycle. RHNA does not require a city to permit a certain number of units, but rather to plan for housing development through zoning.

**Table 2-9. Housing Units Permitted**

Income Group	value
Very Low Income Permits	96
Low Income Permits	26
Moderate Income Permits	57
Above Moderate Income Permits	1,692
Totals	1,871

Source: HCD 5<sup>th</sup> Cycle Annual Progress Report Permit Summary (2020).

**2.4.7 Overpayment and Overcrowding**

California Government Code, Section 65583(a)(2), requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition (covered in Section 2.4.3, Housing Conditions).

**2.4.7.1 Household Income**

Household income demonstrates a household’s or individual’s ability to pay for housing. The HCD identifies the following household income categories based on the area median income (AMI) of each county:

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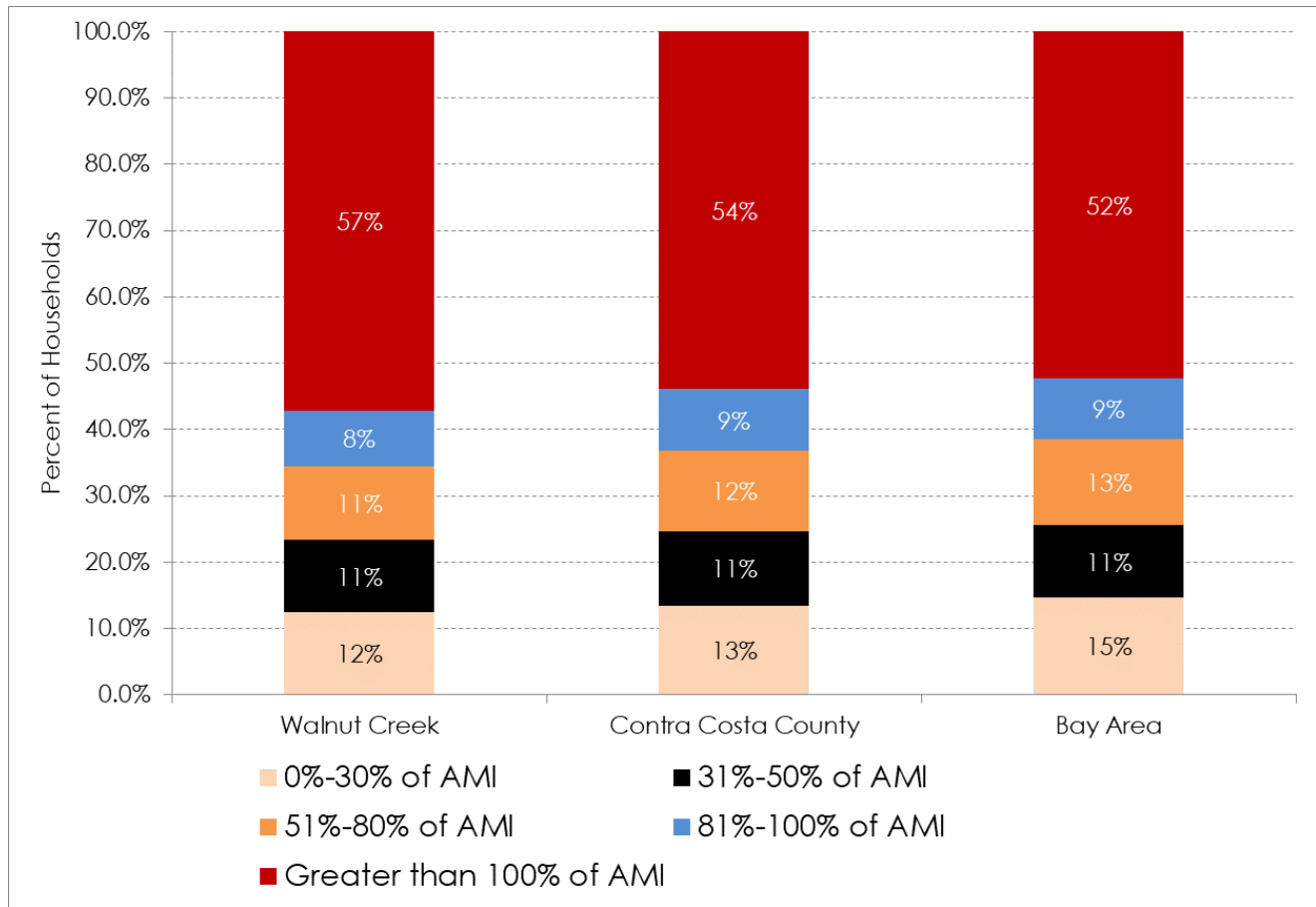
- Extremely Low-income: Households with income up to 30% of the AMI.
- Very Low-income: Households with income between 31% and 50% of the AMI.
- Low-income: Households with income between 51% and 80% of the AMI.
- Moderate-income: Households with income between 81% and 120% of the AMI.
- Above moderate-income: Households with income over 120% of the AMI.

The Extremely Low-Income category is considered a subset of the Very Low-Income category. The three lowest income categories (i.e., Extremely Low-, Very Low-, and Low-Income) are commonly referred to collectively as “lower” income levels in the California Government Code and by the HCD.

The U.S. Department of Housing and Urban Development (HUD) 2013–2017 Comprehensive Housing Affordability Strategy (CHAS) data separates households slightly differently, with a category for households with income between 81% and 100% of the AMI (below median) and a category for households with income above 100% of the AMI (above median).

As shown on Figure 2-23, Households by Household Income Level, 34% of Walnut Creek households had lower incomes, 8% had below median incomes, and 57% of households had above median incomes. **The City has slightly fewer lower-income households than the County (36%) and the Bay Area (39%).**

**Figure 2-23. Households by Household Income Level**



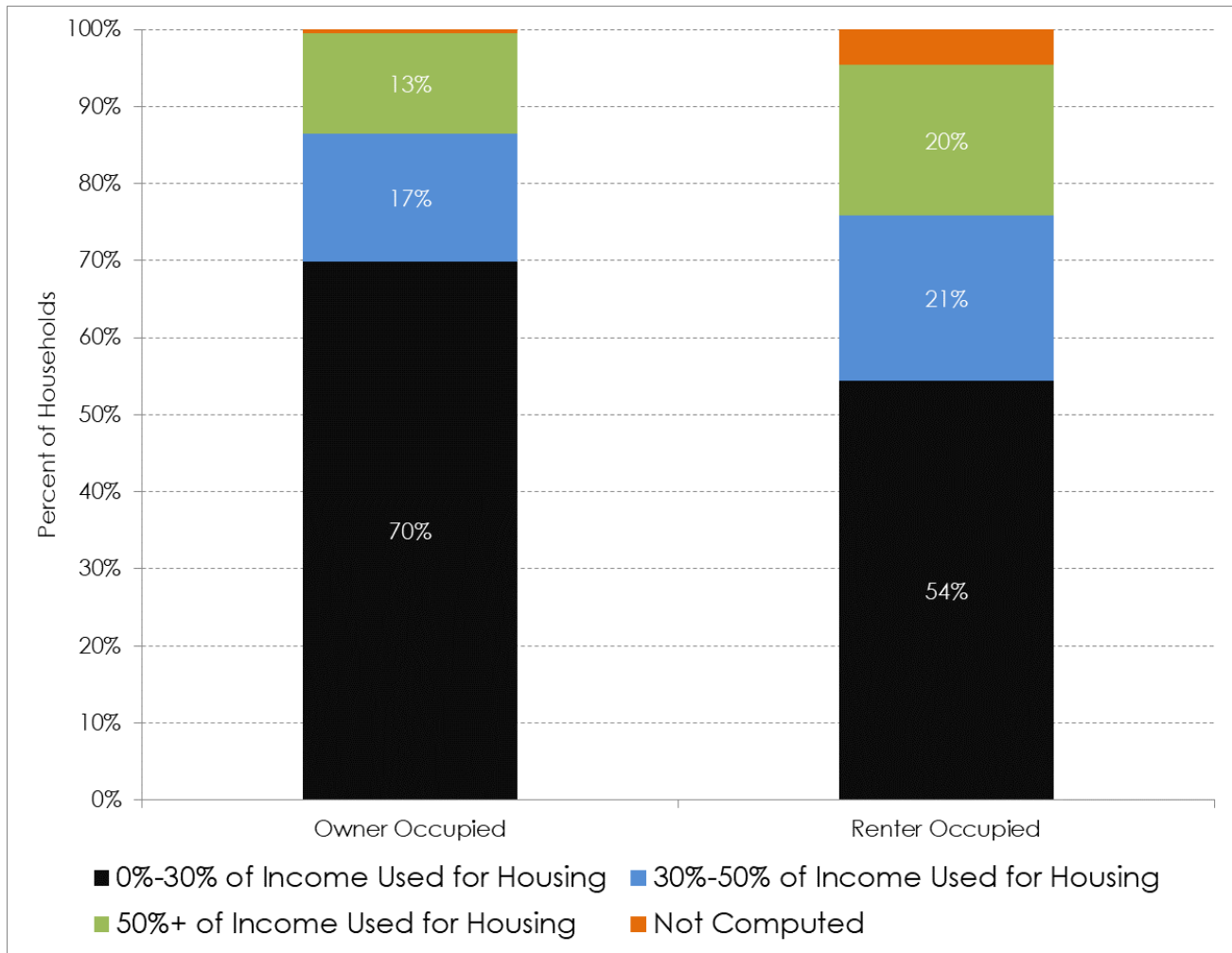
Source: HUD, CHAS ACS tabulation, 2013–2017 release.

### 2.4.7.2 Cost Burden by Tenure and Income

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with an amount of more than 30% considered “cost-burdened” and more than 50% considered “severely cost-burdened.”

Walnut Creek is predominately made up of ownership households. According to the 2015–2019 ACS 5-Year Data, roughly 35% of the households in the City are renter-occupied and 65% are owner-occupied. Of the owner-occupied units, 30% are cost-burdened, with 13% severely cost-burdened. In comparison, 41% of renter-occupied units are cost-burdened with 21% severely cost-burdened. As illustrated on Figure 2-24, Cost Burden by Tenure, renters in the City are generally more cost-burdened than their owner counterparts, suggesting a larger need for affordable rental units in the City.

**Figure 2-24. Cost Burden by Tenure**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25070, Table B25091.

The CHAS data identifies the number of Walnut Creek households that pay 30% or more of their gross income on housing costs differentiated by household income level (Table 2-10, Cost Burden by Income). This data indicates that approximately 36% of households in Walnut Creek (10,966 of the 30,686 households) are “cost-burdened,” or spend 30% or more of their gross income on housing costs. Approximately 18% of households (5,482), or one in five households, spend over 50% of their gross income on housing costs and are considered “severely cost-burdened.” Of those 5,482 households, approximately 78% are very low- and extremely low-income households. Another way to look at this data is that 89% of extremely low-income households experience a cost burden compared to 14% of above median-income households.

It is important to note is that while households in the highest income groups may be classified as cost-burdened, a lower-income household spending the same percentage of income on

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housing as a higher-income household will likely experience its cost burden more acutely due to the remaining relatively small amount of income available for essential living expenses.

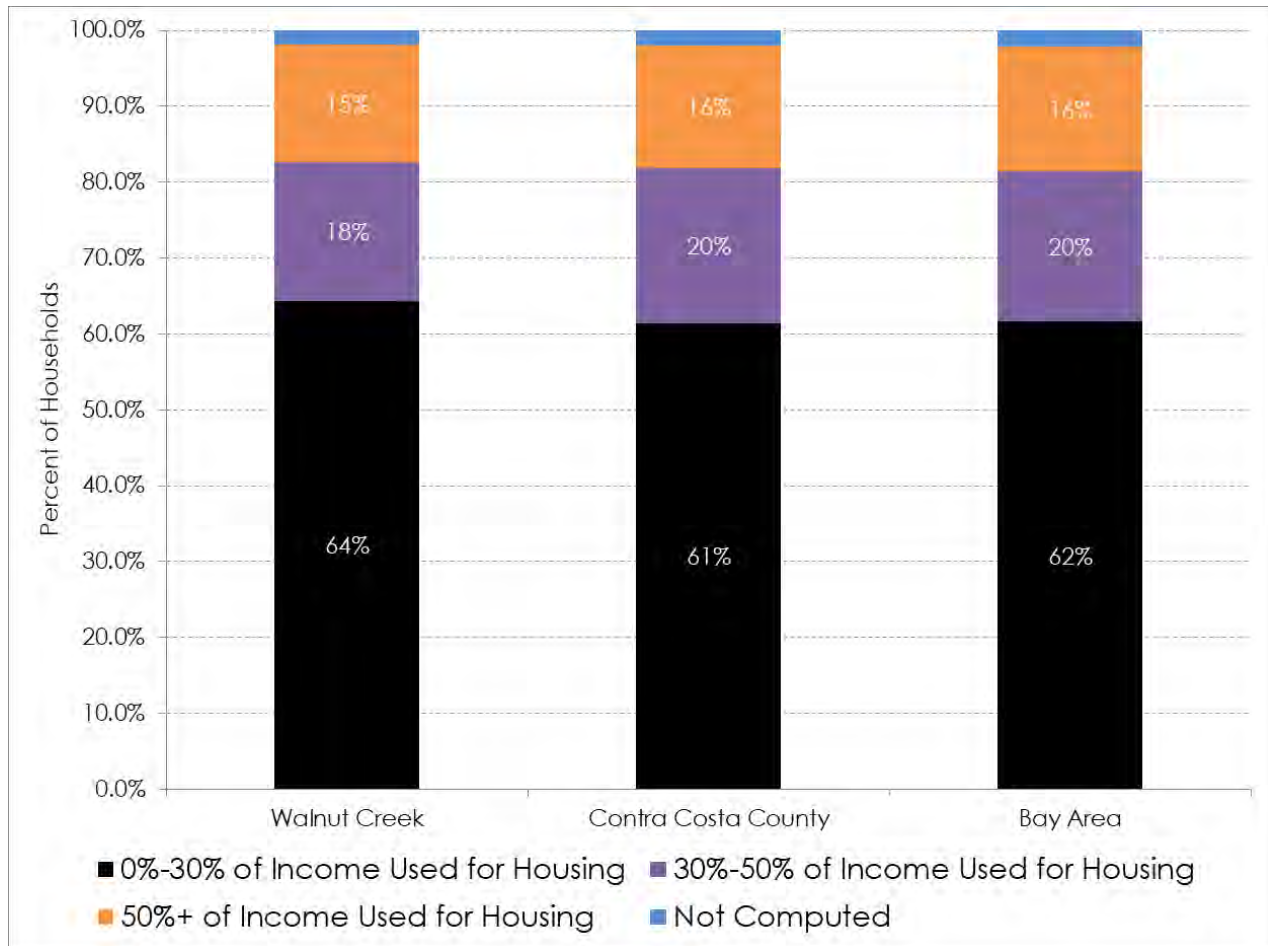
**Table 2-10. Cost Burden by Income**

Income Group	0%-30% of Income Used for Housing	30%- 50% of Income Used for Housing	50%+ of Income Used for Housing
0%-30% of AMI	390	320	2,830
31%-50% of AMI	910	999	1,444
51%-80% of AMI	1,550	1,220	700
81%-100% of AMI	1,600	800	223
Greater than 100% of AMI	15,270	2,145	285
Totals	19,720	5,484	5,482

Source: HUD, CHAS ACS tabulation, 2013–2017 release.

Compared to the County and Bay Area as a whole, the City has similar percentages of households that are cost-burdened (33–36%) and severely cost-burdened (15–16%) (Figure 2-25, Cost Burden Severity).

**Figure 2-25. Cost Burden Severity**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25070, Table B25091.

### 2.4.7.3 Spending on Rent

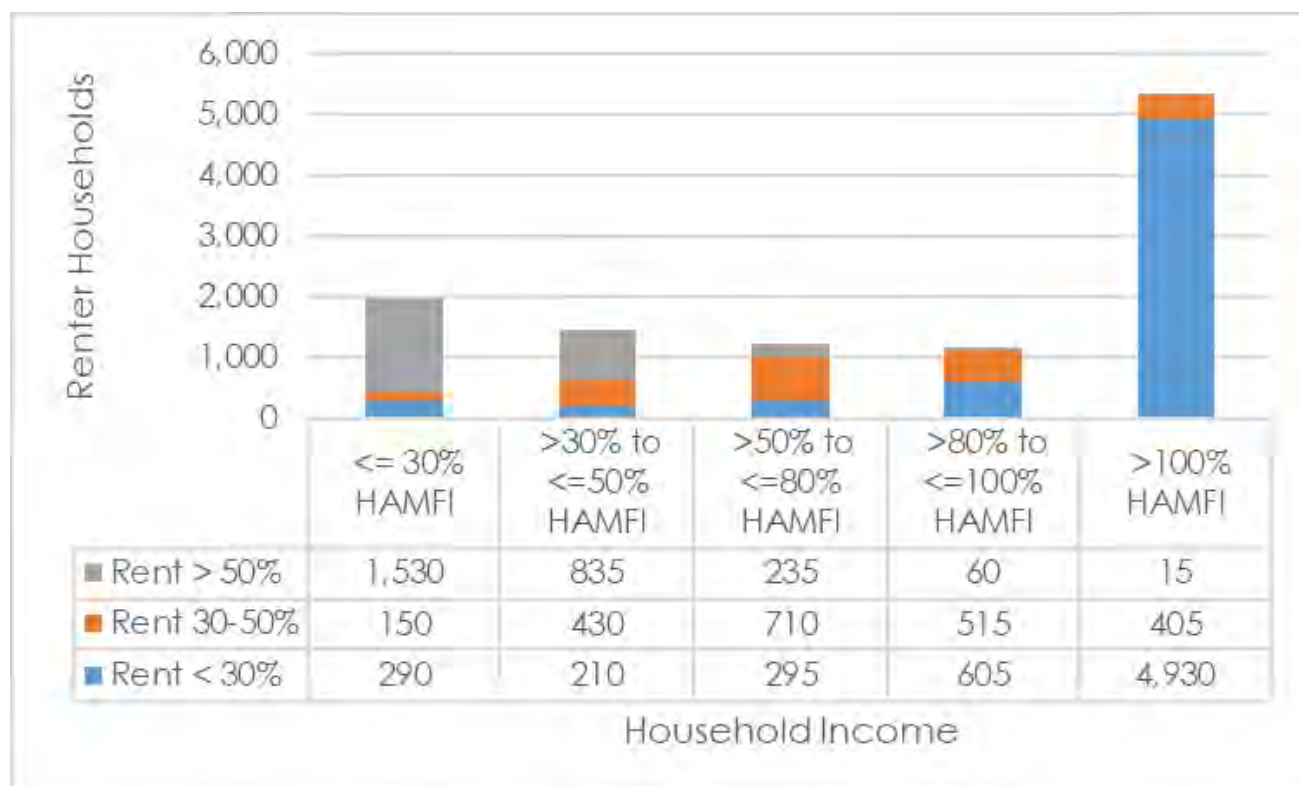
As mentioned in Section 2.4.5, Median Rent, renters in Walnut Creek pay a median contract rent of \$2,750, while renters in the Bay Area and County pay \$3,039 and \$2,876, respectively. In addition, Figure 2-24 shows that 41% of Walnut Creek’s renter households are cost burdened. These significant rates of cost burden, paired with some of the highest median rents in the area, point to a need for affordable rental housing in the City.

#### Spending on Rent by Income

Another method to analyze the extent of rent-burdened households in the City is to examine rent expenditure by income bracket. The CHAS ACS tabulation of renter households (i.e., the 11,215 renter households in the City where income data is available) shows the general trend of lower-income households spending a higher share of income on housing (i.e., more than 50%), while

higher-income households are more likely to spend less than 30% of income on housing costs (Figure 2-26, Spending on Rent by Income).

**Figure 2-26. Spending on Rent by Income**



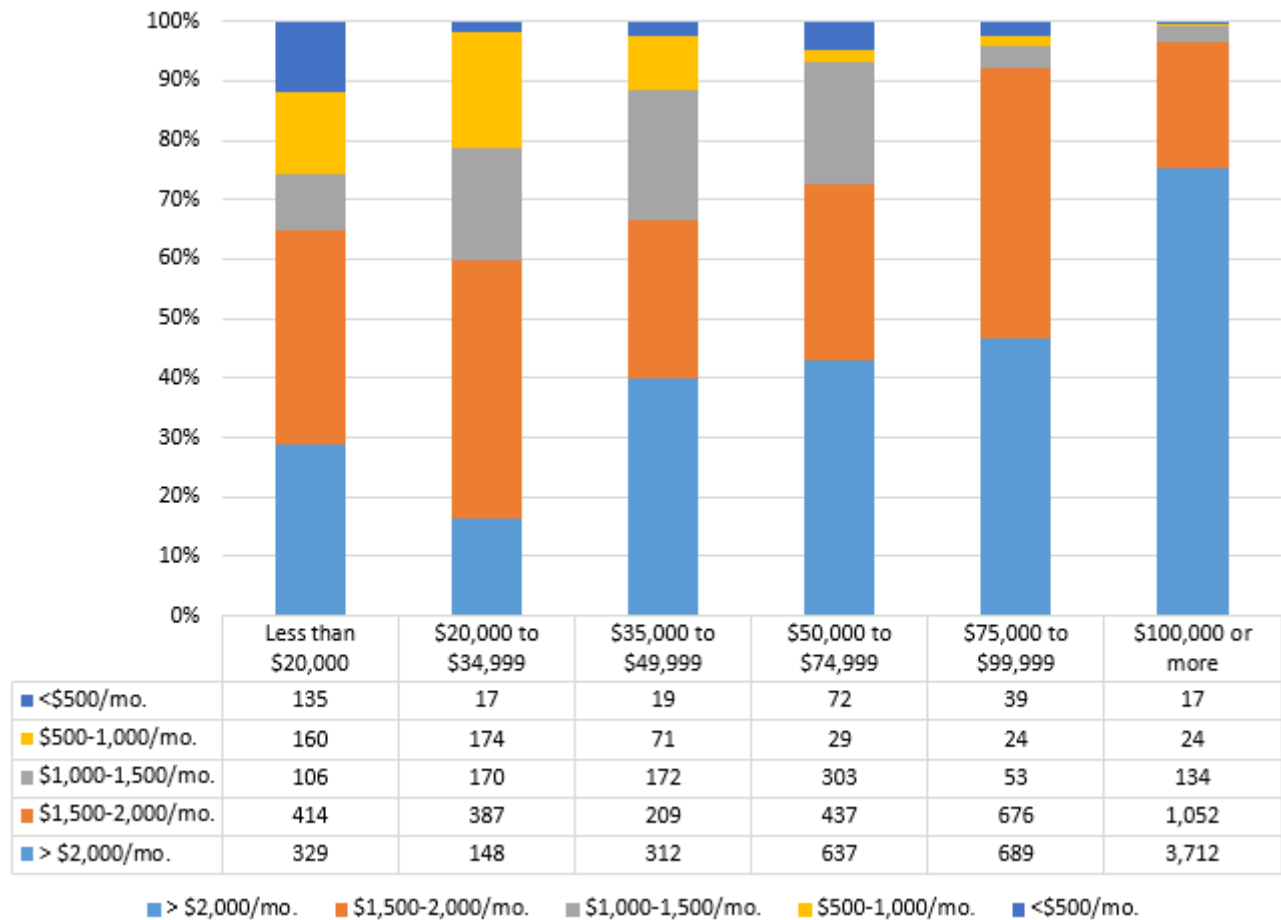
Source: CHAS ACS tabulation, 2013–2017 release.

### **Household Income by (Cash) Rent**

Analyzing the cash rent paid by household income also provides an insight into the extent of cost burden on renter households. The 2015–2019 ACS 5-Year Data indicates a general trend of households paying higher rents across the board. However, there are significantly more households with higher incomes paying higher rents than lower-income households. As shown on Figure 2-27, Household Income by (Cash) Rent, rent categories range from less than \$500 per month (3% of Walnut Creek renters) to over \$2,000 per month (54% of Walnut Creek renters).



**Figure 2-27. Household Income by (Cash) Rent**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25122.

Higher-income households can spend more on rent more comfortably, as expenses on essential items become a smaller share of spending income. Nevertheless, Figure 2-27 shows that the majority of households at all income levels spend over \$1,500 on rent. Furthermore, a greater number of households with incomes greater than \$35,000 pay over \$2,000. The development of affordable housing would address the need for rents that are affordable to lower-income families and reduce the number of cost-burdened and severely cost-burdened households.

#### 2.4.7.4 Spending on Mortgage

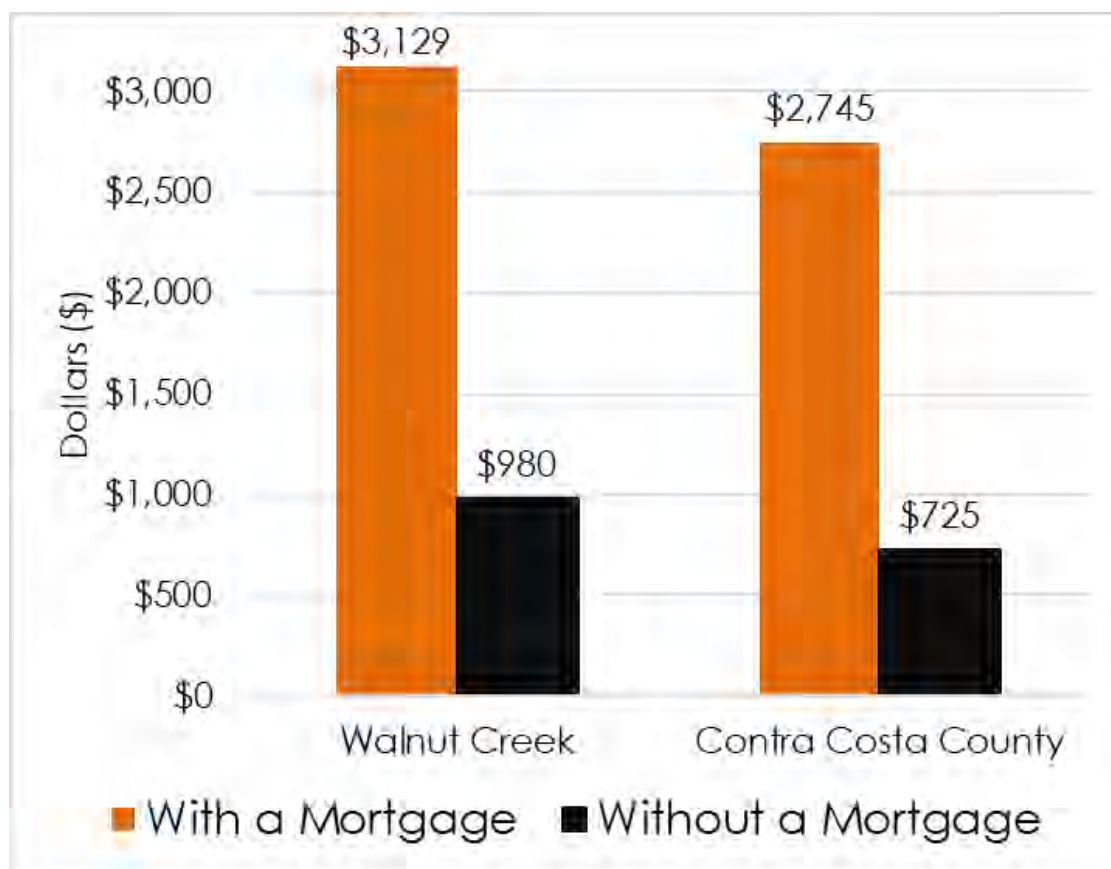
The housing costs of an owner-occupied unit will significantly decrease when a mortgage on the unit is paid in full, thereby making the unit more affordable. However, while a mortgage is being paid by the homeowner, monthly housing costs can represent a cost burden, particularly for retiree households, which are typically on a somewhat fixed income. Increases in other required expenses, such as healthcare, food, and home maintenance, can exacerbate this situation.

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As previously illustrated on Figure 2-28, 30% of Walnut Creek homeowners are cost burdened. This could be explained by the fact that Walnut Creek homeowners with a mortgage pay a median of \$3,129 in housing costs, while Countywide, owners with a mortgage pay a median of \$2,745 (Figure 2-28, Median Owner Costs). While the percentage of cost-burdened homeowners in the City (30%) is lower than that of renters (41%), Walnut Creek is principally made up of owner-occupied households, making the 30% of cost-burdened homeowners a significant number.

**Figure 2-28. Median Owner Costs**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25088.

#### **Costs for Mortgage Holders by Income**

The CHAS data on mortgage-holding households in the City (by income and the percentage of income spent on mortgage costs) indicates that lower-income households spend a higher share of income on housing costs, while higher-income households spend a lower share of income on housing costs.

Approximately 84% of Walnut Creek mortgage-holding, above median-income households have payments that make up less than 30% of household income, while only 16% of the same

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households have payments that exceed 30% of income (Figure 2-29, Monthly Owner Costs for Mortgage Holders). As expected, cost burden is more common at lower income levels. For example, compared to the 16% of mortgage-holding, above median-income households with a cost burden, 78% of mortgage-holding, extremely low-income households have a cost burden.

**Figure 2-29. Monthly Owner Costs for Mortgage Holders**

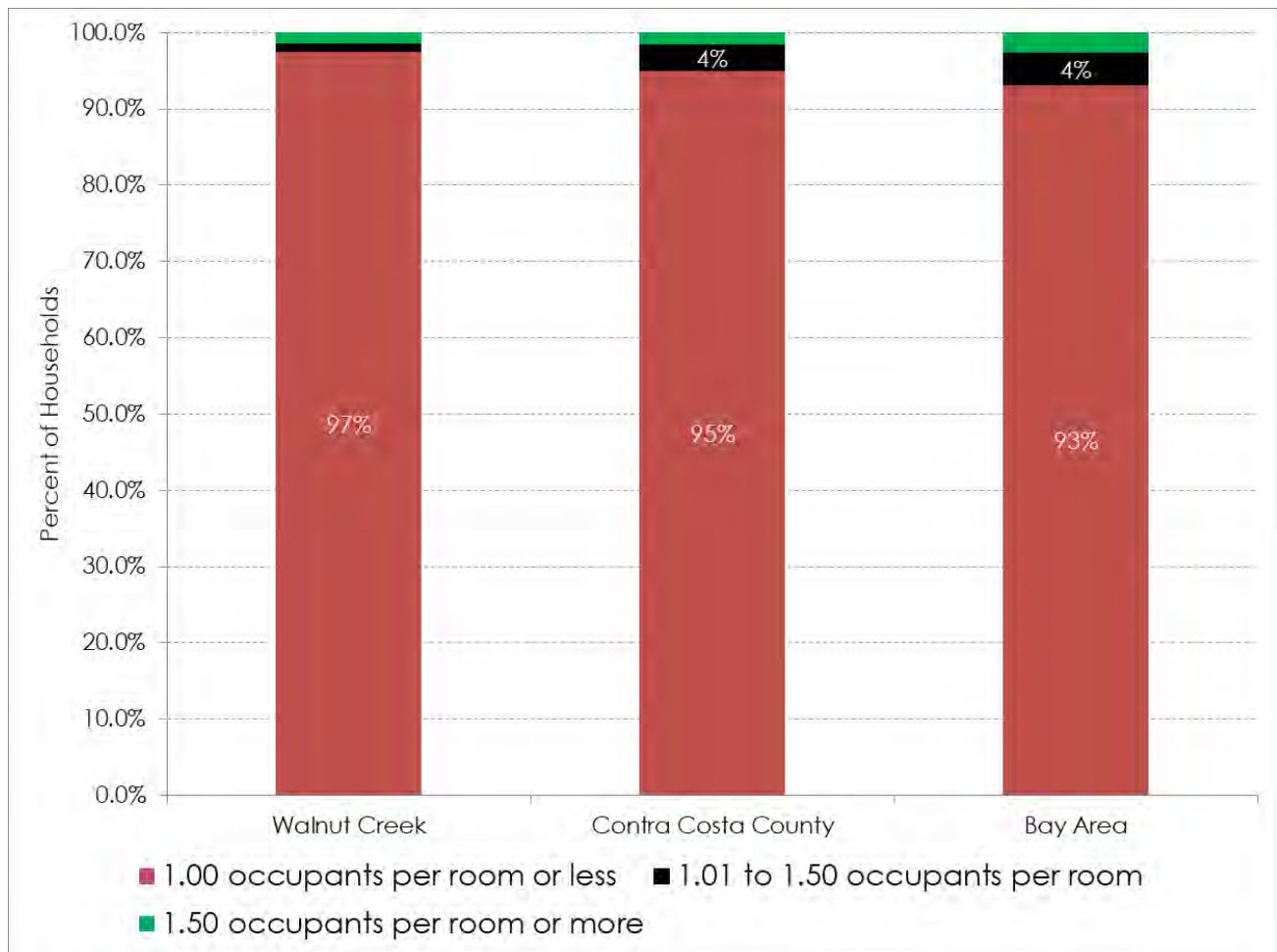


Source: CHAS ACS tabulation, 2013–2017 release.

#### 2.4.7.5 Overcrowding by Extent and Tenure

According to the CHAS data, less than 3% of housing units in Walnut Creek meet the ACS definition of “overcrowding.” More specifically, the CHAS data shows that 110 owner-occupied and 690 renter-occupied households had more than one occupant per room. Of these households, 38 owner-occupied households and 402 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for “severe overcrowding.” The overcrowding rate of 3% in the City is less than in the County (5%) and the Bay Area (7%) (Figure 2-30, Overcrowding Severity; Table 2-11, Overcrowding Severity; and Table 2-12, Overcrowding by Tenure and Severity).

**Figure 2-30. Overcrowding Severity**



Source: HUD, CHAS ACS tabulation, 2013–2017 release.

**Table 2-11. Overcrowding Severity**

Geography	1.00 occupants per room or less	1.01 to 1.50 occupants per room	1.50 occupants per room or more
Walnut Creek	30,590	360	440
Contra Costa County	374,726	13,950	6,093
Bay Area	2,543,056	115,696	72,682

Source: HUD, CHAS ACS tabulation, 2013–2017 release.

**Table 2-12. Overcrowding by Tenure and Severity**

Tenure	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Owner Occupied	0.4%	0.2%
Renter Occupied	2.6%	3.6%

Source: HUD, CHAS ACS tabulation, 2013–2017 release.

## 2.5 Extremely Low-Income Housing Needs

The HCD defines extremely low-income as households with income less than 30% of the AMI. According to the HCD “Revised State Income Limits for 2021” letter dated December 31, 2021, the 2021 AMI in Contra Costa County was \$125,600. For extremely low-income households, this resulted in an income of \$41,100 or less for a four-person household or \$28,800 or less for a one-person household. Extremely low-income households experience a variety of needs, such as a need for public assistance like Social Security Insurance or disability insurance. The majority of households receiving such public assistance are often considered to be of extremely low income. At the same time, a worker with an annual income of approximately \$54,300 or less could be part of an extremely low-income household, depending on their household size.

### 2.5.1 Existing Needs

According to the CHAS ACS tabulation (contained in the ABAG Housing Needs Data), approximately 3,875 extremely low-income households reside in the City, representing approximately 12% of the total households, as shown in Table 2-13, Households by Household Income Level. In comparison, the County and Bay Area have slightly higher percentages of extremely low-income households with 13% and 15%, respectively.

**Table 2-13. Households by Household Income Level**

Geography	0%-30% of AMI	31%-50% of AMI	51%-80% of AMI	81%-100% of AMI	Greater than 100% of AMI
Walnut Creek	3,875	3,360	3,454	2,613	17,713
Contra Costa County	52,435	43,925	46,960	36,544	209,755
Bay Area	396,952	294,189	350,599	245,810	1,413,483

Source: HUD, CHAS ACS tabulation, 2013–2017 release.

As shown in Table 2-14, Housing Needs for Extremely Low-Income Households, there are slightly more extremely low-income renter households than owner households (51% and 49%, respectively). Most extremely low-income households are senior households (54%).

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Furthermore, a significant majority (89%) of extremely low-income households in the City are cost-burdened (spend more than 30% of income on housing costs), with 80% qualifying as severely cost-burdened (spend more than 50% of income on housing costs). Finally, while the majority of extremely low-income households experience housing cost burden, a small number (5%) experience overcrowding.

**Table 2-14. Housing Needs for Extremely Low-Income Households**

	Total Households
Total Number of ELI Households	3,875
Percent of Owner Occupied	49%
Percent of Renter Occupied	51%
Percent of Senior Occupied	54%
Percent with Cost Burden (30% of Income)	89%
Percent with Severe Cost Burden (50% of Income)	80%
Percent with Overcrowding	5%

Source: HUD, CHAS ACS tabulation, 2013–2017 release; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25070, Table B25091.

### 2.5.2 Projected Needs

Based on guidance provided by the HCD via communications with their staff, the City calculated the projected housing needs for extremely low-income households by assuming 50% of its very low-income RHNA (1,657) are extremely low-income households, or 829 units. Many extremely low-income households will be seeking rental housing, and most will likely face an overpayment. Furthermore, seniors will occupy many extremely low-income households, and many will have special needs.

To address the housing needs of extremely low-income households, the City has identified several initiatives to help expand affordable housing opportunities for extremely low-income households. These include the following objectives, existing and proposed policies, and programs from the Housing Plan (Chapter 8, Housing Plan, of this Housing Element Update):

- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.N.** Assist with Development of Lower-Income Housing
- **H-2.O.** Funding, Incentives, and Concessions for Extremely Low-Income Developments

As part of this effort, the City will follow the Housing Plan and collaborate with housing providers and stakeholders to meet the City’s affordable housing needs.

## **2.6 Special Housing Needs**

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. Per California Government Code, Section 65583(a)(7), this section includes an analysis of special housing needs. This section details the needs of seniors, people with disabilities (including those with developmental disabilities), large families, farmworkers, families with female heads of households, and families and individuals in need of emergency shelter in the City. Studying these groups is an important component of identifying special housing needs and addressing those needs through plans, programs, and projects.

These specific segments of the population may have more difficulty finding decent, affordable housing due to special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among other factors. Furthermore, many of these groups overlap. For example, many seniors have a disability, and many single mothers experience homelessness. Generally, these groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services.

The City used the ABAG Housing Needs Data to identify special housing needs for the purposes of this 6<sup>th</sup> Cycle Housing Element. Additionally, the goals are derived from Walnut Creek's 2020–2025 Consolidated Action Plan. Consolidated action plans detail the ways in which cities will allocate funding administered by the HUD. These funds include Community Development Block Grant, the Home Investment Partnerships Program (HOME), Emergency Shelter Grant, and Housing Opportunities for Persons With AIDS. Finally, resources and services dedicated to serving special housing needs are derived from the City's available data. Appendix B, Affirmatively Furthering Fair Housing Analysis, also contains analysis related to special needs housing issues.

### **2.6.1 Seniors**

Federal housing data defines a household type as a "senior family" if it consists of two people and at least one of these people is 62 years old or over. The special needs of many senior households result from their fixed incomes, higher rate of physical disabilities, and common need for assistance from others. Senior households have special housing needs primarily due to three major concerns: physical disabilities or limitations, income, and healthcare costs.

#### **2.6.1.1 Needs Assessment for Seniors**

According to the 2013–2017 CHAS ACS tabulation, 13,454 households (approximately 43% of the total 31,010 households) in Walnut Creek were senior households (Table 2-15, Senior Households by Income and Tenure). Of this total:



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- 10,755 (or 80% of senior households) were owner households.
- 2,699 (or 20% of senior households) were renter households.
- 2,105 (or 16% of senior households) earn less than 30% of the AMI.
- 4,260 (or 32% of senior households) earn less than 50% of the AMI.

**Table 2-15. Senior Households by Income and Tenure**

Income Group	Owner Occupied	Renter Occupied	Total	Percent of Total Elderly Households
0%-30% of AMI	1,425	680	2,105	16%
31%-50% of AMI	1,540	615	2,155	16%
51%-80% of AMI	1,555	310	1,865	14%
81%-100% of AMI	1,115	289	1,404	10%
Greater than 100% of AMI	5,120	805	5,925	44%
Totals	10,755	2,699	13,454	

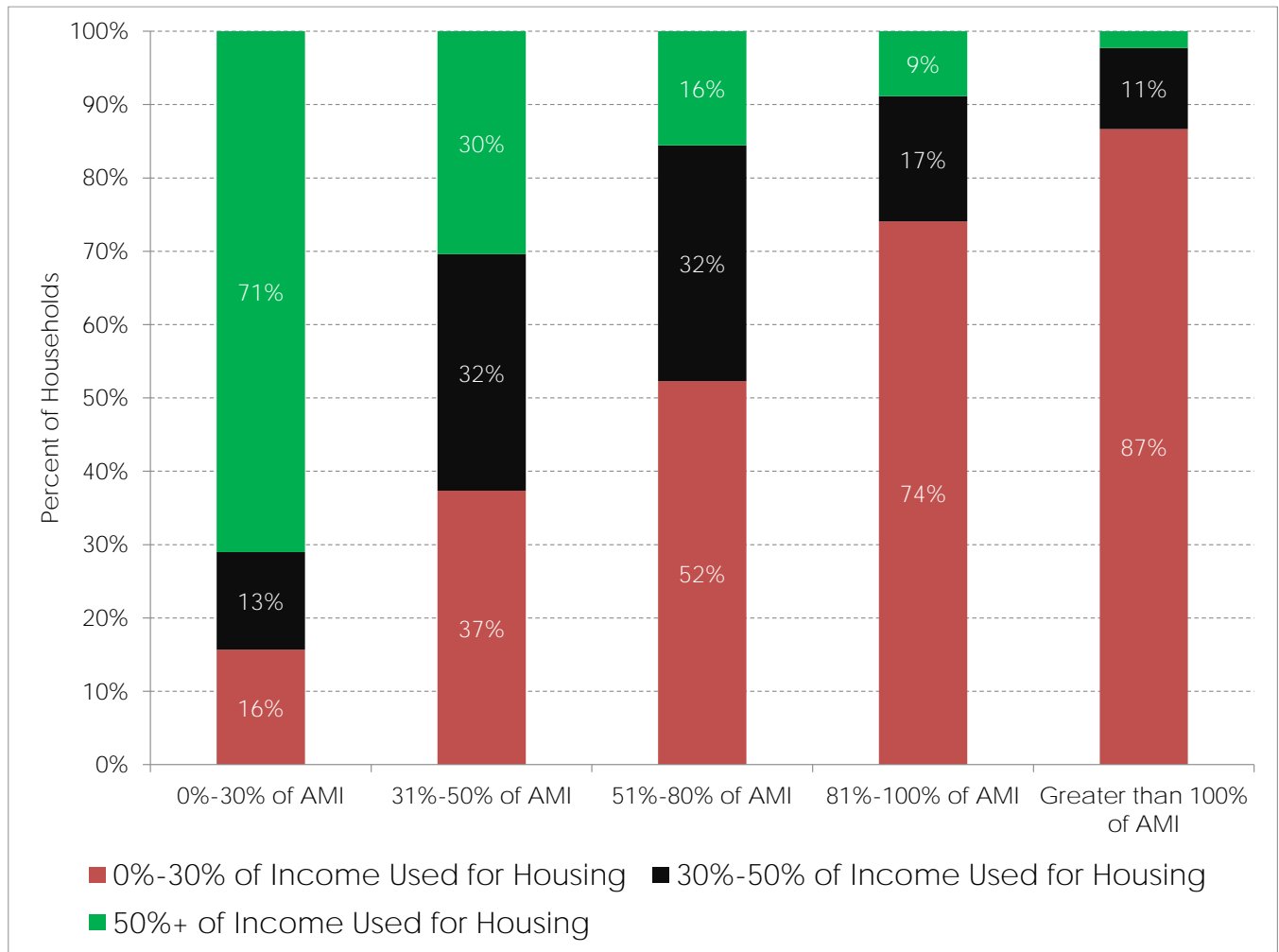
Source: HUD, CHAS ACS tabulation, 2013–2017 release.

As a special needs group, seniors are unique in some respects. As shown on Table 2-15, the vast majority (80%) of Walnut Creek’s senior households are homeowners. According to the 2013–2017 CHAS ACS tabulation, 10,755 (or 54%) of the City’s 19,795 homeowner households are senior households. This is a high percentage, considering that senior households represent approximately 43% of the total households in the City. Furthermore, of the total 10,755 senior homeowner households in Walnut Creek, 5,120 (or 48%) have above median incomes.

While the majority of senior households in Walnut Creek have incomes above 80% of the AMI, it is important to recognize that 1,295 (or 48%) of senior renter households have incomes below 50% of the AMI, making very low-income senior renters a demographic in the City that should be considered when planning for housing. Furthermore, as shown on Figure 2-31, Cost-Burdened Senior Households by Income Level, 71% of seniors with incomes below 30% of the AMI spend more than 50% of their income on housing costs. In comparison, 87% of seniors with income above 100% of the AMI spend less than 30% of their income on housing costs. This illustrates an obvious disparity in cost burden between those with the lowest and highest incomes.



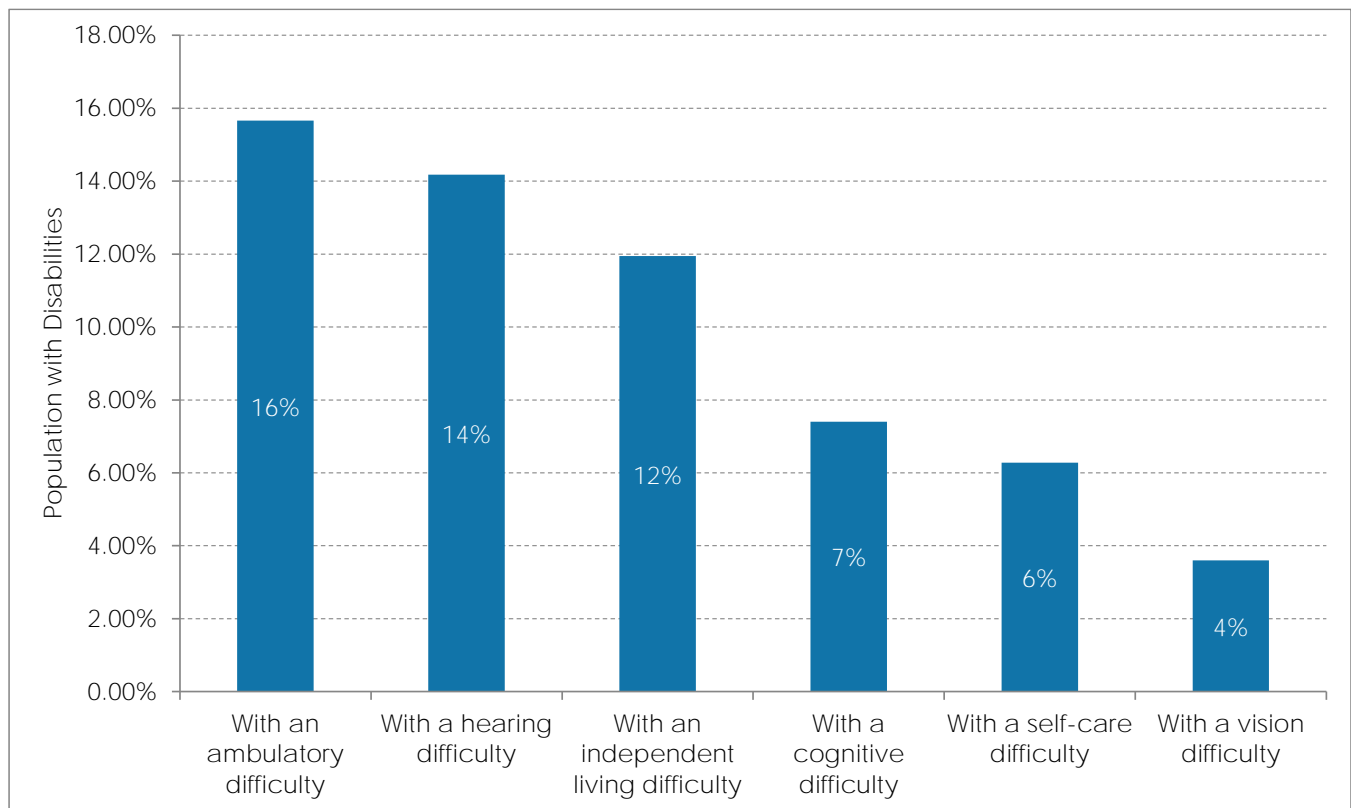
**Figure 2-31. Cost-Burdened Senior Households by Income Level**



Source: HUD, CHAS ACS tabulation, 2013–2017 release.

Seniors typically have additional physical and social needs. As shown on Figure 2-32, Disability by Type – Seniors (Age 65 or Older), the most commonly occurring disability among seniors is an ambulatory disability, which 16% of seniors in the City experience. Ambulatory disabilities are those that result in serious difficulty walking or climbing stairs, which requires housing that is more accessible to transportation, in-house assistance, and housing options with more accessible accommodations.

**Figure 2-32. Disability by Type – Seniors (Age 65 or Older)**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

In terms of housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. Seniors often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Housing options that provide proximity to transportation assistance to shopping and medical facilities are often required for seniors with mobility issues.

### **2.6.1.2 Resources and Services for Seniors**

Walnut Creek currently has a number of existing programs and services available exclusively to or primarily for seniors. These services are outlined in Table 2-21, Special Needs Resources (All Populations), in Section 2.6.7, Special Needs Resources (All Populations).

Furthermore, the Consolidated Action Plan includes the following goals to address any gaps in senior housing and services:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.

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- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Enhance the quality of life of senior citizens and frail elderly and enable them to maintain independence.
- Assist in providing opportunities and services to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- Provide down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- Provide home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for organizations that provide critical services to seniors and frail elderly including case management, legal services, and food provision.

- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.
- Provide funding to support accessibility upgrades to public facilities.

## 2.6.2 Large Families

Large households are identified in State housing law as a “group with special housing needs based on the generally limited availability of adequately sized, affordable housing units.” Large households are defined as those with five or more members. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low incomes of larger families, results in many large families living in overcrowded conditions.

### 2.6.2.1 Needs Assessment for Large Families

According to the 2015–2019 ACS 5-Year Data, there are 31,390 households in Walnut Creek (Figure 2-33, Households by Household Size). Of that total:

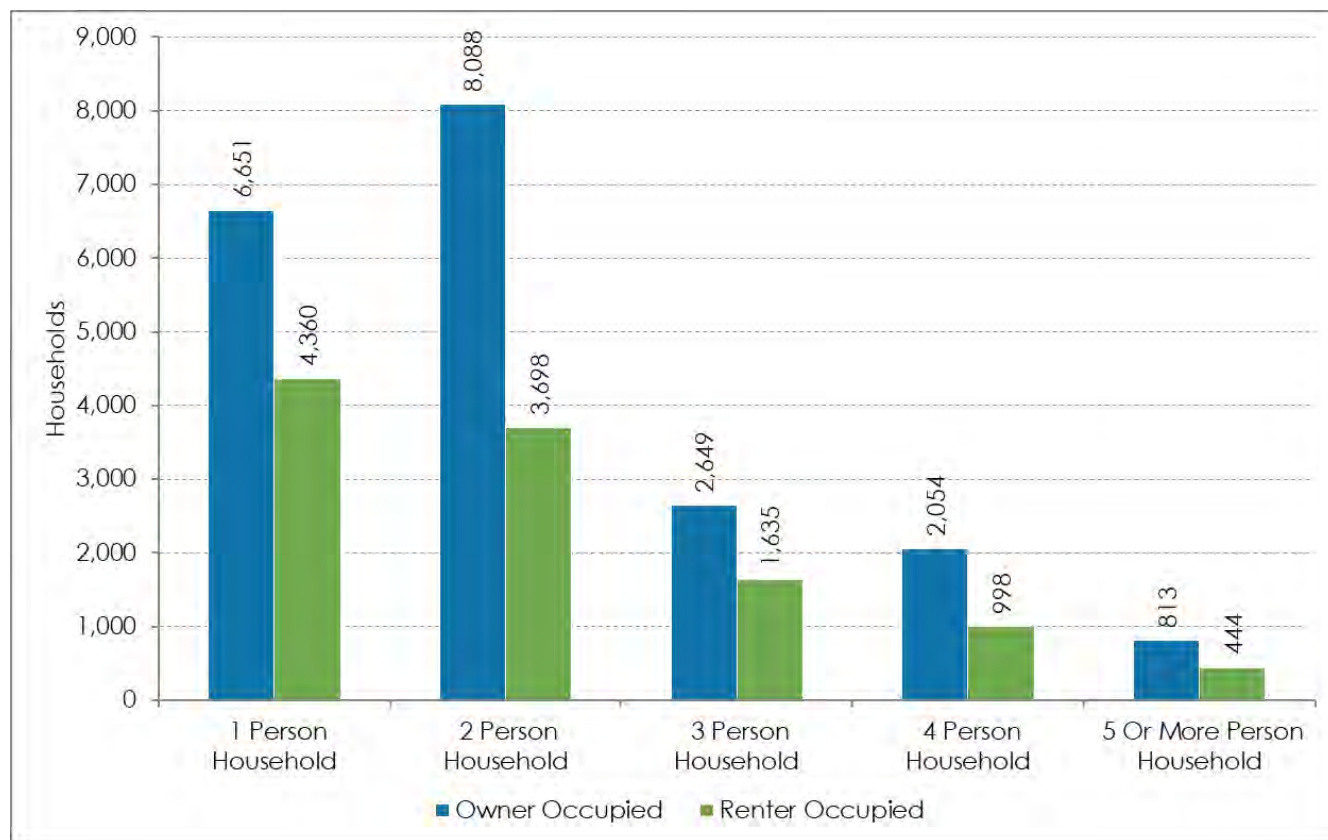
- 11,135 were renters, and 20,255 were homeowners.
- 1,257 (or 4%) were large family households (with five or more members).
- 444 (or 4%) of the total 11,135 renter households were large family households.
- 813 (or 4%) of the total 20,255 homeowner households were large family households.

The most common household size is two people (38%), and the second most common household size is one person (35%).

Compared to the Bay Area (Table 2-16, Households by Household Size (Regional)), Walnut Creek has the following:

- A higher share of single-person households than the Bay Area overall (35% versus 25%).
- A lower share of five+-person households than the Bay Area overall (4% versus 11%).

**Figure 2-33. Households by Household Size**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25009.

**Table 2-16. Households by Household Size (Regional)**

Geography	1-Person Household	2-Person Household	3-4-Person Household	5-Person or More Household
Walnut Creek	11,011	11,786	7,336	1,257
Contra Costa County	86,232	124,699	135,005	48,833
Bay Area	674,587	871,002	891,588	294,257

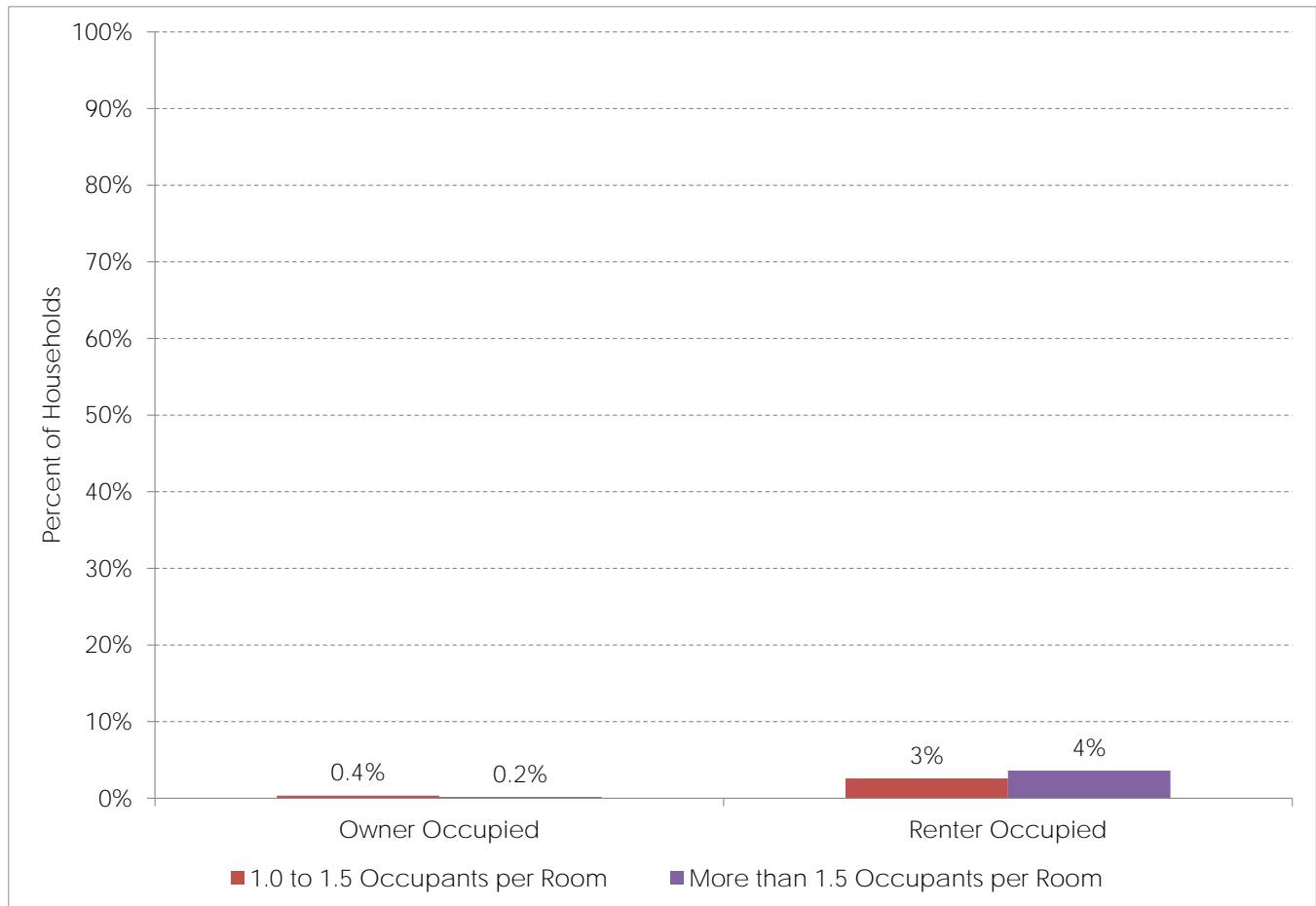
Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B11016.

As mentioned previously, the ACS defines “overcrowding” as a unit with more than one person per room and “severe overcrowding” as a unit with more than 1.5 people per room.

As shown on Figure 2-34, Crowding by Tenure and Severity, the incidence of overcrowding in Walnut Creek falls below 7% (2,116 units of the total 31,390 occupied housing units in the City are overcrowded), suggesting that the City has an adequate supply of larger homes to

accommodate its households. However, nearly 92% (or 1,945 households) of the total 2,116 overcrowded households in Walnut Creek are renter households, pointing to a need for larger rental units. More specifically, 812 renter households are overcrowded, and 1,133 are severely overcrowded. In contrast, 112 owner households are overcrowded, and 59 are severely overcrowded.

**Figure 2-34. Crowding by Tenure and Severity**



Source: HUD, CHAS ACS tabulation, 2013–2017 release.

### **2.6.2.2 Resources and Services for Large Families**

Walnut Creek currently has a number of existing programs and services available to large families. These services are outlined in Table 2-21, Special Needs Resources (All Populations), in Section 2.6.7.

The Consolidated Plan includes the following goals to address the availability of quality housing, including housing for large families:

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- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- Provide down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- Provide home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.

#### 2.6.3 People with Disabilities

The Americans with Disabilities Act defines a person with a disability as a person having a physical or mental impairment that substantially limits one or more major life activities. People with disabilities have special needs and many earn little income, have high healthcare costs, are dependent on supportive services, and/or require special accessibility accommodations, such as access ramps or elevators.

People with disabilities face unique problems obtaining adequate housing. This specific segment of the population, which includes individuals with mental, physical, and developmental disabilities, requires affordable housing conveniently located near needed services that is specially adapted for their specific needs. Living arrangements for people with disabilities depend on the severity of the disability and can include arrangements such as living at home in an independent environment with the help of other family members, special housing design features for those with physical disabilities, income support for those unable to work, and in-home supportive services for people with medical conditions.

##### 2.6.3.1 People with Physical and Mental Disabilities

Physical and mental disabilities can hinder access to housing units of conventional design and limit the ability of the individuals with disabilities to earn an adequate income. The proportion of individuals with physical disabilities is increasing nationwide due to overall increased longevity and lower fatality rates. Individuals with mental disabilities include those disabled by a mental illness or injury, including schizophrenia, Alzheimer's disease, and conditions related to brain trauma. Disabilities tabulated by the census include sensory, physical, and mental limitations.

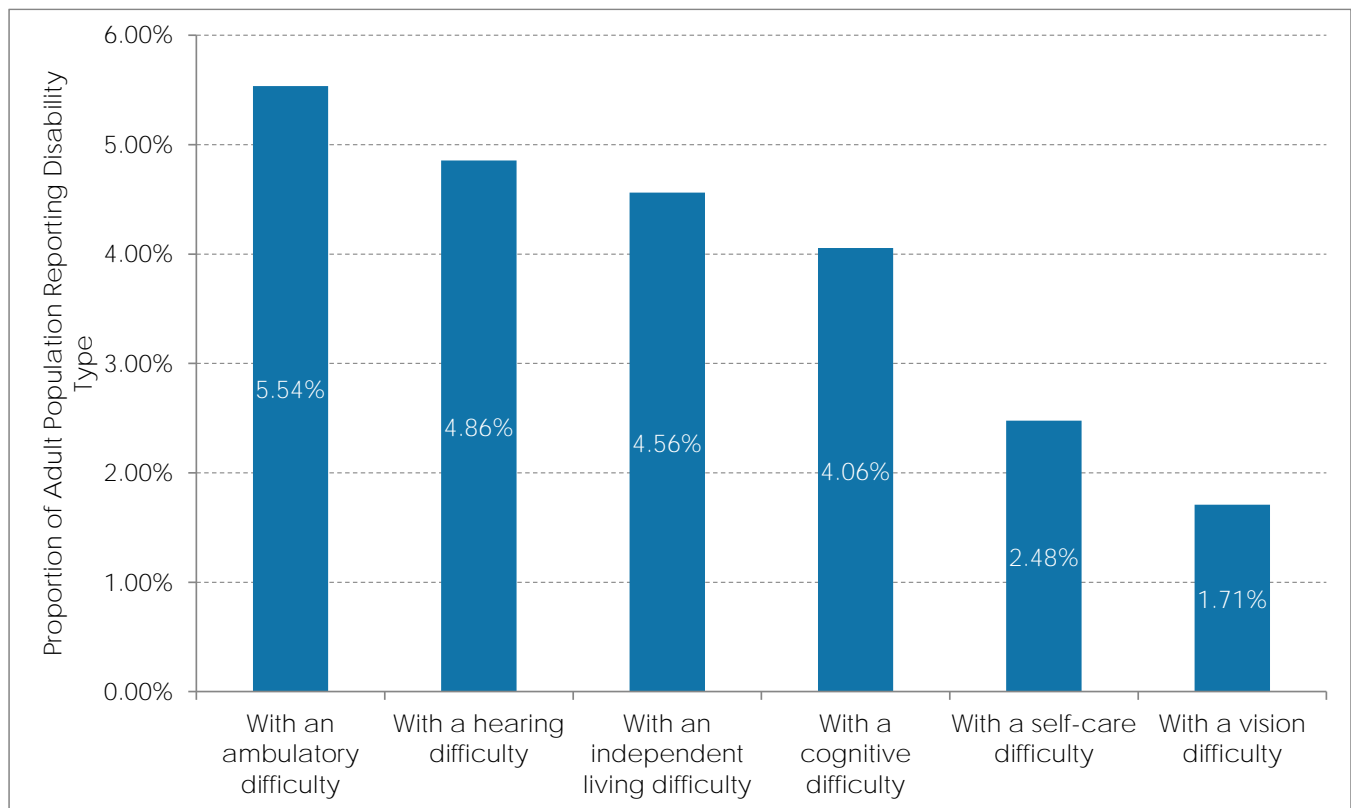
##### **Needs Assessment for People with Physical and Mental Disabilities**

According to the 2015–2019 ACS 5-Year Data, 8,545 Walnut Creek residents (approximately 12% of the City's population) were identified as having a disability. Disabilities included each of the categories tabulated by the census, with the majority of residents having a physical disability.

Figure 2-35, Disability by Type, presents the percentage of adult residents in the City with different types of disabilities, as reported by the 2015–2019 ACS 5-Year Data.



**Figure 2-35. Disability by Type**

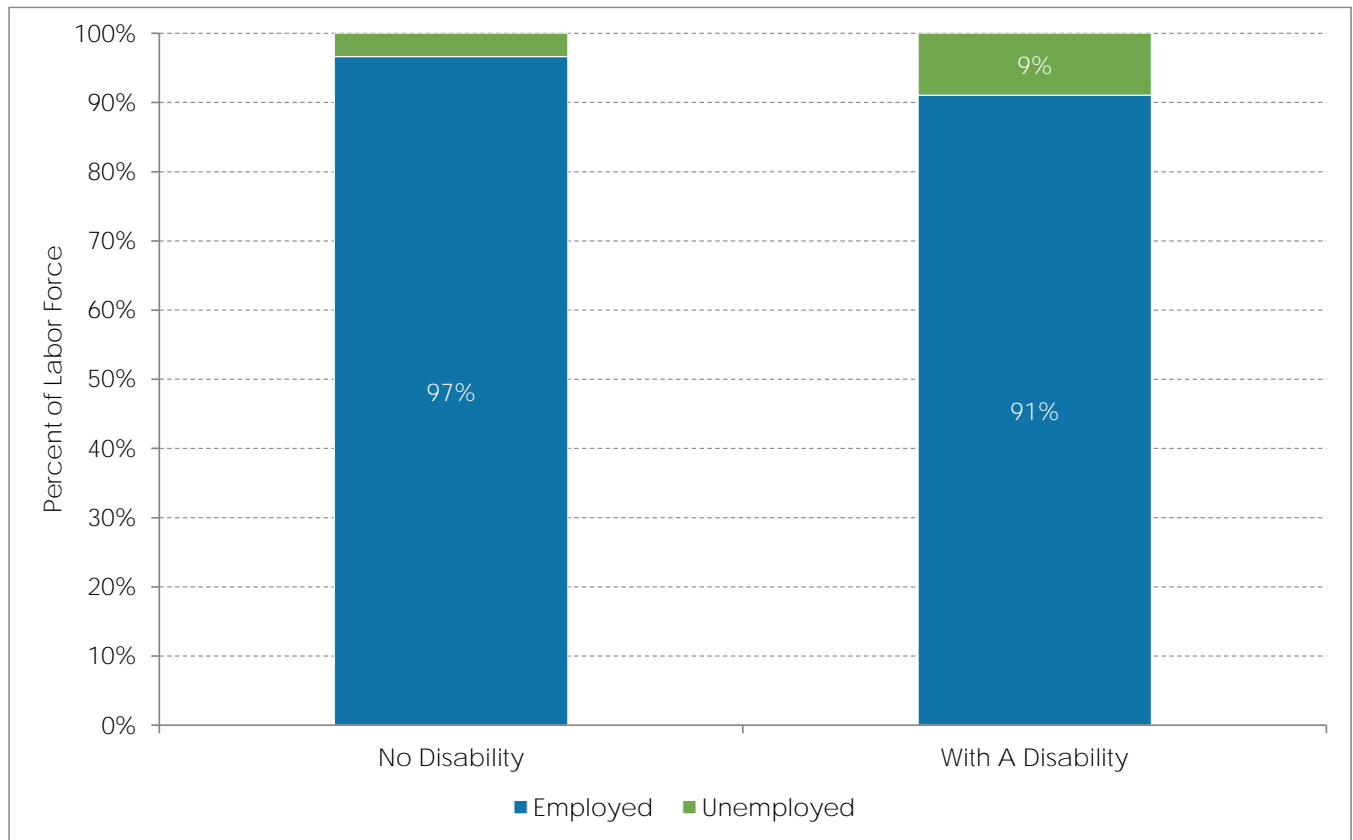


Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Per the 2015–2019 ACS 5-Year Data, 3,230 (or 16%) of the City’s 20,572 seniors live with an ambulatory disability, the most common disability for seniors as well as for all adults. As the general population ages, the City will remain vigilant to address the needs of senior residents who are part of the City’s population with disabilities (Figure 2-32, Disability by Type – Seniors (Age 65 or Older)).

Understanding the employment status of individuals with disabilities may also be an important component in evaluating specialized housing needs. In Walnut Creek, 91% of the population with a disability are employed compared to 97% of the population with no disability. Conversely, the City’s unemployment rate for individuals with a disability is higher than it is for those with no disability (9% and 3%, respectively) (Figure 2-36, Disability by Employment Status). Overall, because individuals with a disability are less often employed, they may require more assistance with finding affordable housing options.

**Figure 2-36. Disability by Employment Status**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table C18120.

### **2.6.3.2 People with Developmental Disabilities**

Pursuant to California Welfare and Institutions Code, Section 4512(a), developmental disabilities are those disabilities that begin before adulthood and include intellectual disability, cerebral palsy, epilepsy, autism, and those disabling conditions that are closely related to intellectual disabilities or require treatment similar to that of those with intellectual disabilities. This definition does not include handicapping conditions that are solely physical in nature.

Using this definition as a benchmark for the purpose of this analysis, data provided by the ACS for the City’s population with cognitive difficulties was used to quantify the total number of people with developmental disabilities. The definition of a “cognitive difficulty” provided by the ACS includes those resulting “because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.” Therefore, the ACS data used the definitions provided by the California Welfare and Institutions Code.

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#### **Needs Assessment for People with Developmental Disabilities**

As mentioned previously, the 2015–2019 ACS 5-Year Data indicate that 8,545 Walnut Creek residents (approximately 10% of the City’s population) were identified as having a disability. Of this total:

- Approximately 2,787 (or 33%) have a disabling cognitive difficulty.
- Of those 2,787 residents with a disabling cognitive difficulty, approximately 1,522 are age 65 or older (or 55% of residents with a disabling cognitive difficulty).

The California Department of Developmental Services provides data on developmental disabilities by age and type of residence (Table 2-17, Developmental Disabilities by Age, and Table 2-18, Developmental Disabilities by Residence). This information includes a breakdown of the housing types in which individuals with developmental disabilities reside and a breakdown by age (minors versus adults). This data is collected at the ZIP-code level and may not perfectly match the ACS data used in this chapter. However, the data provides more context of the housing conditions of individuals with disabilities. As shown in Table 2-18, individuals with developmental disabilities typically reside with a parent, family member, or guardian. However, many individuals reside in independent/supported living or in a community care facility.

**Table 2-17. Developmental Disabilities by Age**

Age Group	value
Age 18+	210
Age Under 18	160
Totals	370

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020).

**Table 2-18. Developmental Disabilities by Residence**

Residence Type	value
Home of Parent /Family /Guardian	275
Independent /Supported Living	59
Community Care Facility	24
Intermediate Care Facility	12
Other	8
Foster /Family Home	8
Totals	386

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020).

Developmental disabilities can result in individuals with self-care and/or independent living difficulties, thereby preventing usability of housing units of typical design and function without

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personal care. Due to these individuals' ability to remember, concentrate, and make decisions, their housing opportunities are further hindered because of economic constraints. These factors together drive the need for facilities designed to accommodate individuals with developmental disabilities.

#### **Resources and Services for All Disability Types**

Fair Housing Accessibility Standards and California Administrative Code, Title 24, set forth access and adaptability requirements for those with physical disabilities. These regulations apply to public buildings such as motels, employee housing, factory-built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, wider doorways, and restroom modifications be designed to enable free access. Such standards, however, are not mandatory of new single-family residential construction, as defined in Section 10-2.1.403(A)(8) of the City's Municipal Code.

Walnut Creek currently has a number of existing programs and services available exclusively or primarily to persons with disabilities. These services are outlined in Table 2-21, Special Needs Resources (All Populations), in Section 2.6.7.

The Consolidated Plan includes the following goals to address the availability of quality housing, including housing for individuals living with a disability:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Enhance the quality of life of senior citizens and frail elderly and enable them to maintain independence.

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- Assist in providing opportunities and services to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- The City provides down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- The City provides home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for programs that provide critical services to seniors and frail elderly including case management, legal services, and food provision.
- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.
- Provide funding to support accessibility upgrades to public facilities.

#### **2.6.4 Female-Headed Household**

Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. According to the HCD's website, "female-headed households can have lower-incomes and higher living expenses and may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult."

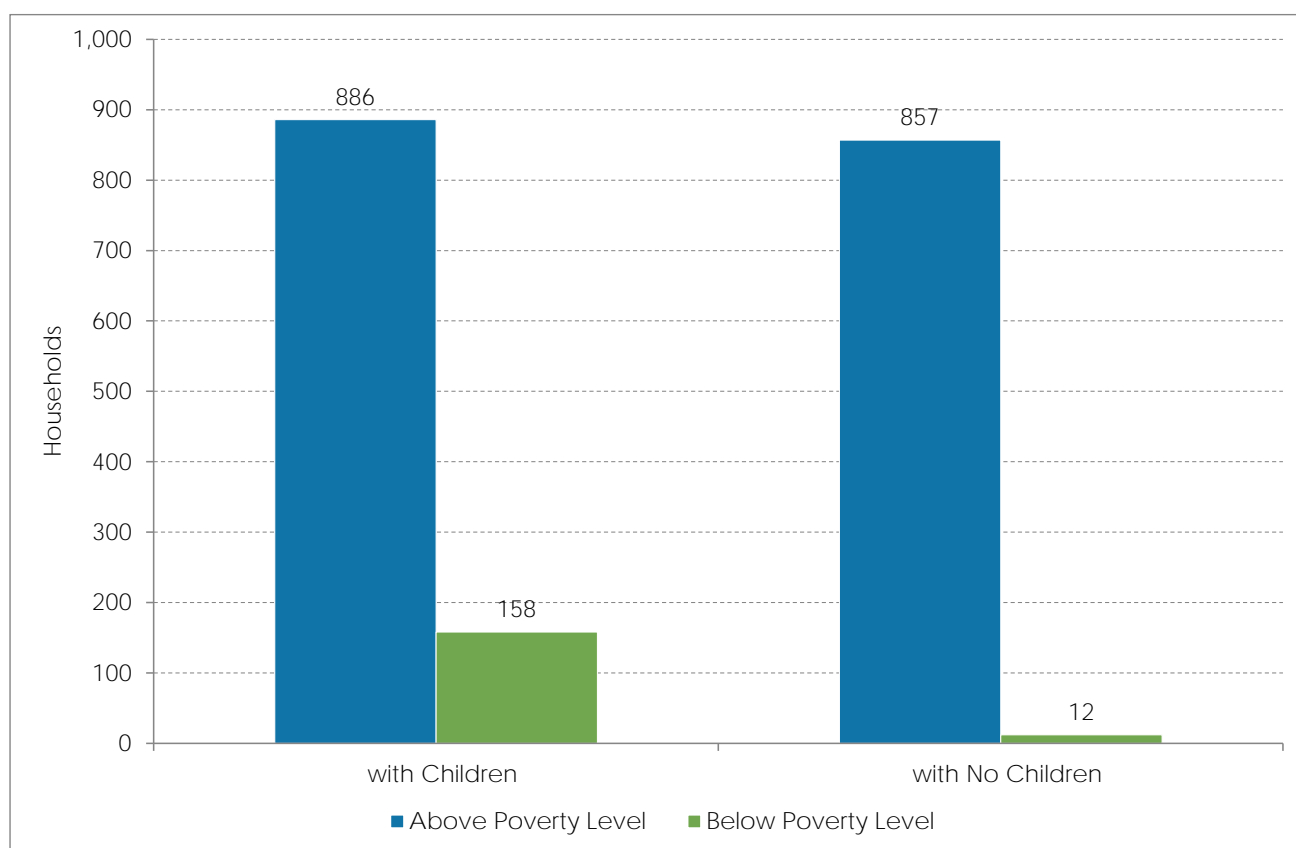
#### 2.6.4.1 Needs Assessment for Female-Headed Households

As shown on Figure 2-37, Female-Headed Households by Poverty Status, the 2015–2019 ACS 5-Year Data report 1,913 female-headed households in Walnut Creek. This number represents 6% of the 31,390 households in the City with the following additional characteristics:

- 1,044 (or 3% of total households and 55% of female-headed households) had children 18 years or younger.
- 170 (or 0.5% of total households and 9% of female-headed households) live below the poverty level.

Overall, Walnut Creek has a small female-headed household population. However, services and housing are still needed for these families.

**Figure 2-37. Female-Headed Households by Poverty Status**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B17012.

High-quality, affordable childcare is a challenging issue that affects all families but especially those headed by women. This can be a significant constraint that can prevent parents from being fully employed, resulting in lower income for the household and an inability to pay market rents or mortgages.

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Although female-headed households in Walnut Creek represent a smaller special needs group than seniors and people with disabilities, the Housing Element provides for the needs of this group through policies that promote maintenance and construction of affordable housing, specifically in areas close to commercial districts and transportation corridors.

#### **2.6.4.2 Resources and Services for Female-Headed Households**

Walnut Creek currently has a number of existing programs and services available to female-headed households. These services are outlined in Table 2-21, Special Needs Resources (All Populations), in Section 2.6.7.

The Consolidated Plan includes the following goals to address the availability of quality housing, including housing for female-headed households:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.
- Assist in providing opportunities and services to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

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The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- The City provides down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- The City provides home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for programs that provide services ensuring the well-being and safety of children and youth.
- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.
- Provide funding to assist low-income individuals and business owners to start a new microenterprise or expand existing businesses.

#### **2.6.5 Farmworkers**

The special housing needs of many farmworkers stem from their low wages and the seasonal nature of their employment. While traditional affordable housing programs and policies can also assist farmworkers, there are unique needs that must be analyzed and addressed.

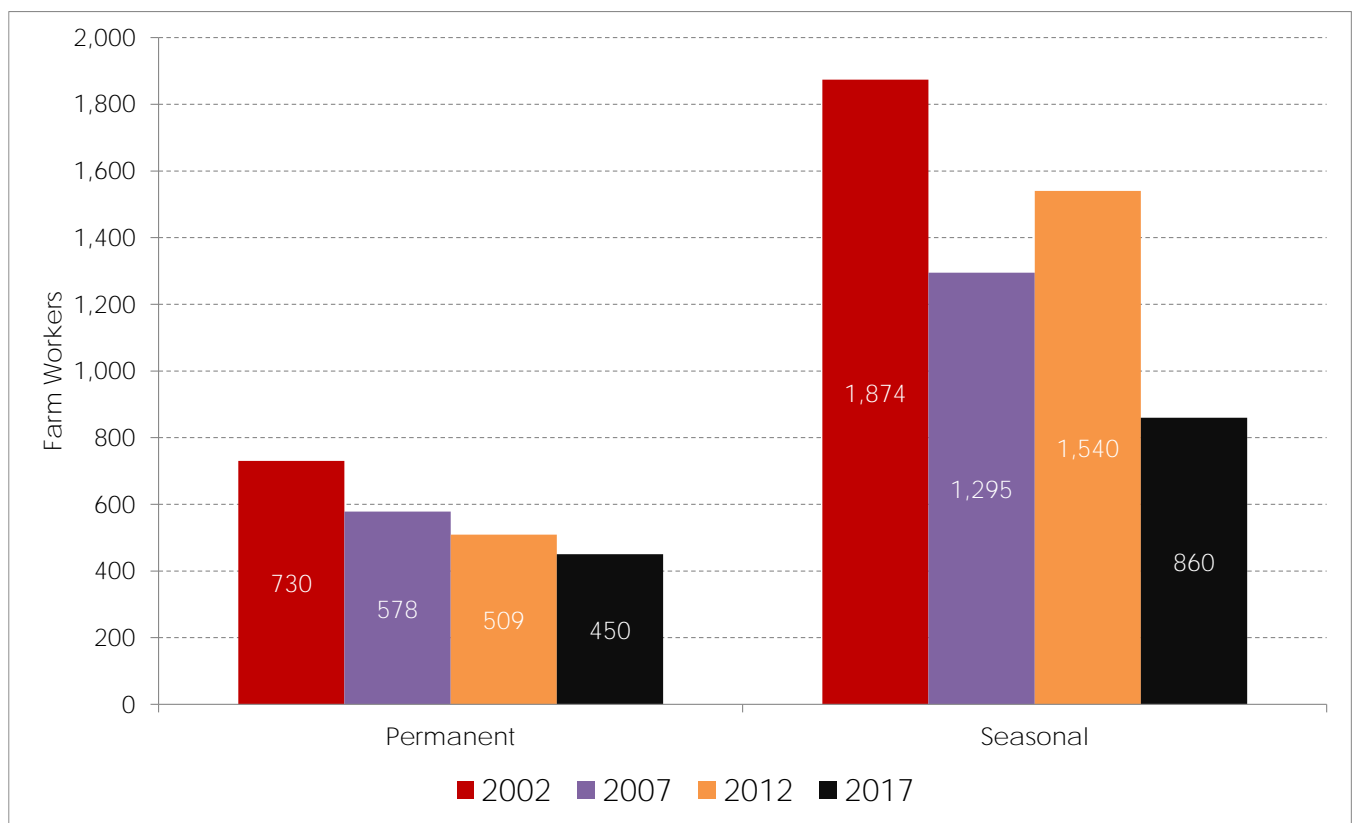
In January 2022, ABAG prepared a Farmworker Toolkit as a resource for Bay Area cities to identify farmworker needs. According to the Farmworker Toolkit, the Bay Area has shifted away from its historically agricultural economic base. However, Bay Area counties have continued to preserve their agricultural roots because many farmworkers live within Bay Area cities while commuting long distances for work. These farmworkers are considered permanent residents in their home communities. The Farmworker Toolkit presents data at the state level, and the ABAG Housing Needs Data presents data at the county level. Farmworker data available for this section is not presented at a city level.



### 2.6.5.1 Needs Assessment for Farmworkers

According to the 2017 U.S. Department of Agriculture’s Census of Farmworkers, there are 450 permanent and 860 seasonal farmworkers in Contra Costa County. These individuals make up 0.1% of the Contra Costa County population (see Figure 2-38, Farm Operations and Farm Labor by County (Contra Costa County)). Estimates of the farmworker population in Contra Costa County include hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors).

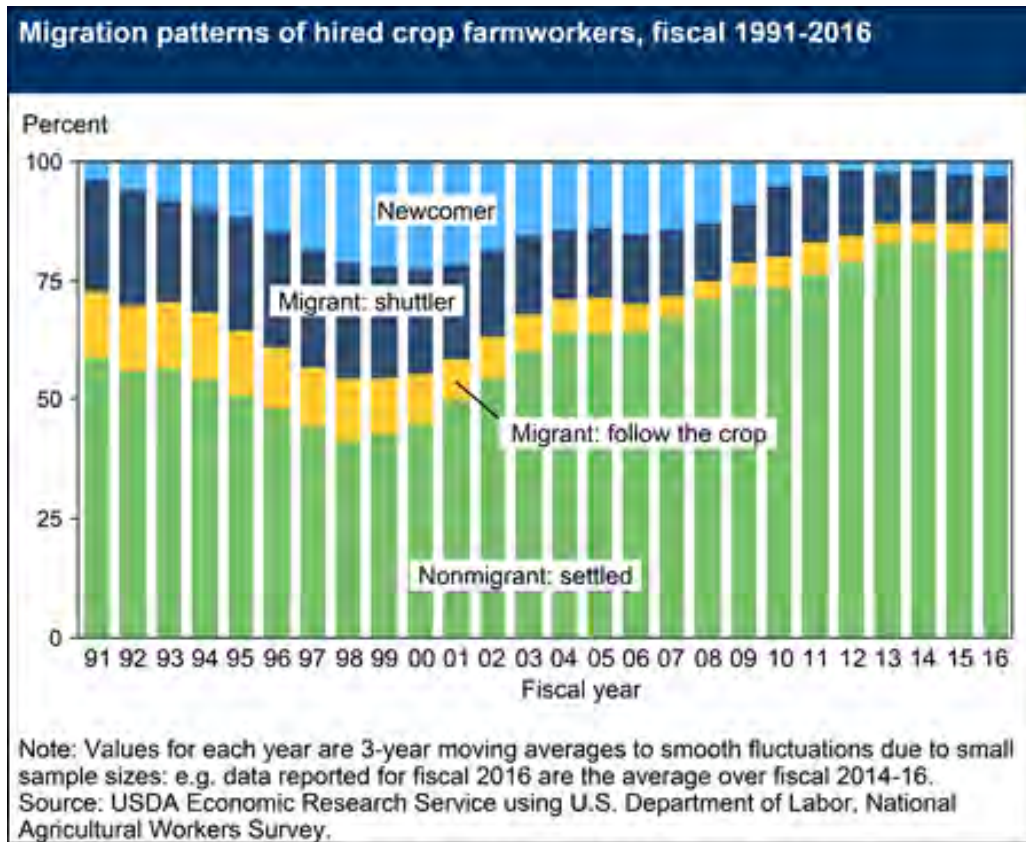
**Figure 2-38. Farm Operations and Farm Labor by County (Contra Costa County)**



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

According to the Farmworker Toolkit provided by ABAG, over the past two decades, there has been a shift to a more permanent workforce for many farms, shifting the bulk of the affordable housing need from seasonal to permanent. As shown on Figure 2-39, Farmworker Migration Patterns, more than 80% of hired crop farmworkers are not migrant workers, but rather, settled. This means that they work at a single location within 75 miles of their home. Among the smaller share of migrant workers are those who migrate from state to state, working on different crops as seasons advance, those who are shuttled across international borders, and newcomers who have not established a migration pattern.

**Figure 2-39. Farmworker Migration Patterns**



Source: U.S. Department of Agriculture Economic Research Services, Farm Labor Webpage.

Among other issues, farmworkers typically face low wages, leading to high rates of housing cost burden for farm working families. According to the BLS, California mean farmworker wages range from \$30,370 to \$42,480 per year (see Figure 2-40, California Farmworker Wages). As discussed in Section 2.4.7.3, the median contract rent in the City is \$2,750. This means that a worker would have to make \$9,167 per month (\$110,004 per year) to avoid being housing cost-burdened (spending more than 30% of their household income in housing costs).

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Figure 2-40. California Farmworker Wages

Occupational Employment and Wages, May 2020	Employment	Employment (per thousand jobs)	Location quotient (1)	Hourly mean wage	Annual mean wage
<a href="#">Farmworkers and Laborers, Crop, Nursery, Greenhouse (45-2092)</a>	200,130	12.18	5.76	\$ 14.60	\$ 30,370
<a href="#">Farmworkers, Farm, Ranch and Aquacultural Animals (45-2093)</a>	2,290	0.14	0.53	\$ 16.54	\$ 34,400
<a href="#">Agricultural Workers, All Others (45-2099)</a>	1,390	0.08	1.82	\$ 20.42	\$ 42,480
<a href="#">Agricultural Equipment Operators (45-2091)</a>	7,060	0.43	2.04	\$ 16.55	\$ 34,420

Source: BLS, California Farmworker Wages (May 2020).

Finally, the Farmworker Toolkit states that based on recent studies in the greater Bay Area (San Mateo and Monterey County), the following issues affect farmworkers:

- High unmet needs for agricultural workforce housing;
- Housing that is often in poor repair and overcrowded;
- Financial needs to support small agricultural producers/employers and employees that cannot afford market rate housing;
- Difficulty attracting and retaining employees as a result of low housing availability;
- Sharp decline in foreign agricultural workers and a shift to more permanent workers (2002 permanent workers equaled 38%; 2017 permanent workers equaled 49%); and
- Need for farmworker housing that accommodates families in urban communities.

Ultimately, less than 2% of Walnut Creek residents are employed as farmworkers, and there are no parcels within the City that are zoned for agricultural use. Given the minimal presence of farm workers in the community, the City has not identified a need for specialized farm worker housing. Still, there are a number of existing programs and policies applicable to the needs of farmworkers that the City provides.

#### 2.6.5.2 Resources and Services for Farmworkers

Walnut Creek currently has a number of existing programs and services that are not specific to, but rather available for, farmworker families. These services are outlined in Table 2-21, Special Needs Resources (All Populations), in Section 2.6.7.

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The Consolidated Plan includes the following goals to address the availability of quality housing, including housing for farmworker households:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- The City provides down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- The City provides home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for HUD-certified fair housing providers.
- Provide funding to assist low-income individuals and business owners to start a new microenterprise or expand existing businesses.

### 2.6.6 Homelessness, Transitional Housing, and Emergency Shelters

Throughout California, homelessness has become a substantial issue. Previous factors contributing to the rise in people experiencing homelessness included the general lack of housing affordable to lower-income people, increases in the number of people whose incomes fall below the poverty level, reductions in public subsidies, the de-institutionalization of those with mental illness, and increasing substance abuse issues. The increase in the number of layoffs and the loss of employment during the COVID-19 pandemic have likely contributed to an increase in this population because these effects resulted in the inability to afford housing. Any impacts of the COVID-19 pandemic on homelessness in Contra Costa County likely continued beyond the lifting of eviction moratoriums and resulted in a further increase in people experiencing homelessness.

#### 2.6.6.1 Needs Assessment for Homelessness

According to the published August 2020 Contra Costa County Annual Point in Time Count Report conducted in January 2020, 2,277 individuals are experiencing homelessness in Contra Costa County. The Point in Time count equates to 1,972 households of which 92 households (5%) were families with children. These 92 households are composed of 261 individuals, 80 of whom are unsheltered. The remaining 1,880 households (95%) were solely adults. Furthermore, a total of 1,570 (70%) people experiencing homelessness are unsheltered (Table 2-19, Homelessness by Household Type and Shelter Status (Contra Costa County)).

**Table 2-19. Homelessness by Household Type and Shelter Status (Contra Costa County)**

	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered – Emergency Shelter	0	152	398
Sheltered Transitional Housing	0	49	108
Unsheltered	0	80	1,490

Source: Contra Costa Health Services: Health, Housing, and Homeless Services Division Contra Costa County: Annual Point in Time Count Report (2020).

An important consideration about homelessness is that it does not have a universal solution. Providing housing is not enough; individuals experiencing homelessness may also suffer from chronic substance abuse, HIV/AIDS, mental illness, and domestic violence. It is important for cities to consider these different issues to better address homelessness.

As shown in Table 2-20, Characteristics for the Population Experiencing Homelessness (Contra Costa County), residents experiencing homelessness suffer mostly from chronic substance abuse and severe mental illness. This calls for permanent supportive housing with available services to address these issues.

**Table 2-20. Characteristics for the Population Experiencing Homelessness (Contra Costa County)**

	Severely Mentally Ill	Chronic Substance Abuse	Veterans	HIV/AIDS	Victims of Domestic Abuse
Sheltered – Emergency Shelter	176	94	32	7	23
Sheltered – Transitional Housing	10	9	17	0	8
Unsheltered	740	770	68	10	493

Source: HUD, Continuum of Care Homeless Populations and Subpopulations Reports (2020).

#### 2.6.6.2 Homelessness Trends and Patterns

The City of Walnut Creek has a multi-faceted approach to addressing homelessness. This work – both directly and through various other public agencies and private service providers – has given the City important knowledge of local homelessness conditions, trends, concentrations, and patterns.

The City’s work involves the following:

- The Police Department has developed a Homeless Outreach Program (HOP) team, which partners with local and county homeless service centers to provide assistance to residents experiencing homelessness. The HOP team is comprised of specially assigned trained officers, who work directly with unhoused resident and connect them to available resources.
- In contract with Contra Costa County, the City has a full-time Coordinated Outreach, Referral, Engagement (CORE) team of two social workers. The CORE team does outreach work with unsheltered individuals in Walnut Creek to provide health and basic need services, and to help secure permanent housing.
- For more than 10 years, Walnut Creek has worked with Trinity Center, a non-profit that serves as the local navigation center. Five days a week, Trinity Center offers those experiencing homelessness and those who are living in poverty, a range of emergency services coupled with individualized case management support and essential functions such as meals (breakfast and lunch), showers, laundry, clothing, computer, and telephone access. From December through March each year, Trinity Center operates a winter night shelter program, in partnership with the City, at the local National Guard Armory.
- Finally, the City is an active member of the Walnut Creek Homeless Task Force (WCHTF), a collaboration dedicated to identifying potential solutions, actions, and resources for residents experiencing homelessness.



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#### Homelessness Concentrations

As reported by the HOP, ***Walnut Creek experiences homelessness concentrations in the Core Area of the City, where the Walnut Creek BART Station is located.*** Homeless concentrations near transportation hubs are a common trend in the United States, as public transportation provides access and shelter. A 2021 report titled “Homelessness in Transit Environments Volume II: Transit Agency Strategies and Responses” published by the University of California Los Angeles (UCLA Study) states the following:

*“In the U.S., over 500,000 people lack a stable roof over their heads on any given night (U.S. HUD, 2020). With few other places for unhoused individuals to turn, transit settings such as buses, train cars, bus stops, and train stations often represent sites of visible homelessness in U.S. cities, especially since the advent of the Coronavirus Disease 2019 (COVID-19) pandemic.”*

While concentrations of homelessness near transit hubs is a common trend across California, this concentration provides the City with insight into the needs of unhoused residents. According to the UCLA Study, another study performed in 2011 in Santa Clara County found that a significant portion of unhoused individuals use public transportation as a safe shelter due to dissatisfaction with local shelters, as well as safety. The UCLA Study states the following:

*“A 2011 study surveyed unhoused individuals sleeping overnight in buses in Santa Clara County, California (Nichols and Cázares, 2011). Of 49 interviewees, about two thirds reported that the 24-hour bus line was their only shelter or one of their usual shelters; many slept on the bus every day. Respondents cited dissatisfaction with shelter rules as a major reason for sleeping on the bus, while safety was another important consideration, especially for women. This study offers insights on who tends to use the bus as shelter, and why they do so.”*

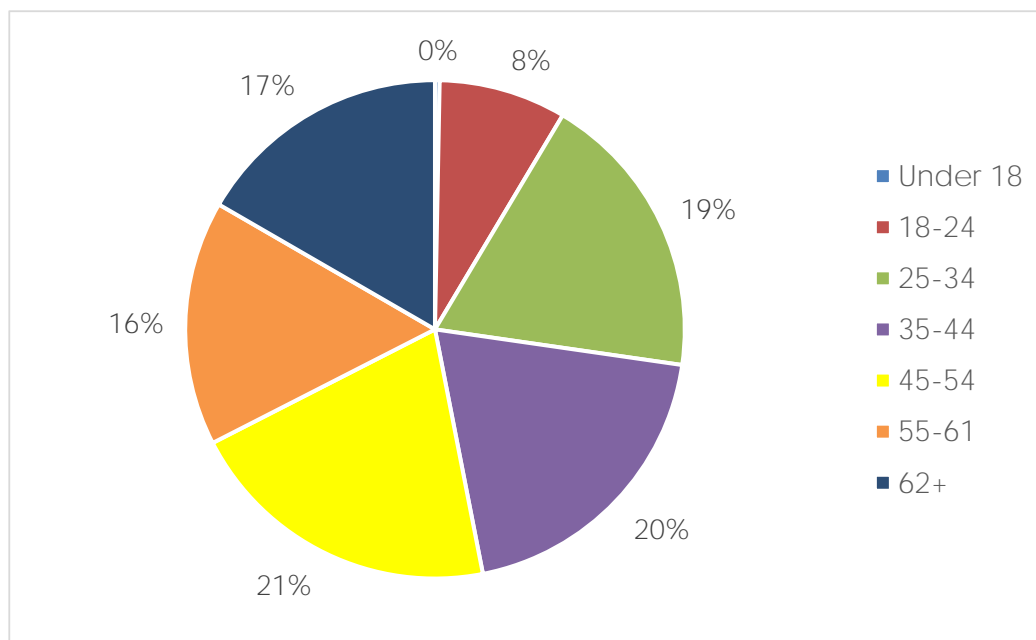
In addition to the Core Area, the HOP reports citywide homelessness “hot spots” resulting from building vacancies. Specifically, when properties become disused and become slated for demolition, the HOP will find an increase in concentration. Similar to public transportation, vacant properties provide unsheltered individuals with the shelter and safety that they cannot find in local shelters.

### **Homelessness Characteristics and Trends**

#### **Age:**

The Trinity Center provides services to residents experiencing homelessness. From July to December 2022, the Trinity Center served 667 individuals, who self-reported their age. Figure 2-41, Trinity Center Service Recipients Age Distribution (July – December 2022), portrays the age distribution of the 667 service recipients. Based on this data, the unhoused population served by the Trinity Center, which includes Walnut Creek residents, is primarily made up of individuals aged 18 – 54 years old. Although this population is largely concentrated on working-age adults, seniors make up 17% of the population.

**Figure 2-41. Trinity Center Service Recipients Age Distribution (July – December 2022)**



Source: Trinity Center, July to December 2022.

#### **Conditions:**

As reported by the HOP, ***mental illness and substance abuse are the two conditions most commonly observed in Walnut Creek residents experiencing homelessness.*** Particularly, the HOP considers the extremely addictive nature of fentanyl to be a major contributor to substance abuse in the unhoused community.

The Contra Costa Continuum of Care publishes an annual report with a summary of services provided to residents who accessed homeless services. The 2021 Contra Costa Continuum of Care on Homelessness Annual Report (2021 CoC Report) states that 71% of the households served in Contra Costa County reported having a disabling condition. Mental health (46%) is the most common disability among households served in Contra Costa County, followed by chronic



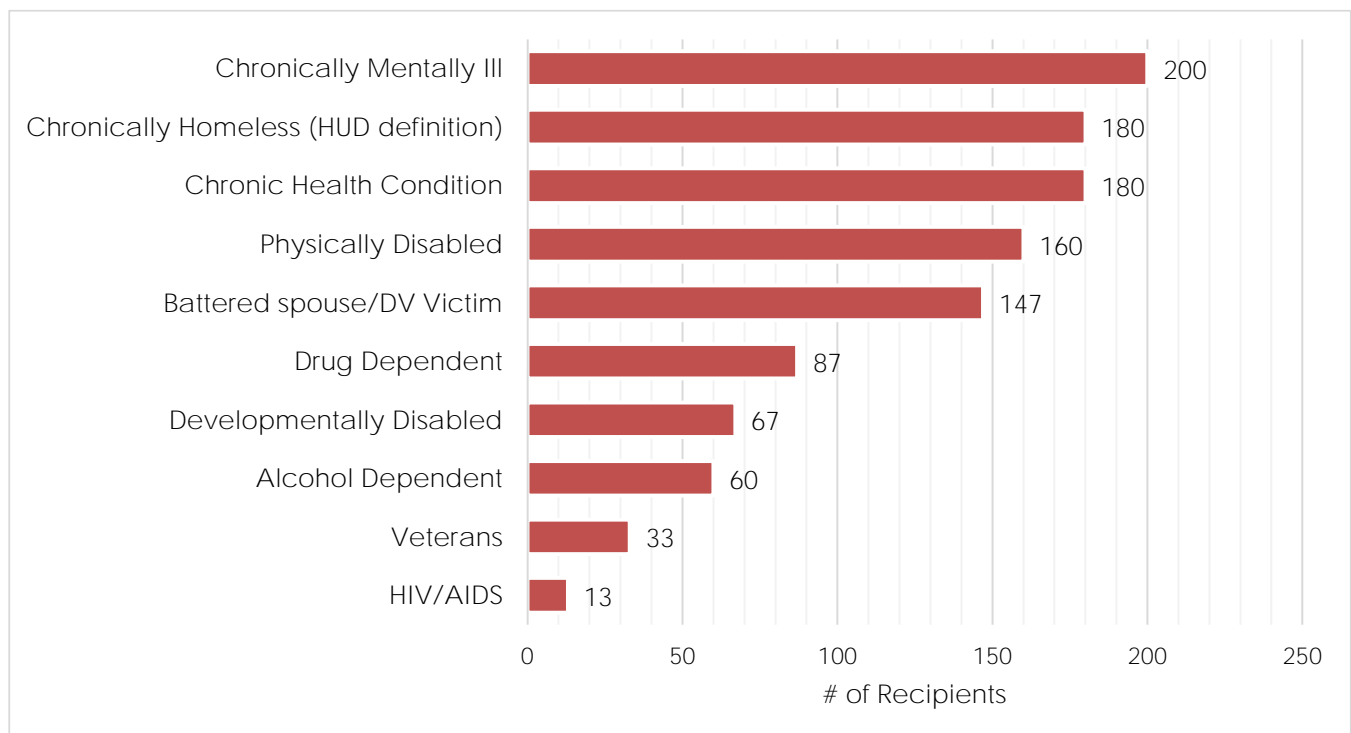
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health (36%), physical disability (34%), substance use disorder (16%), and developmental disabilities (16%). While the City of Walnut Creek does not have specific data on such demographics, the 2021 CoC Report provides some insight into the characteristics of the unhoused population in Walnut Creek.

The WCHTF also reports mental illness, substance abuse, and behavioral problems as commonly observed conditions. However, through their experience, they have also learned that the unhoused population has changed and that the conditions they observe now have increased in the last few years. In addition to collecting data on the age of service recipients, the Trinity Center collects data on their characteristics. Figure 2-42, Trinity Center Service Recipients Characteristics (July – December 2022) shows the results of the data gathered. It is important to note that the Trinity Center does not provide services to Walnut Creek residents, exclusively. Therefore, it is difficult to determine the exact number of unhoused Walnut Creek residents who received services. However, this data provides some insight into what the unhoused population looks like in the city.

**Figure 2-42. Trinity Center Service Recipients Characteristics (July – December 2022)**



Source: Trinity Center, July to December 2022.

#### **Gender:**

As the CORE program engages residents experiencing homelessness, it gathers demographic data, such as gender. Between July and December 2022, the C.O.R.E. program made contact

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with 106 individuals. Of the total, 50 (or 47.2%) identified as female, 55 (or 51.9%) as male, and one (or 0.9%) as a gender other than singularly female or male. While the CORE program's sample does not represent the entire unhoused population, it provides an insight into the probable demographics of the City's unhoused residents.

#### **Race:**

The CORE program also gathers data on racial demographics. Figure 2-43, CORE Program Service Recipients Race (July – December 2022), presents the race distribution of CORE program recipients. While the CORE program's sample does not represent the entire unhoused population, it provides an insight into the probable demographics of the City's unhoused residents.

**Figure 2-43. CORE Program Service Recipients Race (July – December 2022)**

Race	Total	%
American Indian, Alaska Native, or Indigenous	8	7.55%
Asian or Asian American	2	1.89%
Black, African American, or African	29	27.36%
Client doesn't know	1	0.94%
Multi-racial	11	10.38%
Native Hawaiian or Pacific Islander	2	1.89%
White	53	50.00%
<b>Total</b>	<b>106</b>	<b>100%</b>

Source: CORE Program, July to December 2022.

#### **Tenure:**

The CORE program also asks service recipients to disclose the total number of months that they have experienced homelessness. Figure 2-44, CORE Program Service Recipients' Tenure (July – December 2022), shows the tenure distribution of CORE program recipients. While the CORE program's sample does not represent the entire unhoused population, it provides an insight into the probable demographics of the City's unhoused residents.

**Figure 2-44. CORE Program Service Recipients' Tenure (July – December 2022)**

Total Months Homeless In Lifetime	Total	%
0-6	29	27.36%
07-12	20	18.87%
13-24	13	12.26%
25-36	15	14.15%
37-48	11	10.38%
49-60	2	1.89%
Over 5 Years	17	16.04%
<b>Total</b>	<b>106</b>	<b>100%</b>

**Source:** CORE Program, July to December 2022.

Finally, the HOP has observed an increase in the number of Walnut Creek residents experiencing homelessness in the last decade. Although there is a lack of data, the HOP considers increased housing costs and the widespread availability, low cost, and extremely addictive nature of fentanyl to be the two most significant factors leading to their observed increase in homelessness.

#### 2.6.6.3 Resources and Services for Homeless

In Contra Costa County, homelessness is addressed regionally by the Contra Costa County Continuum of Care program, a program designed to assist individuals and families experiencing homelessness by providing services that are needed to help these individuals and families move into permanent housing, with the goal of long-term stability. Walnut Creek provides funding, community outreach and coordination for these regional efforts through actions including the following:

- Participates in the Contra Costa County Consortium and preparation of the Consolidated Plan which includes objectives and strategies to reduce and alleviate homelessness.
- Active membership in the Homeless Task Force, Contra Costa County CDBG Consortium, HOME Consortium, the Association of Bay Area Governments, the East Bay Housing Organizations, and the Council on Homelessness.
- Provides a conditional use permit to the Trinity Center, as has been done for the past 6 years, allowing for continued temporary emergency shelter services to the homeless population in Walnut Creek during the winter months.
- Provides funding for daytime drop center, outreach programs and homeless prevention services.

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- Provides funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provides funding for HUD-certified fair housing providers.
- Co-hosts an educational forum to address homelessness in the community. The purpose of the forum is not only to educate about what homelessness is, but also to teach the community about the need for affordable housing, homeless prevention efforts, and what individuals can do to help. Links to videos of past forums are posted on the City's website.

In addition, the Walnut Creek Police Department partners with local and county homeless service centers to provide assistance to individuals experiencing homelessness. The Walnut Creek Police Department also participates in monthly meetings with community members, business owners, Trinity Center staff and City staff to network and coordinate the City's activities for services and housing resources for residents experiencing homelessness. In addition, the Walnut Creek Downtown Association is committed to serving business owners by assisting the Police Officers and coordinating with business owners.

Walnut Creek and Contra Costa County currently have a number of existing programs and services for individuals experiencing homelessness. These services are outlined in Table 2-21, Special Needs Resources (All Populations), in Section 2.6.7. Furthermore, it is anticipated that HUD and the State will provide additional grant funding opportunities over the next 8 years for housing and shelter solutions for those experiencing homelessness because it is one of the State's highest priorities. This will make even more services available for individuals experiencing homelessness.

Furthermore, the Consolidated Plan includes the following goals to address the availability of housing for people experiencing homelessness:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.

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- Assist the homeless and those at risk of becoming homeless by providing funding to organizations that provide emergency shelter and transitional and permanent affordable housing with appropriate supportive services.
  - For the past 6 years the City has granted a conditional use permit to the Trinity Center, a nonprofit corporation located in Walnut Creek that provides services to the homeless population, for a temporary emergency shelter for up to 50 individuals during the winter months.<sup>2</sup>
- Reduce the incidence and risk of homelessness and assist in alleviating the needs of the homeless.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Promote fair housing activities and affirmatively further fair housing.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- The City provides down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- The City provides home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- The City provides a conditional use permit to the Trinity Center, as has been done for the past 6 years, allowing for continued temporary emergency shelter services to the homeless population in Walnut Creek during the winter months.
- Provide funding for daytime drop center, outreach programs and homeless prevention services.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.

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<sup>2</sup> Viewer.php?view\_id=12&clip\_id=4380&meta\_id=255560.

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- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.

#### **2.6.7 Special Needs Resources (All Populations)**

The City of Walnut Creek provides funding for many nonprofit organizations that provide services for special needs populations in the City. Table 2-21, Special Needs Resources (All Populations), provides the services available for all special needs populations.

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**Table 2-21. Special Needs Resources (All Populations)**

Type	Name	Phone	Additional Information	Website	Serves
Non-Profit Housing Developers	Allied Housing/ Abode Services	(510) 657-7409		abodeservices.org	All Special Needs Families
	Bay Area Community Land Trust	(510) 545-3258		bayareaclt.org	All Special Needs Families
	BRIDGE Housing	(415) 989-1111		bridgehousing.com	All Special Needs Families
	Christian Church Homes (CCH)	(510) 632-6712		cchnc.org	All Special Needs Families
	Community Housing Development Corp. (CHDC)	(510) 412-9290		chdcnr.org	All Special Needs Families
	EAH Housing	(415) 258-1800		eahhousing.org	All Special Needs Families
	East Bay Asian Local Development Corp. (EBALDC)	(510) 287-5353		ebaldc.org	All Special Needs Families
	Eden Housing	(510) 582-1460		edenhousing.org	All Special Needs Families
	Episcopal Senior Communities	(925) 956-7400		covia.org	All Special Needs Families
	Habitat for Humanity East Bay/ Silicon Valley	(510) 251-6304		habitatebsv.org	All Special Needs Families
	Housing Consortium of the East Bay	(510) 832-1382		hceb.org	All Special Needs Families
	Human Good	(925) 924-7100		humangood.org	All Special Needs Families
	Mercy Housing California	(415) 355-7100		mercyhousing.org	All Special Needs Families
	MidPen Housing	(650) 356-2900		midpen-housing.org	All Special Needs Families
	Northern California Land Trust	(510) 548-7878		nclt.org	All Special Needs Families
	Resources for Community Development (RCD)	(510) 841-4410		RCDhousing.org	All Special Needs Families
	Richmond Neighborhood Housing Services Inc.	(510) 237-6459		RichmondNHS.org	All Special Needs Families
	Satellite Affordable Housing Associates (SAHA)	(510) 647-0700		sahahomes.org	All Special Needs Families

Source: City of Walnut Creek.

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**Table 2-21. Special Needs Resources (All Populations)– Continued**

Type	Name	Phone	Additional Information	Website	Serves
Housing & Support Services	Abode Services	(510) 657-7409	Sunrise Village Emergency Shelter: (510) 252-0910	abodeservices.org	All Special Needs Families
	Alameda Point Collaborative	(510) 898-7800	677 West Ranger Ave. Alameda, CA 94501	apcollaborative.org	Homeless and Severe Poverty
	Anka Behavioral Health, Inc.	(925) 825-4700	1850 Gateway Blvd., Ste. 900 Concord, California 94520	ankabhi.org	Homeless
	Bay Area Community Services (BACS)	(510) 613-0330	629 Oakland Ave. Oakland, CA 94611	bayareacs.org	Homeless
	Bonita House, Inc.	(510) 923-1099	1410 Bonita Ave. Berkeley, CA 94709 Homeless Outreach and Stabilization Team: (510) 809- 1780	bonitahouse.org	Homeless and Disabilities
	Building Futures	(510) 357-0205	1395 Bancroft Ave. San Leandro, CA 94577 Crisis Line: 1-866-292-9688	bfwc.org	Homeless
	Building Opportunities for Self Sufficiency (BOSS)	(510) 649-1930	Multi-Agency Service Center 1930 Center St., Berkeley, CA 94704 (510) 843- 3700 South County Homeless Project (510) 732-5956	self-sufficiency.org	Homeless and Severe Poverty
	Center for Independent Living	(510) 841-4776	3075 Adeline Street, Berkeley, CA 94703	thecil.org	Disabilities
	Community Resources for Independent Living (CRIL)	(510) 881-5743		crilhayward.org	Disabilities
	Hope Solutions	(925) 944-2244	399 Taylor Blvd., Ste. 115 Pleasant Hill, CA 94523	hopesolutions.org	Homeless and Severe Poverty
	Davis Street Family Resource Center	(510) 347-4620	3081 Teagarden St. San Leandro, CA 94577	davisstreet.org	Low-Income families
	East Bay Community Recovery Project	(510) 446-7100	2577 San Pablo Ave, Oakland, CA 94612	lifelongmedical.org/ebcrp	Homeless and Disabilities
	East Oakland Community Project	(510) 532-3211	7515 International Blvd. Oakland, CA 94621	eocp.net	Homeless
	First Place for Youth	(510) 272-0979	426 17th St., Ste. 100 Oakland, CA 94612	firstplaceforyouth.org	Youth Resources
	Housing Consortium of the East Bay	(510) 832-1382	410 7th St., Ste. 203, Oakland, CA 94607	hceb.org	Disabilities
	Lutheran Social Services	(925) 825-1060		lssnorcal.org	Homeless
	Rubicon Programs	(510) 412-1725	101 Broadway St., Richmond, CA 94804	rubiconprograms.org	Severe Poverty
	St. Mary's Center	(510) 923-9600	925 Brockhurst Ave. Oakland, CA 94608	stmaryscenter.org	Seniors and Homeless

Source: City of Walnut Creek.



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**Table 2-21. Special Needs Resources (All Populations)– Continued**

Type	Name	Phone	Additional Information	Website	Serves
Housing, Shelter, Emergency Resources & Referrals	Bay Area Community Services (BACS)	(510) 613-0330		bayareacs.org	Homeless
	Bay Area Rescue Mission	(510) 215-4555		bayarearescue.org	Homeless
	Berkeley Food and Housing Project	(510) 649-4965	Shelter Reservation: (866) 960-2132	bfhp.org	Homeless
	Building Futures		Crisis Line: (866) 292-9688	bfwc.org	Homeless
	Catholic Charities of the East Bay	(510) 768-3100			Seniors and Homeless
	Center for Independent Living	(510) 841-4776		thecil.org	Disabilities
	Contra Costa Crisis Center/ Contra Costa 211	211 or (800) 833-2900		crisis-center.org • 211 database.org	All Special Needs Families
	CORE Homeless Outreach Team		<a href="mailto:core@cchealth.org">core@cchealth.org</a>		Homeless
	East Oakland Community Project	(510) 532-3211		eocp.net	Homeless
	Eden Information & Referral/ 211 Alameda County	211 or (888) 886-9660		edenir.org	All Special Needs Families
	Greater Richmond Interfaith Program	(510) 233-2141		gripcares.org	Homeless
	A Safe Place Domestic Violence Services	(510) 536-7233		asafeplaced.org	Female-Headed Household
	SAVE (domestic violence)	24-hour Crisis Hotline: (510) 794-6055 Empowerment Center: (510) 574-2250		save-dv.org	Female-Headed Household
	SHELTER, Inc.	(925) 338-1038		shelterinc.org	Homeless
	The Society of St. Vincent de Paul of Alameda County	(510) 638-7600		svdp-alameda.org	Female-Headed Household and Homeless
	Trinity Center	(925) 949-8712	<a href="mailto:info@trinitycenterwc.org">info@trinitycenterwc.org</a>	trinitycenterwc.org	Homeless
	STAND! For Families Free of Violence	(925) 676-2845	Crisis Hotline: (888) 215-5555	standffov.org	Female-Headed Household
Public Housing Authorities	City of Alameda	(510) 747-4300		alamedahsg.org	All Special Needs Families
	Berkeley	(510) 981-5470		ci.berkeley.ca.us/BHA	All Special Needs Families
	Livermore	(925) 447-3600		livermoreHA.org	All Special Needs Families
	Oakland	(510) 874-1500		oakha.org	All Special Needs Families
	Richmond	(510) 621-1300		ci.richmond.ca.us/rha	All Special Needs Families
	Pittsburg	(925) 252-4830		ci.pittsburg.ca.us/index.aspx?page=150	All Special Needs Families
	Alameda County	(510) 538-8876		haca.net	All Special Needs Families
	Contra Costa County	(925) 957-8000		contracostahousing.org	All Special Needs Families

Source: City of Walnut Creek.

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**Table 2-21. Special Needs Resources (All Populations)– Continued**

Type	Name	Phone	Additional Information	Website	Serves
Legal, Financial, Foreclosure & Tenants Services	Asian, Inc.	(415) 928-5910		asianinc.org	Racial Justice
	Bay Area Legal Aid	510) 233-9954	Legal Advice: (800) 551-5554	baylegal.org	All Special Needs Families
	Causa Justa :: Just Cause	(510) 763-5877	Tenants Rights Clinic: (510) 836-2687	cjjc.org	Racial Justice
	Centro de Servicios	(510) 489-4100		centrodeservicios.org	Racial Justice
	Centro Legal de la Raza	(510) 437-1554		centrolegal.org	Racial Justice
	Community Housing Development Corp. (CHDC)	(510) 412-9290		communityhdc.org	All Special Needs Families
	East Bay Community Law Ctr.	(510) 548-4040		ebclc.org	Racial Justice
	ECHO Housing Assistance Ctr.	(855) ASK-ECHO		echofairhousing.org	Homeless
	Eviction Defense Center	(510) 452-4541	350 Frank Ogawa Plaza, Ste. 703 Oakland, CA 94612		All Special Needs Families
	Family Violence Law Center	(510) 208-0220	Hotline: (800) 947-8301	fvlc.org	All Special Needs Families
	Housing and Economic Rights Advocates (HERA)	(510) 271-8443 ext. 300		heraca.org	All Special Needs Families
	Lao Family Community Development, Inc.	(510) 533-8850		lfcd.org	All Special Needs Families
	Oakland Housing Support Ctr.	(510) 238-6182	250 Frank Ogawa Pl., Ste. 6301 Oakland, CA 94612	oaklandca.gov/topics/housing-resource-center	All Special Needs Families
	Operation HOPE	(510) 535-6700		operationhope.org	All Special Needs Families
	Pacific Community Services	(925) 439-1056	329 Railroad Ave. Pittsburg, CA 94565	pacomserve.org	All Special Needs Families
	Project Sentinel	(800) 855-7100	39155 Liberty St., Ste. D440 Fremont, CA 94528 Espanol: (800) 855-7200	Housing.org	All Special Needs Families
	Tenants Together	(415) 495-8100	Foreclosure Hotline: (888) 495-8020	tenantstogether.org	All Special Needs Families
	The Unity Council	(510) 535-6900		unitycouncil.org	All Special Needs Families
Foreclosure Prevention Hotlines	Homeownership Preservation Foundation	(888) 995-HOPE (4673)		995hope.org	All Special Needs Families
	Keep Your Home California	(888) 954-KEEP (5337)		keepyourhomecalifornia.org	All Special Needs Families

Source: City of Walnut Creek

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## **3 HOUSING CONSTRAINTS**

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The City of Walnut Creek (City or Walnut Creek), State of California (State or California), and federal government can adopt regulatory requirements that constrain development, such as those contained in the California Building Code and the California Environmental Quality Act (CEQA), as well as through local zoning, land use plans, and internal processes that affect project permitting complexity, timelines, and costs. Furthermore, development can face additional nongovernmental constraints that take the form of market factors (e.g., land costs, construction costs, ability to obtain financing, and development feasibility of housing projects) and environmental constraints.

The City has long facilitated housing development through its practices and programs. However, many factors can act as constraints in housing development. This section includes a summary of constraints—such as private market forces, governmental codes and regulations, and the physical and natural environment—and discusses past and planned initiatives to reduce them where possible.

### **3.1 Nongovernmental Constraints**

Nongovernmental constraints are market and environmental forces that can impede housing development. Although the City has less control over these factors, it can take actions to help mitigate burdens to housing production.

#### **3.1.1 Land Costs**

Based on a search for vacant developable land, there are currently 98 completely vacant parcels in the City. The combined acreage of these parcels is 75.29 acres. Of these 98 parcels, 36 are included in the Sites Inventory. The remaining parcels are generally zoned for commercial use and/or not developable. Redevelopment of developed but under-utilized land is the most feasible option for residential development but can be very costly. The extremely limited supply of vacant land combined with high demand for residential units results in increased land costs.

Land prices in the City depend on a number of factors, such as proximity to Bay Area Rapid Transit (BART) stations, major highways, recreational amenities, and proximity to employment centers. Development factors such as allowable density, the suitability of the residential development, presence of services and utilities, topography, and other environmental constraints, as well as the quality of nearby developments, can also affect land costs.

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### *Chapter 3. Housing Constraints*

Land values vary depending on the amount of density. October 2021 data from ParcelQuest, a California property information database, and the Federal Housing Finance Agency indicates that current average land values can range between \$1.5 and \$2.5 million per acre for Single-Family Detached zoning, depending on the ZIP code, and between \$9.9 and \$16.7 million per acre zoned for high-density, Multifamily Residential zoning, depending on lot size, development potential, and other factors.

#### **3.1.2 Construction Costs**

Since the Great Recession, residential construction costs have increased significantly. According to a report by University of California, Berkeley, Turner Center in March 2020, construction costs in California increased by 25% between 2008 and 2018. The Turner Center Report notes that construction costs fell immediately following the Great Recession but rose 80% between 2014 and 2018. While hard construction costs have climbed statewide, they have risen most dramatically, and are the most expensive, in the San Francisco Bay Area. While normalized Statewide costs increased 25% between 2008–2009 and 2018, costs for projects in the Bay Area rose 119% over the same period, reaching more than \$380 per square foot in 2018. The Turner Center Report notes that the Bay Area has comparatively higher construction wages than elsewhere in California, which could help to explain the difference in hard costs at the regional level.

Even within the Bay Area, there is a range of construction costs. Locally, an analysis of prototypical developments in the City using Marshall & Swift construction cost estimates suggests that construction costs for single-family and multifamily developments can be approximately \$270 and \$298 per square foot, respectively. These estimates represent significant increases from construction costs in the 5<sup>th</sup> Cycle Housing Element, which the City estimated in 2014 at \$114 and \$135 per square foot, respectively. Significant increases in lumber and other construction materials, as well as the high demand for housing, will likely further increase residential construction costs.

#### **3.1.3 California Government Code, Section 65583(a)(6), Development Analysis**

California Government Code, Section 65583(a)(6), requires an analysis of requests to develop housing at densities below those anticipated in the Sites Inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the Regional Housing Needs Assessment (RHNA) by income category. In Walnut Creek, most of the few requests for development at densities below anticipated densities are for properties designated for at least 40 dwelling units per acre

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### Chapter 3. Housing Constraints

and the site area is less than a half or quarter of an acre. Most proposed developments are for more than the maximum densities. The length of time between receiving approval for housing development and submittal of an application for building permit is typically 2–6 months depending on project complexity and the time the developer takes to complete construction documents. Items like changes to construction costs or other development costs that affect the feasibility, financing, or negotiations with design professionals are outside the City’s control and may delay projects.

Additionally, this analysis examines local efforts to remove nongovernmental constraints that limit the City’s ability to meet the RHNA by income category. The overall cost of affordable housing development (high land and development costs) and the lack of public funding sources to subsidize such development are the primary nongovernmental constraints. For example, a recently approved project in San José involving nearly 100 affordable housing units has an estimated project cost of \$83.6 million, or \$836,000 per unit.<sup>1</sup> Data on construction costs indicates that, even with by-right density bonuses pursuant to State law, developing affordable housing (particularly for households with low and very low incomes) does not allow for developers to cover development costs without public funding sources.

Developers typically require funding from investors and lending institutions, which expect a pro forma analysis (i.e., an analysis showing the costs to develop and the revenues available to fund the development) demonstrating financial feasibility, or costs that are less than or equal to revenues. Therefore, public subsidies are required to develop affordable housing. Subsidies typically come in the form of Low-Income Housing Tax Credits, State grants, HOME Investment Partnerships Program (HOME) funds, dedication of land for projects, and other public sources. When these funding options are scarce, affordable housing projects can become more concentrated in areas with lower development costs. Public funding is an especially difficult hurdle to overcome. Cities can offer expedited permit processing and fee deferrals but cannot fill the financial gap in funding for affordable housing developments on their own.

#### 3.1.4 Availability of Financing

The availability of capital to finance new residential development can significantly affect both the cost and supply of housing. There are two types of capital involved in the housing market: (1) capital used by developers for initial site preparation and construction, and (2) capital for financing the purchase of units by homeowners and investors. Interest rates on capital financing can substantially affect home construction, purchase, and improvement costs. A fluctuation in rates as low as 2.5% can make a dramatic difference in the annual income needed to qualify for

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<sup>1</sup> Affordable Housing Development in San José Edges Closer to Construction, East Bay Times, March 24, 2022. <https://www.eastbaytimes.com/2022/03/24/affordable-home-develop-san-jose-edges-close-construct-real-estate/>.

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a loan. Generally, financing for new residential development is available at reasonable rates. Economic fluctuations due to the COVID-19 pandemic have caused caution among lenders. Most recently, pent-up demand unleashed during the recovery from the pandemic has led to inflation and rising costs not seen in decades. That, in turn, has led to rising interest rates that have further increased costs in an already expensive housing market. Economic conditions resulting from the pandemic and the recovery are expected to have lasting effects through this 6<sup>th</sup> Cycle Housing Element Planning Period.

Data from the City’s 2021 Annual Progress Report indicates that above-moderate (i.e., market-rate) housing development happens at a higher rate than affordable housing development. Notably, the City has already met its above-moderate RHNA requirement almost twice over, with 2 years left in the planning cycle. This data provides evidence that the availability of financing for market-rate developers is not a constraint. However, the availability of financing for affordable housing developers does represent a governmental constraint as public financing sources are required to establish affordable housing projects as “financially feasible” as the revenues derived from these projects (i.e., rents and sales prices that are below market rate and affordable to extremely low to moderate-income households) are less than the cost to develop the units. The lack of sufficient public subsidies at State and federal levels required for affordable housing development prevents affordable units from being developed and represents a significant constraint. Section 3.3, Governmental Constraints, provides a detailed discussion on State and federal governmental constraints.

#### **3.1.4.1 Homeownership**

The COVID-19 pandemic contributed to a dramatic decrease in home mortgage interest rates in 2020 and 2021. This decrease in interest rates, combined with pent-up demand for housing, led to significant increases in home prices. According to Redfin.com, the median sales price for single-family residences in the City increased by 18% between December 2020 and December 2021. This trend could create barriers to homeownership for lower-income residents due to the fact that wage growth seldom keeps up with rising home prices. For example, according to Redfin.com, median sales prices for single-family residences in Walnut Creek have increased 28% between December 2016 and December 2019. However, median earnings for working residents have only increased 19% during the same period, according to the 2015–2019 and 2012–2016 American Community Survey 5-Year Estimates.

The data presented in the Housing Needs Assessment chapter (Chapter 2) of this Housing Element indicates that a higher percentage (65%) of households in Walnut Creek own their homes versus rent. However, seniors over 65 years old make up 53% of owner households. Furthermore, Chapter 2 of this Housing Element also shows that approximately 18,582 (56%) housing units were constructed in the City between 1960 and 1979. This points to three facts:

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(1) The majority of ownership housing was built before 1980, (2) ownership housing development has been relatively slow in the last 40 years, and (3) a significant number of households in Walnut Creek own a home built before 1980.

#### **3.1.4.2 Rental Housing**

According to the 2015–2019 American Community Survey 5-Year Estimates, a smaller percentage of households in the City are severely cost-burdened (i.e., spend 50% or more of income on rent) than in Contra Costa County as a whole. More specifically, 20% of renter households in the City spend 50% or more of their gross income on housing costs compared to 25% countywide.

Although the percentage of severely cost-burdened renter households in the City is lower than the County, the demand for housing in Contra Costa County is expected to increase as a result of the inland migration from San Francisco; this increase in demand could lead to an increase in rent across Contra Costa County. According to the Marcus & Millichap Oakland Metro Area Multifamily Market Report for Q3 of Fiscal Year (FY) 2020–21 (Marcus & Millichap Market Report), numerous residents in the densely populated cities of the Bay Area sought larger accommodations in more sparsely populated cities like Walnut Creek following the work-from-home orders of the COVID-19 pandemic. As a result of this migration, the County's vacancy rate declined from 4% in the first quarter of FY 2019–20 to 2.9% in the second quarter of FY 2020–21.

In addition, the Marcus & Millichap Market Report predicts that the rise of future variants will likely keep many of those renters in place permanently as more tech firms adopt hybrid or remote work strategies. Rents across the East Bay area declined by 5% in FY 2019–20 and stabilized the following year. But with the release of vaccines, the State widely opening the economy in June 2021, and a general increase in Class A unit development, rents are expected to resume increasing.

#### **3.1.5 Availability of Mortgage Financing**

Under the Home Mortgage Disclosure Act, lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The data for Walnut Creek was compiled by aggregating Census tracts to approximate City boundaries. A comparison between 2012 and 2020 is provided to evaluate changes during the current Housing Element cycle.

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, there were more conventional home mortgage, refinance, and home improvement loan applications in 2020 than in 2012. However, approval rates were slightly higher in 2012 than in 2020 for the same loans. In contrast, government-backed mortgage loan applications decreased from 2012 to



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2020, but with a slight increase in approval rates. Mortgage denial rates have slightly decreased for government-backed mortgages, conventional home mortgages, and refinance loans, but have increased for home improvement loans (see Table 3-1, Disposition of Home Purchase and Improvement Loan Applications (2020), and Table 3-2, Disposition of Home Purchase and Improvement Loan Applications (2012)).

**Table 3-1. Disposition of Home Purchase and Improvement Loan Applications (2020)**

	Loan Type							
	Govt-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
	#	%	#	%	#	%	#	%
Approved <sup>1</sup>	55	79%	1,425	81%	6,492	72%	312	61%
Denied	4	6%	72	4%	721	8%	130	25%
Other <sup>2</sup>	11	16%	264	15%	1,842	20%	71	14%
Total Applicants	70	100%	1,761	100%	9,055	100%	513	100%

<sup>1</sup> Includes applications approved by lenders but not accepted by the applicants.

<sup>2</sup> Includes files closed for incompleteness and withdrawn applications

Source: FFIEC MSA/MD 2020 Aggregate Report for Census Tracts in Walnut Creek.

**Table 3-2. Disposition of Home Purchase and Improvement Loan Applications (2012)**

	Loan Type							
	Govt-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
	#	%	#	%	#	%	#	%
Approved <sup>1</sup>	189	74%	1,101	82%	5,882	76%	143	68%
Denied	29	11%	112	8%	748	10%	44	21%
Other <sup>2</sup>	36	14%	123	9%	1,069	14%	24	11%
Total Applicants	254	100%	1,336	100%	7,699	100%	211	100%

<sup>1</sup> Includes applications approved by lenders but not accepted by the applicants.

<sup>2</sup> Includes files closed for incompleteness and withdrawn applications

Source: FFIEC MSA/MD 2012 Aggregate Report for Census Tracts in Walnut Creek.

### 3.1.6 Requests to Develop Housing at Lower Densities

In order to account for potential requests to develop housing at densities below those anticipated in the Sites Inventory, the City performed an analysis of sites included in the City's 5<sup>th</sup> Cycle Housing Element Update. The City found that no projects were completed at densities below those identified in the 5<sup>th</sup> Cycle Housing Element Update during the planning period. Therefore, it does not appear that requests to develop housing at densities below those anticipated in the Sites Inventory present a constraint.

## 3.2 Environmental Constraints

Environmental factors can constrain residential development in a community by reducing the amount of land suitable for housing. Potential environmental constraints for residential development in the City were determined based on information in the City's General Plan, General Plan Environmental Impact Report, the Contra Costa County Local Hazard Mitigation Plan, other available documentation, and a desktop review of aerial photographs. Identified environmental constraints in the City include biological resources, cultural and historical resources, hydrology and flooding, and geologic hazards. The General Plan Safety Element is currently being updated and further describes potential hazards affecting development.

The City is in a valley surrounded by hillsides with undeveloped grassland and woodland to the west, east, and south. Although much of the land within the City limits is composed of urban and suburban development and landscaping, several undeveloped areas are scattered throughout and in the southern portion of the City. With over 2,700 acres of undeveloped land, the City has one of the largest aggregations of City-owned open space in the United States. Several creeks and drainages with riparian and scrub vegetation extend into the City. Environmental constraints were factored into the Sites Inventory; however, sites are located in urbanized areas and are not impacted by environmental constraints.

Furthermore, the City received a public comment from the nonprofit organization East Bay for Everyone regarding the existence of large above-ground power lines that run in the Downtown area from Interstate 680 to the far end of Ygnacio Valley. Specifically, East Bay for Everyone expressed concern over the following sites:

- **Site 89 (1901 Trinity Ave.)** – St. Paul's Episcopal Church deemed none of these issues to be insurmountable.
- **Site 94 (1777 N. California Blvd.)** – The existing office building on this lot demonstrates its development feasibility. In addition, the City did take into account the transmission line when determining the realistic carrying capacity for new residential development.
- **Site 73 (1840 & 1890 N. Main St.)** – The Planning Department has received multiple recent inquiries from developers who are aware of the power lines and are seeking to build housing on that lot. (Note: this was incorrectly referenced as 1980 N. Main St. in the public comment letter submitted by East Bay for Everyone)

Walnut Creek has long taken the electrical transmission line into consideration for city planning purposes and housing sites analysis in particular. The transmission line is located within a 100-foot-wide right-of-way easement that generally precludes any new structures.

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Over the past half-century, higher-density development of the properties affected by this transmission line has consistently demonstrated the feasibility of construction on the lots upon which it crosses, despite the absence of the transmission line and related easement. Such examples include the 3-story townhouse development at 1800 Cole Avenue (constructed in 1972), the 3-story office building located at 1777 N California Blvd (constructed in 1978), the 4-story office building with underground parking located at 1981 N Broadway (constructed in 1987), and the former Target Garden Center (constructed in 1999 and soon to be replaced by a new F&M Bank) at 1823 N Main Street. Additionally, preliminary plans for a new 5-story mixed-use development at 1910 N Broadway (which is bisected by the transmission line), have been submitted to the City and demonstrate the feasibility of development for that site.

#### 3.2.1 Biological Resources

Vegetation in the urban and suburban developed areas in the City are dominated by ornamental landscaping, but remnant native valley oaks and coast live oaks are scattered throughout the developed and undeveloped areas, and riparian vegetation occurs along the creeks and drainages.

Several plant and wildlife species exist in the City, primarily in the undeveloped lands, which would require additional review and potential mitigation or permitting if impacted by new residential development. Special-status plant species found in the City include big tar plant (*Blepharizonia plumose*), Mount Diablo helianthella (*Helianthella castanea*), Contra Costa goldfields (*Lasthenia conjugens*), bent-flowered fiddleneck (*Amsinckia lunaris*), Mount Diablo manzanita (*Arctostaphylos auriculata*), Contra Costa manzanita (*Arctostaphylos manzanita* ssp. *laevigata*), Mount Diablo fairy lantern (*Calochortus pulchellus*), and Hall's bush mallow (*Malacothamnus hallii*). Special-status wildlife species known to be in the City include Berkeley kangaroo rat (*Dipodemys hermanni berkeleyensis*), California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana aurora draytonii*), and burrowing owl (*Athene cunicularia*). Additionally, the City includes wetlands, areas of freshwater marsh, ephemeral drainages, and emergent marsh and willow scrub along creeks and larger drainages.

As stated above, the City has over 2,700 acres of oak woodland, savannah, and chaparral habitat. In 1974, the City bought and preserved the undeveloped Acalanes Ridge, Lime Ridge, Shell Ridge, and Sugarloaf open spaces. The largest of the four—Shell Ridge—has roughly 1,420 acres of oak woodland and grassland savannah and 31 miles of trails. To preserve and enhance the open spaces, the City works with a number of nonprofit and quasi-public organizations.

#### 3.2.2 Cultural and Historical Resources

The City's open space areas and creeks show evidence of territories occupied by the area's first known inhabitants, two small Native American Tribes. Most of the City is considered highly

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### *Chapter 3. Housing Constraints*

sensitive with respect to Native American resources. Prehistoric archaeological resources in the City include habitation sites, burial sites and burial mounds, lithic scatters, shell middens, shell and earth middens, bedrock mortars, and cupule boulders. Typically, these sites are in stream valleys, including those of Walnut Creek, Las Trampas Creek, Tice Creek, and San Ramon Creek. In addition, the City has a number of historic buildings and structures, including three properties listed on the National Register of Historic Places and Points of Historical Interest. Properties listed on the National Register of Historic Places include Stanley Dollar House, Shadelands Ranch House, and Old Borges Ranch. Under the City's General Plan, the City would require review for the presence of archaeological and historical resources on or near identified sites on the City's Archaeological Sensitivity Map and the City's inventory of historically significant properties. For major new projects, the City would require consultation with the repository at Sonoma State University. The City would also continue requiring developers to halt work if cultural resources are encountered on a construction site and to employ proper mitigation measures.

### **3.2.3 Hydrology and Flooding**

Two major waterways, San Ramon Creek and Las Trampas Creek, join near the intersection of Mt. Diablo Boulevard and Broadway to form Walnut Creek. The Walnut Creek watershed drains the central region of Contra Costa County northward to Suisun Bay. Historically, several streams in the City have flooded, including Walnut Creek, Las Trampas Creek, Grayson-Murderers creeks (particularly in the Eccleston Avenue area), and San Ramon Creek (primarily at the confluence of the waterways downtown). Smaller streams subject to flooding include Tice Creek (particularly in the Castle Hill area) and the Walnut Boulevard channel (also known as Homestead Creek) between Homestead Boulevard and Sierra Drive. Flood zone areas are primarily in the central and southern portions of the City. The City has a variety of flood control facilities ranging from natural creeks to large box culverts. However, most of the creeks and major flood control facilities have been improved to adequately handle 100-year floods.

### **3.2.4 Geological Hazards**

Geologic hazards that exist in the City include but are not limited to earthquake fault zones, steep slopes, and areas subject to liquefaction and landslides. Several historically active earthquake faults have been identified in and around the City, including the Concord Fault, Calaveras Fault, South Hampton Fault, and Franklin Fault. Of the faults mapped in the City, only the Concord Fault has been identified as an active Alquist-Priolo Earthquake Fault Zone. Portions of the City are in liquefaction-prone zones, specifically along the gently sloping valleys along the eastern City boundary. Slopes steeper than 15%, which are considered more prone to landslides, exist in the City primarily along the northwestern, southwestern, south-central, and

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eastern portions of the City. California is known for being a seismically active region, and earthquake fault hazards are limited to existing low-density areas where infill development potential is very limited.

However, the City should take necessary precautions, including building structures in accordance with the latest California Building Code. These constraints are typically addressed and managed through careful site planning and sound engineering in the design of improvements. The City incorporates its knowledge of safety hazards into its land use planning and development review processes.

### 3.3 Governmental Constraints

Factors in both the private and public sectors influence housing affordability. The policies that guide residential development in Walnut Creek and the processes for building or expanding housing significantly influence the amount of housing developed and its type, form, location, and ultimate price. Development standards, land use controls, fees, and other local programs can unintentionally serve as constraints to housing development. The following describes the various potential government constraints on housing development in Walnut Creek.

#### 3.3.1 State and Federal Constraints

In addition to local governmental constraints, federal and State barriers exist that limit the production of housing: National economic and job market conditions, a significant lack of funding and subsidies needed to support housing affordable to low- and moderate-income households, and State and federal laws and regulations.

##### 3.3.1.1 National and State Economic and Job Market Conditions

Technology and globalization have changed the economy significantly in the last 2 decades. Federal laws and policies have facilitated the outsourcing of manufacturing and service jobs. U.S. companies now use outsourcing to maintain or increase profits, leading to a significant stagnation in wages for workers, while the cost of living (including housing costs) has continued to increase. According to a Congressional Research Service published a study titled “Wage Inequality and the Stagnation of Earnings of Low-Wage Workers: Contributing Factors and Policy Options” (February 5, 2020):

*Over the 1979–2018 period, real wages at the 10<sup>th</sup> percentile of the hourly wage distribution grew by 1.6%, whereas wages at the 50<sup>th</sup> percentile grew by 6.1% and wages at the 90<sup>th</sup> percentile grew by 37.6%.*

According to a Massachusetts Institute for Technology 2019 study called “The Work of the Future: Shaping Technology and Institutions,” with globalization, technology changes, and

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automation, workers lacking some form of college degree suffer stagnating wages and significantly less economic security. This study states that employment is “polarizing” in both the U.S. and the industrialized world for the following reason:

*At the top end, high-education, high-wage occupations offer strong career prospects and rising lifetime earnings. At the other end, low-education, low-wage occupations provide little economic security and limited career earnings growth. As a result, the pathways to economically stable and secure careers for workers without college degrees are becoming narrower and more precarious. Simply put: we see no shortage of good careers for highly educated workers. And we see no shortage of jobs for less educated workers. But we do find a paucity of good careers for workers without significant post-secondary training—strong technical or vocational training, associate’s degree level certification in a credentialed field, or attainment of a traditional four-year college or graduate degree.*

As documented in this study, and in numerous articles and studies in recent years, as automation, technology, and globalization of jobs and manufacturing has occurred, workers experience wage growth that does not keep up with rising housing costs. This further exacerbates an affordable housing and crisis that is already affecting California and many other states.

Furthermore, the University of California, Berkeley, Labor Center reports the following information on low-wage earners:<sup>2</sup>

- One of every three California workers earns low wages.
- 32% of California workers earned less than \$14.35 per hour in 2017.
- There are nearly 5 million low-wage workers in California.

Changes in the employment market and wage growth are experienced on a local level. According to Redfin.com, an online real-estate platform, Walnut Creek median sales prices for all home types have increased by 62% between December 2012 and December 2019. However, median household income in Walnut Creek (reported by the Census Bureau) only increased 27% between 2012 and 2019. As housing expenses increase, it is important for wages to keep up with such costs; limited wage growth is a significant barrier to individuals and families who are currently housed or seek housing and has largely contributed to the increased need for affordable housing.

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<sup>2</sup> <https://laborcenter.berkeley.edu/low-wage-work-in-california/>

#### **3.3.1.2 Lack of Federal and State Funding and Subsidies for Affordable Housing**

Market factors and government regulations contribute to increased costs toward the development of affordable housing, making it even more costly than market-rate housing development. These factors include the need to secure multiple funding sources (which delays project development), prevailing wage premiums, and sustainable development standards (which help to address sustainability but increase costs). As detailed in Chapter 4, At-Risk Affordable Housing, of this Housing Element, data from the California Tax Credit Allocation Committee on affordable housing projects in the region that recently received Low-Income Housing Tax Credits indicates that the average newly constructed affordable multifamily project in the region has an estimated development cost of \$556,696 per unit.

These high costs of development can result from high land and labor costs, density restrictions, development fees, and the complexity of financing. As stated previously, affordable housing relies on a multitude of State and federal subsidies documented in Chapter 6, Housing Resources and Opportunities, of this Housing Element.

While the need for affordable housing is significant across California, neither the State nor the federal government allocate sufficient funding subsidies for the number of affordable units required by RHNA. Furthermore, public subsidies are rarely sufficient to fully fund an individual affordable housing project. Therefore, developers must leverage and apply for several State and federal sources of funds, in addition to private lending, all of which can be an extremely time-consuming process. More specifically, a multifamily development can require five to 10 funding sources to finance its construction and developers generally layer financing from State and federal tax credits, federal and State housing programs, local land donations, and private loans from a financial institution.

Federal funding represents a large portion of California's resources to support affordable housing development. However, with pressures to cut spending at the federal level, funding for housing has declined in recent years, while the number of severely cost-burdened (i.e., those spending 50% or more of their income on housing), low-income renter households continue to increase. More specifically, Community Development Block Grants and HOME funds allocated to California for the development of affordable housing declined by 51% and 66% between 2003 and 2015, respectively. These decreases in public subsidies, paired with increased demand for affordable housing, have made funding sources for affordable housing incredibly competitive.

#### **3.3.1.3 Redevelopment Dissolution**

As a result of State legislation in 2011, all redevelopment agencies in the State were dissolved. This has had a profound effect on the quantity and complexity of affordable housing development



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in the State. Redevelopment was a tax increment financing tool that allowed cities and counties to retain a higher share of the growth in property taxes in designated “blighted” areas to invest in those areas to remediate blight. Referred to as “urban renewal” before 1979, over 400 cities and counties in the State used this tool. Redevelopment projects were required to allocate 20% of all tax increment for affordable housing in the community. On a Statewide level, over \$2 billion generated annually for affordable housing was lost due to this State law change.

Despite State legislative efforts to replace Redevelopment with Enhanced Infrastructure Financing Districts and Community Revitalization Investment Areas, these financing tools generate a tiny fraction of the local funding that redevelopment did previously, which is the reason only a few Enhanced Infrastructure Financing Districts and no Community Revitalization Investment Areas have been adopted Statewide over the last 10 years. Given these facts, it is clear that there have not been tools established to adequately replace this significant permanent source of affordable housing funding.

The City used redevelopment to establish two redevelopment project areas in the 1970s: the South Broadway and the Mt. Diablo Boulevard project areas. The Mt. Diablo Boulevard project area reached its tax increment cap in 2010–2011, meaning that it no longer contributed to redevelopment agency revenues after that year. However, the South Broadway project area continues to generate approximately \$1.6 million in tax increment annually. As a result of the dissolution of redevelopment, approximately \$320,000 that would be allocated for affordable housing annually in the City is instead distributed to local taxing entities, including the County, the City, the school districts, and the regional park district.

#### 3.3.1.4 State Regulations and Development Challenges

Other regulatory challenges that present barriers to development include the following:

- **Compliance with State regulations** and energy standards, greenhouse gas emissions reduction requirements, and other environmental conditions (needed to preserve the environment but add to development costs).
- **Prevailing wages** (a federal and State legal requirement for publicly funded projects) that can add 13–25% to hard construction costs (these additional costs are added to very high construction and materials costs and can push an affordable housing project to be financially infeasible).

#### 3.3.2 Local Constraints

Land use elements set forth City policies for local land development, which, along with existing zoning regulations, establish both the distribution and amount of land allocated for different uses.



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Local government regulations are intended to protect public health and safety, and to ensure a decent quality of life for residents. However, local policies and regulations may negatively or positively affect housing costs and availability—land use controls, fees and exactions, permit processing procedures, site improvement requirements, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect costs and land availability for the development of housing. Regulations related to building codes, environmental protection, and other topics are designed to protect the public health and safety but can have adverse impacts on housing costs and availability. One of the greatest constraints to the production of affordable housing, specifically housing affordable to lower-income households, is the chronic shortage of State and federal financial assistance for affordable housing. While constraints exist at all levels of government, the City can only control its own and has little or no control over State and federal regulations and, therefore, lacks the ability to directly mitigate their effects on housing. Therefore, Walnut Creek’s efforts emphasize policies and regulations that can be mitigated by the City.

The City adopted the current General Plan 2025 on April 4, 2006, and has adopted multiple focused amendments since then, including the most recent in 2020. This General Plan establishes the vision of planning and land use for Walnut Creek. In 2023, the City was updating both the Housing and Safety Elements.

#### 3.3.2.1 Land Use Policies

The Land Use Element of the Walnut Creek General Plan contains the primary policies that guide residential development in the City. These policies are implemented primarily through the Zoning Ordinance, which establishes the amount and distribution of different land uses in Walnut Creek; specific plans, which provide more focused policies and standards for certain geographic areas; and the Subdivision Ordinance, which provides specific guidelines and standards for the regulation of subdivisions.

The City’s General Plan establishes the following designations related to housing:

- **Single-Family Very Low (SFVL) (0.1 to 1 unit/acre):** This land use is intended as a transition between open space areas and low-density single-family development. It is also intended to preserve hillside areas. Typical development is large-lot, single-family homes.
- **Single-Family Low (SFL) (1.1 to 3.0 units/acre):** This land use is intended as a transition between the typical suburban single-family neighborhood and outlying rural residential areas. Stables, livestock, and the growing of crops are permitted only on a noncommercial, resident-use basis.

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- **Single-Family Medium (SFM) (3.1 to 6.0 units/acre):** This land use is intended for the typical single-family neighborhood with an average lot size of 10,000 square feet. Dwellings are generally detached with ample front, side, and rear yards.
- **Single-Family High (SFH) (6.1 to 9.0 units/acre):** This land use is intended only under a Planned Development Zoning District. A land use change to this category requires specific findings that the character and integrity of established residential neighborhoods will be preserved.
- **Multifamily Low (MFL) (6.1 to 14.0 units/acre):** This land use is intended as a transition between single-family neighborhoods and commercial or higher density residential areas.
- **Multifamily Medium (MFM) (14.1 to 22.0 units/acre):** This land use is intended for developments of condominiums and/or low-rise apartments with substantial amounts of open space, landscaping, and on-site recreational facilities.
- **Multifamily Medium High (MFMH) (22.1 to 30.0 units/acre):** This land use is intended for two-story (or higher) apartments or condominiums located within walking distance of downtown and major transit centers.
- **Multifamily Low (MFVH) (30.1 to 50.0 units/acre):** This land use is intended for the City's conventional apartment complexes of structures exceeding two stories and include on-site amenities such as recreational facilities, private balconies or patios, and common open space.
- **Multifamily Downtown (MFD) (40.0 to 90.0 units/acre):** This land use is intended for the development of multifamily apartments and condominiums in a convenient and safe urban environment near BART and bus services in the Downtown area.
- **Multifamily Special High (MFSH) (50.1 to 100.0 units/acre):** This land use is intended for the development of multifamily apartments and condominiums in Downtown Core Area around Alma Avenue where the Alma Avenue Specific Plan governs development.
- **Mixed-use – Residential Emphasis (MU-R) (Floor Area Ratio (FAR) 1.5 to 2.8):** This land use is intended to encourage a combination of ground floor retail with office and/or residential uses above the ground floor. Residential must be the primary use with commercial uses allowed only to a maximum FAR of 0.3.
- **Mixed-use – Commercial Emphasis (MU-C) (FAR 1.0 to 2.0):** This land use is intended to encourage a combination of commercial and residential uses. Commercial (office or retail) must be the primary use but will be allowed only to a maximum FAR of 0.85. This

type of development and density is encouraged around the west Mt. Diablo Boulevard corridor, and in the Newell Avenue/South California Boulevard area.

- **Mixed-use – Downtown (MU-D) (FAR 1.0 to 3.0):** This land use is intended to encourage a combination of commercial and residential uses in a high-density/intensity urban environment. A broad range of uses are allowed to provide an appropriate amount of flexibility in development. In general, only retail/restaurant /service uses are permitted on the ground floor along Core Area retail streets, such as North California Boulevard.
- **Mixed-use – Golden Triangle (MU-GT) (FAR 1.5 to 2.5):** This land use is intended to encourage a combination of ground floor retail, high-intensity office, and/or high-density residential development near the Walnut Creek BART station. The appropriate density for new residential projects will be determined with the approval of a planned development permit. The FAR associated with this district is applied to commercial (office or retail) development only.

The correlation between Walnut Creek General Plan land use designations and zoning districts is shown in Table 3-3, Land Use and Zoning Categories Permitting Residences. The Base Zoning District Regulations summarized below include: Single-Family Residential District (R), Single-Family High, Planned Development District 1 (SFH-PD1); Duplex Residential District (D-3), Multiple Family Residential Districts (M), High Density Residential Planned Development District (M-H-D), Pedestrian Retail District (P-R), Central Retail District (C-R), Office Commercial District (O-C), Mixed-use Planned Development District (M-U), and the Community Commercial District (C-C).

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**Table 3-3. Land Use and Zoning Categories Permitting Residences**

GENERAL PLAN LAND USE CATEGORY		DENSITY (DU/NET AC)	ZONING CATEGORIES*	TYPICAL RESIDENTIAL TYPE(S)*
SFVL	Single-Family Very Low	0.1 to 1	R-40	Single-family homes
SFL	Single-Family Low	1.1 to 3	R-15, R-20	Single-family homes
SFM	Single-Family Medium	3.1 to 6	R-8, R-8.5, R-10, R-12	Single-family homes
SFH	Single-Family High	6.1 to 9	SFH-PD1	Single-family homes on smaller lots
MFL	Multifamily Low	6.1 to 14	SFH-PD1, D-3, M-3	Single -family and duplex homes including zero lot line and patio homes, and attached townhomes
MFM	Multifamily Medium	14.1 to 22	M-2, M-2.5	Multifamily homes including condominiums and/or low-rise apartments
MFMH	Multifamily Medium High	22.1 to 30	M-1.5	Multifamily homes, such as two-story (or higher) apartments or condominiums
MFVH	Multifamily Very High	30.1 to 50	M-1	Multistory, high-density residential, such as conventional apartment complexes
MFD	Multifamily, Downtown	40.0 to 90.0	M-0.75	High-density residential neighborhoods consisting of apartments and condominiums
MFSH	Multifamily Special High	50.1 to 100	M-H-D	Higher density residential for downtown living
MU-R	Mixed-use – Residential Emphasis	FAR 1.5 to 2.8	MU-R	Higher density multifamily above the ground floor
MU-C	Mixed-use – Commercial Emphasis	FAR 1.0 to 2.0	MU-C	Multifamily apartments and condominiums
MU-D	Mixed-use- Downtown	FAR 1.0 to 3.0	MU-D	Multifamily apartments and condominiums
MU-GT	Mixed-use – Golden Triangle	FAR 1.5 to 2.5	M-U	High-intensity apartments and condominiums

Source: City of Walnut Creek 2021.

\*ADUs and SB 9 units are permitted in accordance with State law.

#### 3.3.2.2 Density Bonus

Pursuant to California Government Code, Sections 65915–65918, developers are entitled to a density bonus and/or equivalent concessions for provision of affordable units to encourage the development of affordable and senior housing. Density bonuses can provide up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects that are completely affordable.

Cities and counties are required to grant a density bonus and other incentives and concessions to projects that contain one of the following:

- 5% or more of units are restricted to very low-income households, as defined in Section 50105 of the California Health and Safety Code (HSC).

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- 10% or more of units are restricted to lower-income households, as defined in HSC Section 50079.5.
- 10% of the total dwelling units in a common interest development, as defined in Section 4100 of the Civil Code, for moderate-income households, as defined in HSC Section 50093, provided that all units in the development are offered to the public for purchase.
- 100% of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower-income households, as defined by HSC Section 50079.5, except that up to 20% of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in HSC Section 50053.
- 10% of units or more are for transitional foster youth, as defined in Section 66025.9 of the California Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. 11301 et seq.). These units shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low-income units.
- 20% of units or more are for lower-income students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the California Education Code and attend an accredited college full-time.
- Donation of at least one acre of land or of sufficient size to permit development of at least 40 units (with appropriate General Plan designation, zoning, permits, and approvals and access to the public facilities) to the City or County for very low-income units.
- Senior housing (no affordable units required).
- Mobile home park age-restricted units for seniors (no affordable units required).

The number of density bonus units is set on a sliding scale based on the percentage of affordable units at each income level and ranges from 5% to 80%. Generally, the deeper the levels of affordability of a project, the higher the density bonus.

The City's Inclusionary Housing Ordinance requires that a minimum of 6% to 10% of all housing units (depending on the income level of the inclusionary units) be affordable. In addition, the City allows for a minimum density bonus of 20% per State law combined with other incentives for the development of affordable housing. The City's Density Bonus Ordinance is found in Section 10-2.3.1001 et seq. of the Municipal Code Program H-2.R is included in Chapter 8,

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Housing Plan, to amend the City’s Density Bonus Ordinance to ensure continued compliance with current State law and maintenance of provisions that exceed State requirements..

Several laws over the last several years have significantly reduced the percentage of affordable units that a developer must provide to receive a density bonus and requires one or more “incentives” or “concessions” from the local jurisdiction to assist in the construction of the project, with the number based on the percentage of affordable units in the project. Under the law, developers can receive a maximum density bonus of 50% when a project provides one of the following:

- 15% of total units for very low-income households.
- 24% of total units for low-income households.
- 44% of total units for moderate-income households.

### **Waiver or Reduction of Development Standards**

If a city or county development standard would physically prevent a project from being built at the permitted density and with the granted concessions/incentives, a developer may propose to have those standards waived or reduced. A city or county is not allowed to apply any development standard which physically precludes the construction of the project at its permitted density and with the granted concessions/incentives. However, a jurisdiction is not required to waive or reduce development standards that would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to State law. The waiver or reduction of a development standard does not count as an incentive or concession and can apply to setback, lot coverage and open space, and building height requirements.

### **Maximum Parking Requirements**

State law dictates that if a developer requests lower parking standards, a city or county may not require more than the following parking ratios for a density bonus projects (Table 3-4, Maximum Parking Requirements for Density Bonus Projects).

**Table 3-4. Maximum Parking Requirements for Density Bonus Projects**

UNIT SIZE	MAXIMUM PARKING REQUIREMENT
Studio	1
One Bedroom	1
Two Bedroom	1.5
Three Bedroom	1.5
Four Bedroom	2.5

### **Special Parking Requirements**

Assembly Bill (AB) 2097 removes all parking requirements for most new development located within one-half mile of specified transit stops (the Walnut Creek and Pleasant Hill BART stations,

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in the case of Walnut Creek), though in some cases cities and counties can require higher parking ratios if supported by a specified parking study and findings. These parking requirements are summarized in the Table 3-5, Special Parking Requirements for Near-Transit Developments.

**Table 3-5. Special Parking Requirements for Near-Transit Developments**

PROJECT TYPE	PARKING MAXIMUM
Rental/for sale projects with at least 11% very low-income or 20% lower-income units, within 1/2 mile of accessible major transit stop	0.5 spaces per unit
Rental projects 100% affordable to lower income, within 1/2 mile of accessible major transit stop	0 spaces per unit
Rental senior projects 100% affordable to lower-income, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day)	0 spaces per unit
Rental special needs projects 100% affordable to lower-income households, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day)	0 spaces per unit
Rental supportive housing developments 100% affordable to lower-income households	0 spaces per unit
For sale projects with at least 40% moderate-income units, within ½ mile of accessible major transit stop	0.5 spaces per bedroom

### 3.3.3 Development Standards

The City regulates the type, location, density, and scale of development through the General Plan, the Zoning Ordinance, and specific plans. Provisions in the General Plan specify maximum FARs and height limits for the City's Core Area. Provisions in the Zoning Ordinance specify minimum lot areas, setbacks, coverage, FAR, height limits, and parking (see Table 3-7, Single-Family Residential Development Standards; Table 3-8, Duplex and Multifamily Residential Development Standards; and Table 3-9, Multifamily Residential Development Standards in Commercial and Mixed-Use Zones). In addition to the base zoning districts described in the following tables, applicants can request rezoning to a customized Planned Development (P-D) District that allows deviation from the normal regulations where a development project is consistent with the General Plan and meets other community objectives.

Walnut Creek has 16 adopted specific plans that guide development for certain geographic areas of the City. The specific plans include development standards and policies to implement the General Plan tailored to their plan areas. The West Downtown Specific Plan and the North Downtown Specific Plan, which were adopted in 2018 and 2019, respectively, contain many of the identified opportunity sites.

Walnut Creek's regulations are comparable to those of similar cities. To facilitate transparency pursuant to California Government Code, Section 65940.1(a)(1), the City's website (<https://www.walnut-creek.org/departments/community-development-department/zoning>) includes an interactive zoning web-map that allows the user to search properties by address. This same webpage also links to the Walnut Creek Zoning Ordinance that contains all the zoning



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and development standards for each parcel. Additionally, various development application and developer impact fee information, the Master Fee Schedule, and development application forms are available online at <https://www.walnut-creek.org/departments/community-development>. Lastly, to facilitate the development process, development plan and permit applications can be submitted 24/7 and processed via email.

#### 3.3.3.1 Residential Density

The Zoning Ordinance allows for base residential densities ranging from one dwelling unit per acre to up to nine dwelling units per acre for single-family residential properties and 15 dwelling units per acre for duplex residential properties. Moreover, the Zoning Ordinance allows multifamily residential properties in residential zones to have densities ranging from 15 dwelling units per acre to up to 87 dwelling units per acre. For multifamily residential properties in mixed-use zones, the maximum density ranges from 50 to 116 dwelling units per acre (see Tables 3-7 through 3-9).

Residential densities set forth in the Zoning Ordinance may be exceeded on a case-by-case basis to encourage development of low- and moderate-income housing pursuant to State and local density bonus laws.

#### **Growth Limitation Plan**

Community concerns about growth and urbanization led to the adoption of a growth limitation program in 1993, which slowed new commercial development in Walnut Creek. The City Council extended the program through the 2006 adoption of a new General Plan, and continued it through 2015, limiting new commercial growth to 75,000 sq. ft. per year for 10 years .

Policy 9.3 in Chapter 4, Built Environment, of the General Plan establishes a housing cap consistent with the Regional Housing Needs Assessment (RHNA) allocation assigned to the City, and exempts affordable units and density bonus units from the cap. However, the City lacks a legal mechanism to enforce it, as it has not adopted a corresponding ordinance to date. Such an ordinance was not adopted in light of the City never reaching the limit imposed by the Growth Limitation Plan. Furthermore, Walnut Creek has considered the housing portion of the Growth Limitation Plan to be invalid under state law, pursuant to the Housing Accountability Act and the Housing Crisis Act of 2019 (Senate Bill 330). The Growth Limitation Plan does not represent a constraint to housing development, given the existing state legislation. However, Program H-4.G, Amend the General Plan to Remove Policy 9.3, Related to the Growth Limitation Plan, is included in Chapter 8 to formally remove this policy from the General Plan.



#### 3.3.3.2 Lot Size and Area

The current Zoning Ordinance establishes minimum lot areas for residentially zoned properties. The minimum lot area requirements for single-family residential properties varies from 4,840 to 40,000 square feet and is 6,000 square feet for duplex residential properties. For multifamily residential properties in residential zones, the Zoning Ordinance allows for a minimum lot area ranging from 5,000 to 15,000 square feet. Moreover, multifamily residential properties in mixed-use zones have a minimum lot area requirement ranging from 10,000 to 40,000 square feet. As shown in Tables 3-7 through 3-9, these standards allow for a wide range of housing options in Walnut Creek. Although some lots are substandard (e.g., less than the minimum area or width), the minimum lot sizes in the Zoning Ordinance applies only to the creation of new lots and does not preclude their development.

#### 3.3.3.3 Setbacks

As shown in Tables 3-7 through 3-9, the Zoning Ordinance establishes minimum front, side, corner side, and rear setbacks. Setback requirements range as follows:

- **Single-Family Residential**
  - Front Setback: 18–30 feet.
  - Side Setback: 5–15 feet.
  - Corner Side Setback: 10–30 feet.
  - Rear Setback: 10–20 feet.
- **Duplex Residential**
  - Front Setback: 15 feet.
  - Side Setback: 5 feet.
  - Corner Side Setback: 10 feet.
  - Rear Setback: 10 feet.
- **Multifamily Residential in Residential Zones**
  - Front Setback: 10–20 feet.
  - Side Setback: 5–10 feet.
  - Corner Side Setback: 10–20 feet.
  - Rear Setback: 5–20 feet.
- **Multifamily Residential in Commercial and Mixed-Use Zones**

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- Front, side, corner side, and rear setbacks vary. General Plan and applicable specific plans shall be used to determine minimum setback requirements.

#### 3.3.3.4 Lot Coverage

The City imposes limits on building lot coverage that are comparable to neighboring cities. Single-family residential structures may occupy a maximum of 25% to 50% of the lot, depending on the residential zone. A duplex, on the other hand, can occupy up to 50% of the lot, while multifamily residential structures in residential zones may occupy up to 50% to 70% of the lot, depending on the zone. Finally, the Zoning Ordinance does not contain maximum lot coverage limits for multifamily residential structures in mixed-use zones (see Tables 3-7 through 3-9).

#### 3.3.3.5 Maximum Floor Area Ratio

The City does not have maximum FAR requirements for residential uses in residential zones. However, the Land Use Element and specific plans (notably the North Downtown Specific Plan and the West Downtown Specific Plan) limits FAR in the mixed-use zones. Generally, the total FAR allowed per lot includes the floor area of residential units. Note that the upper limits of the ranges listed below are only allowable in exchange for community benefits (see Figures 3-1, Maximum Height and FAR in the North Downtown Specific Plan, and 3-3, Maximum FAR in the West Downtown Specific Plan):

- MU-R: 1.5 to 2.8, with commercial uses allowed only to a maximum FAR of 0.3
- MU-C: 1.5 to 4.5
- MU-D: 1.5 to 3.0

#### 3.3.3.6 Parking

The City's parking requirements vary by use, by housing type, and by unit size. In zones that allow for residential development, the parking requirements are as follows:

- **Single-Family Residential**
  - Two covered spaces per dwelling unit. However, if required parking is demolished for the construction of an accessory dwelling unit (ADU), or converted into an ADU, no replacement parking is required.
- **Duplex Residential**
  - Two covered spaces per dwelling unit.
- **Multifamily Residential**
  - Studio: 1.25 spaces per dwelling unit.

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- 1 Bedroom: 1.5 spaces per dwelling unit.
- 2 Bedroom: 2 spaces per dwelling unit.
- 2+ Bedroom: 2.25 spaces per dwelling unit.

Every dwelling unit is required to have one covered space. However, if required parking is demolished for the construction of an ADU, or converted into an ADU, no replacement parking is required. Parking for senior housing is determined on a case-by-case basis by the City's Transportation Administrator.

State law also imposes the following parking maximums (i.e., a city or county may not require on-site parking in excess of these ratios for a density bonus projects) (Table 3-6, Maximum Parking Requirements for Density Bonus Projects).

**Table 3-6. Maximum Parking Requirements for Density Bonus Projects**

UNIT SIZE	MAXIMUM PARKING REQUIREMENT
Studio	1
One Bedroom	1
Two Bedroom	1.5
Three Bedroom	1.5
Four Bedroom	2.5

Parking requirements for low-income projects or projects located near accessible major transit stops with 5 or more units have reduced parking standards. The reduced parking minimums vary by number of bedrooms, affordability level, and proximity to a BART station. In addition, State law no longer allows local governments to impose any parking requirements for (1) 100% affordable housing projects located within 0.5 mile from an accessible major transit stop and (2) 100% affordable senior housing projects that either offer paratransit service or are located within 0.5 mile from an accessible major transit stop. Parking requirements for projects with at least 11% very low-income or at least 20% lower-income units that are located within 0.5 mile from an accessible major transit stop are 0.5 space per unit. Senate Bill (SB) 290 (signed by Governor Newsom in September 2021) expands this requirement to projects that provide at least 40% moderate-income units and are also within 0.5 mile of a major transit stop, except that the 0.5 spaces metric is per bedroom, and not per unit.

While housing developments, which are in proximity to major transit stops and/or include affordable housing may enjoy reduced parking requirements, the City's minimum parking requirements for market-rate housing projects may be viewed as a constraint to the production of housing. The City's Zoning Ordinance; however, provides for a 20% reduction in required parking through the provision of a minor use permit, subject to findings and conditions. Additionally, the City contains parking reduction overlays in the Core Area, which is an approximately 768-acre central district with higher allowed densities than other parts of the City.

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There are five partially overlapping parking reduction zones that cover most of the Traditional Downtown, plus most of the office areas within a half-mile the Walnut Creek BART station

Program H-4.B, Reduce Parking Requirements, is included in Chapter 8\_\_to facilitate the development of new multifamily housing by continuing to provide reduced parking requirements and adopting additional reductions. Program H-4.B will also ensure that the City complies with Assembly Bill (AB) 2097, which reduces the cost of housing through the elimination of some parking mandates for homes and commercial buildings near transit. , The City shall complete a parking study (currently underway) and use the findings as a basis to bring policy recommendations for reducing (“right-sizing”) parking requirements for multifamily housing to City Council for consideration and adoption.

#### 3.3.3.7 Height Limits

Land use regulations establish a height limit of 25 feet, or two stories, for most single-family residential and duplex residential properties. Multifamily residential properties have maximum height limits ranging from 25 to 89 feet (see Tables 3-7 through 3-9).

#### Measure A, Building Height Freeze Initiative

As shown in Tables 3-7 through 3-9, the height regulations in Walnut Creek set a limit of 25 feet, or two stories, for most single-family residential and duplex residential properties. Multifamily residential properties have maximum height limits ranging from 25 to 89 feet. The height limits for all types of uses, including residential, have existed since prior to 1985 and were confirmed as the applicable height limits through a zoning measure approved by the voters. In 1985, Walnut Creek voters passed Measure A (the Building Height Freeze Initiative) in response to the perception of traffic impacts resulting from new office development around the Walnut Creek BART station, and a large downtown retail/hotel development then being proposed in the downtown Pedestrian Retail District. Measure A established building height limitations that could only be increased with voter approval or - in the case of residential projects, including mixed-use residential – under current state law through density bonus law, as set forth in Government Code Section 65915 et seq.

As evidenced by recent residential development trends in Walnut Creek, the voter-approved height standards do not constrain development:

- Walnut Creek is a built-out community with limited sites for additional single-family detached units. Of Walnut Creek’s 6,449 units of identified capacity, the vast majority of units would consist of multifamily dwellings (See Chapter 7, Table 7-2). The 25-foot height limit in single-family zones will not preclude the development of these units.

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- For multifamily housing, the voter-controlled height limits generally align with building heights that are financially feasible for market-rate projects. The height limits do not constrain development because heights above the voter-controlled limits are not typically feasible since buildings over five or six stories in height necessitate significantly more expensive construction methods and materials (e.g. concrete and steel).
- As further evidence that the voter-controlled height limits do not preclude market-rate (i.e. above-moderate) multifamily projects, Walnut Creek permitted 1,798 market-rate units for the 2015-2022 RHNA Cycle – more than double the total RHNA obligation for the 5<sup>th</sup> Cycle.
- Also, market-rate residential developers are using state density bonus law to secure height concessions and provide affordable units within market-rate projects. Walnut Creek supports this strategy as it facilitates much-needed affordable housing *within* market-rate projects.
- Affordable housing developers also are taking full advantage of state density bonus law to secure the height concessions needed to optimize the number of units in a project. This strategy is fully supported by the City. In fact, in the last ten years and through the use of state density bonus law, eight affordable density bonus projects yielded 59% more total residential units. Five of these eight projects were 100% affordable unit projects.

The City complements the work of both market-rate and affordable housing developers by prioritizing the review of residential projects providing affordable units and by advising on and providing the use of State and City authorized density incentives. See H-2.I, M, N, and O in Chapter 8 for further details on these programs.

While Measure A does not constitute or present a constraint on housing development, the City has added Program H-4.J to conduct an education and public outreach and receive public comments on potential impacts of Measure A as a potential constraint on development and on the City's ability to provide new housing consistent with the new housing units identified in the Housing Element. If the City is not on schedule to produce the new housing units or has identified heights limitations to be an additional constraint on housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints.

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**Table 3-7. Single-Family Residential Development Standards**

STANDARD	SFH-PD1	R-8	R-8.5	R-10	R-12	R-15	R-20	R-40
Minimum Lot Area (sq. ft.)	4,840	8,000	8,500	10,000	12,000	15,000	20,000	40,000
Minimum Lot Width	50 ft.	75 ft.	75 ft.	80 ft.	90 ft.	100 ft.	120 ft.	140 ft.
Minimum Lot Frontage	50 ft.	75 ft.	75 ft.	80 ft.	90 ft.	100 ft.	120 ft.	140 ft.
Minimum Lot Depth	n/a	95 ft.	95 ft.	100 ft.	100 ft.	120 ft.	150 ft.	150 ft.
Minimum Front Setback	18–20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	30 ft.
Minimum Side Setback	0 ft.	5 ft., aggregate 15 ft./2 <sup>nd</sup> story 10 ft.	5 ft., aggregate 15 ft./2 <sup>nd</sup> story 10 ft.	5 ft., aggregate 15 ft./2 <sup>nd</sup> story 10 ft.	10 ft.	10 ft., aggregate 25 ft.	15 ft.	15 ft.
Minimum Corner Side Setback	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.	30 ft.
Minimum Rear Setback	10–15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Maximum Height	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories
Maximum Density (units/acre)	6–9 du/net acre	5.4	5.1	4.4	3.6	2.9	2.2	1.1
Maximum Lot Coverage	50%	40%	40%	35%	30%	25%	25%	n/a
Threshold Floor Area Ratio	0.55	0.42	0.42	0.42	n/a	n/a	n/a	n/a
Floor Area Distribution (Maximum % of floor area on second floor of principal structure, where total floor area includes garage)	55%	40%	40%	40%	n/a	n/a	n/a	n/a
Distance Between Buildings	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Required Off-Street Parking	2 covered spaces per dwelling unit. Notwithstanding the foregoing, if the required parking is demolished in conjunction with the construction of an ADU, or converted to an ADU, no replacement parking is required.							

Source: City of Walnut Creek 2021.

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**Table 3-8. Duplex and Multifamily Residential Development Standards**

STANDARD	D-3	M-0.75	M-1 MULTIFA MILY	M-1.5 MULTIFA MILY	M-2 MULTIFA MILY	M-2.5 MULTIFA MILY	M-3 MULTIFA MILY	M-H-D HIGH DENSIT Y	
Minimum Lot Area (sq. ft.)	6,000	10,000	5,000	9,000	8,000	10,000	15,000	15,000	
Minimum Lot Width	60 ft.	80 ft.	50 ft.	90 ft.	60 ft.	90 ft.	90 ft.	100 ft.	
Minimum Lot Frontage	60 ft.	80 ft.	50 ft.	90 ft.	60 ft.	90 ft.	90 ft.	100 ft.	
Minimum Lot Depth	n/a	100 ft.	n/a	n/a	n/a	n/a	n/a	n/a	
Minimum Front Setback	15 ft.	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	n/a	
Minimum Side Setback	5 ft.	varies	5 ft.	5 ft.	5 ft.	5 ft.	10 ft.	n/a	
Minimum Corner Side Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	n/a	
Minimum Rear Setback	10 ft.	varies	5 ft.	5 ft.	10 ft.	10 ft.	10–20 ft.	n/a	
Maximum Height	25 ft., 2 stories	25–30 ft.	30–50 ft. as specified in the Zoning Map						70 ft.
Maximum Density (units/acre)	14.5	varies	43.6	29.0	21.8	17.4	14.5	Max FAR: 1.5	
Maximum Lot Coverage	50%	70%	70%	70%	60%	50%	50%	n/a	
Required Off-Street Parking	2 covered spaces per unit	1.25 spaces per studio, 1.5 spaces per 1 bedroom unit, 2 spaces per 2-bedroom unit; 2.25 spaces per 2+ bedroom unit.  Every dwelling unit is required to have 1 covered space. Parking for senior housing is determined on a case-by-case basis by the City's Transportation Administrator.							1 space per bed; min. 1.25 spaces /unit

Source: City of Walnut Creek 2021.

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**Table 3-9. Multifamily Residential Development Standards in Commercial and Mixed-Use Zones**

STANDARD	M-U MIXED-USE PLANNED DEVELOPMENT DISTRICT	MU-C COMMERCIAL MIXED-USE DISTRICT	MU-R RESIDENTIAL MIXED-USE DISTRICT	MU-D DOWNTOWN MIXED-USE DISTRICT
Minimum Lot Area (sq. ft.)	40,000	10,000	10,000	10,000
Minimum Front Setback	For the first 40 vertical feet of the building: <ul style="list-style-type: none"><li>• <u>Core Area retail streets</u>: 15 ft. from curb face</li><li>• <u>Non-Core Area retail streets</u>: 10 ft. from curb face</li></ul> Above the first 40 vertical feet of a building: 5 ft. setback from facade			
Minimum Side Setback	None, except in the following conditions: <ul style="list-style-type: none"><li>• <u>Abutting residential district</u>: 10 ft. for the first 30 vertical feet; 15 ft. above 30 vertical feet</li><li>• <u>Dwelling units</u>: 20 ft. outside of a living room window; 10' outside of a bedroom window</li></ul>			
Minimum Corner Side Setback	Core Area retail streets: 15 ft. from curb face Non-Core Area retail streets: 10 ft. from curb face			
Minimum Rear Setback	N/A	None, except in the following conditions:  Abutting residential district: 10 ft. for the first 30 vertical feet; 15 ft. above 30 vertical feet  Dwelling units: 20 ft. outside of a living room window; 10 ft. outside of a bedroom window		
Maximum Height	Height standards for parcels within North Downtown and West Downtown Specific Plans defer to the standards of those respective documents (see Figures 3-1 to 3-3 below)  Parcels which are not within the boundaries of the North Downtown and West Downtown Specific Plans defer to Sheet 2 of the City's official Zoning Map, which regulates building height independent of the zoning districts.			
Maximum Density	Maximum residential density is determined by the Planning Commission when making a recommendation to the City Council on the planned development permit.	49.8 DUA	102.5 DUA	58.1 DUA
Maximum Lot Coverage	n/a	n/a	n/a	n/a



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STANDARD	M-U MIXED-USE PLANNED DEVELOPMENT DISTRICT	MU-C COMMERCIAL MIXED-USE DISTRICT	MU-R RESIDENTIAL MIXED-USE DISTRICT	MU-D DOWNTOWN MIXED-USE DISTRICT
Maximum Floor Area Ratio	<p>FAR standards for parcels within North Downtown and West Downtown Specific Plans defer to the standards of those respective documents (see Figures 3-1 to 3-3 below)</p> <p>Parcels which are not within North Downtown and West Downtown Specific Plans defer to Chapter 4, Figure 9 (Mixed-use Floor Area Ratios) of the General Plan, or to an applicable specific plan.</p> <p>If the FAR of the parcel is not regulated by Chapter 4, Figure 9 (Mixed-use Floor Area Ratios) of the General Plan, or to any specific plan, the maximum FAR is 1.5.</p> <p>The floor area ratio may not exceed 1.0 on any property with a net lot area less than ten thousand (10,000) square feet.</p>			
Required Off-Street Parking	<p>1.25 spaces per studio, 1.5 spaces per 1 bedroom unit, 2 spaces per 2-bedroom unit; 2.25 spaces per 2+ bedroom unit.</p> <p>Every dwelling unit is required to have 1 covered space. Parking for senior housing is determined on a case-by-case basis by the City's Transportation Administrator.</p>			

Notes:

<sup>1</sup> The City of Walnut Creek regulates height limits through the Overlay Zoning, Building Height, Parking Reduction, and Future Street Line Map. Height limits do not correspond directly to zones.

\* See the North Downtown Specific Plan and West Downtown Specific Plan

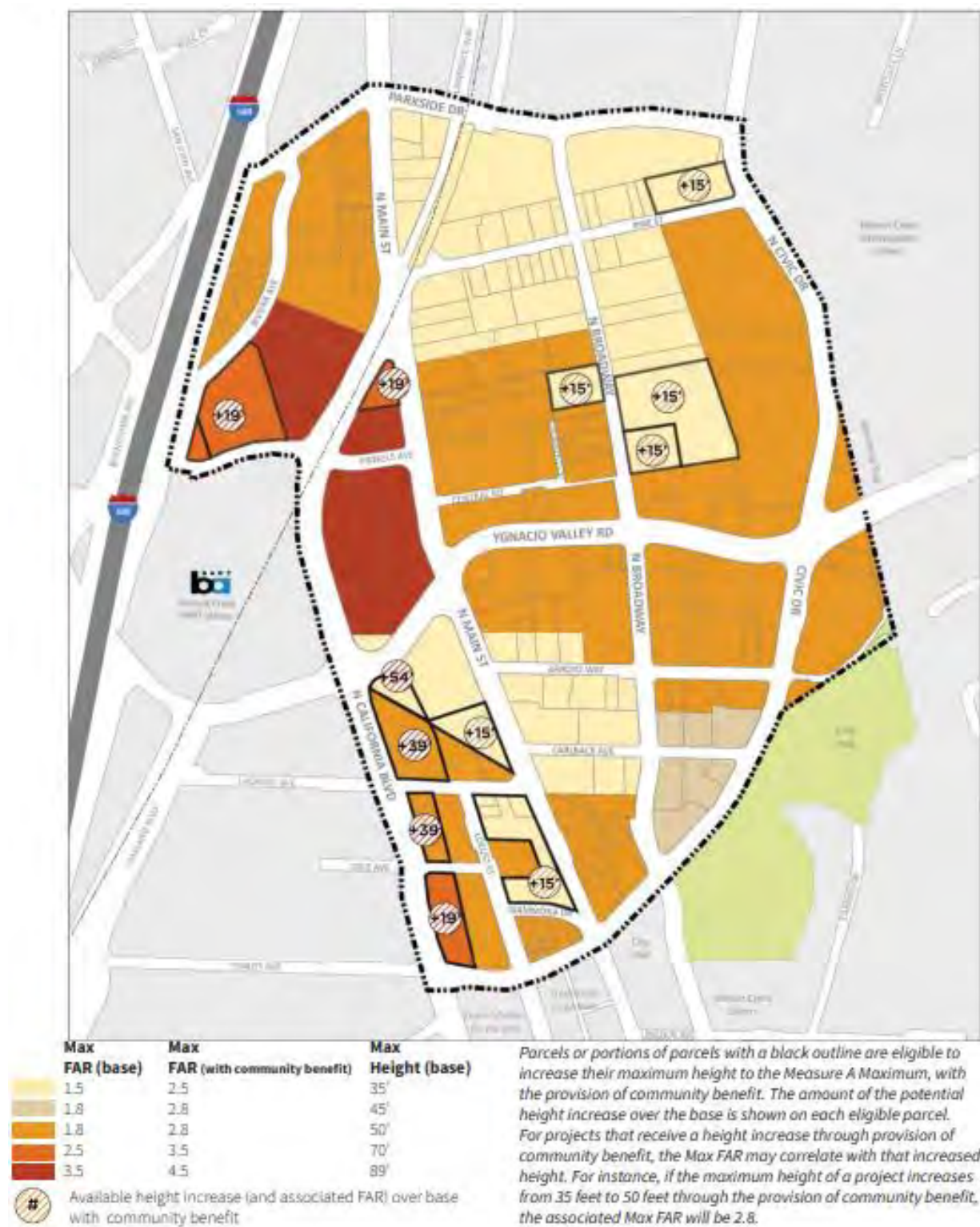
Source: City of Walnut Creek 2021.

### **North Downtown Specific Plan and West Downtown Specific Plan**

Limits for height and FAR for parcels in the North Downtown Specific Plan and West Downtown Specific Plan are regulated independently of the base zoning districts. With a community benefits agreement, the height and FAR limits are increased as shown on Figures 3-1, 3-2, and 3-3. Community benefits that the developer may provide in exchange for increased height and FAR include but are not limited to the following:

- Public open space
- Mid-block connections
- Affordable housing beyond that which is required
- Shared parking garage
- Grocery store
- Green buildings
- Off-site services or infrastructure improvements

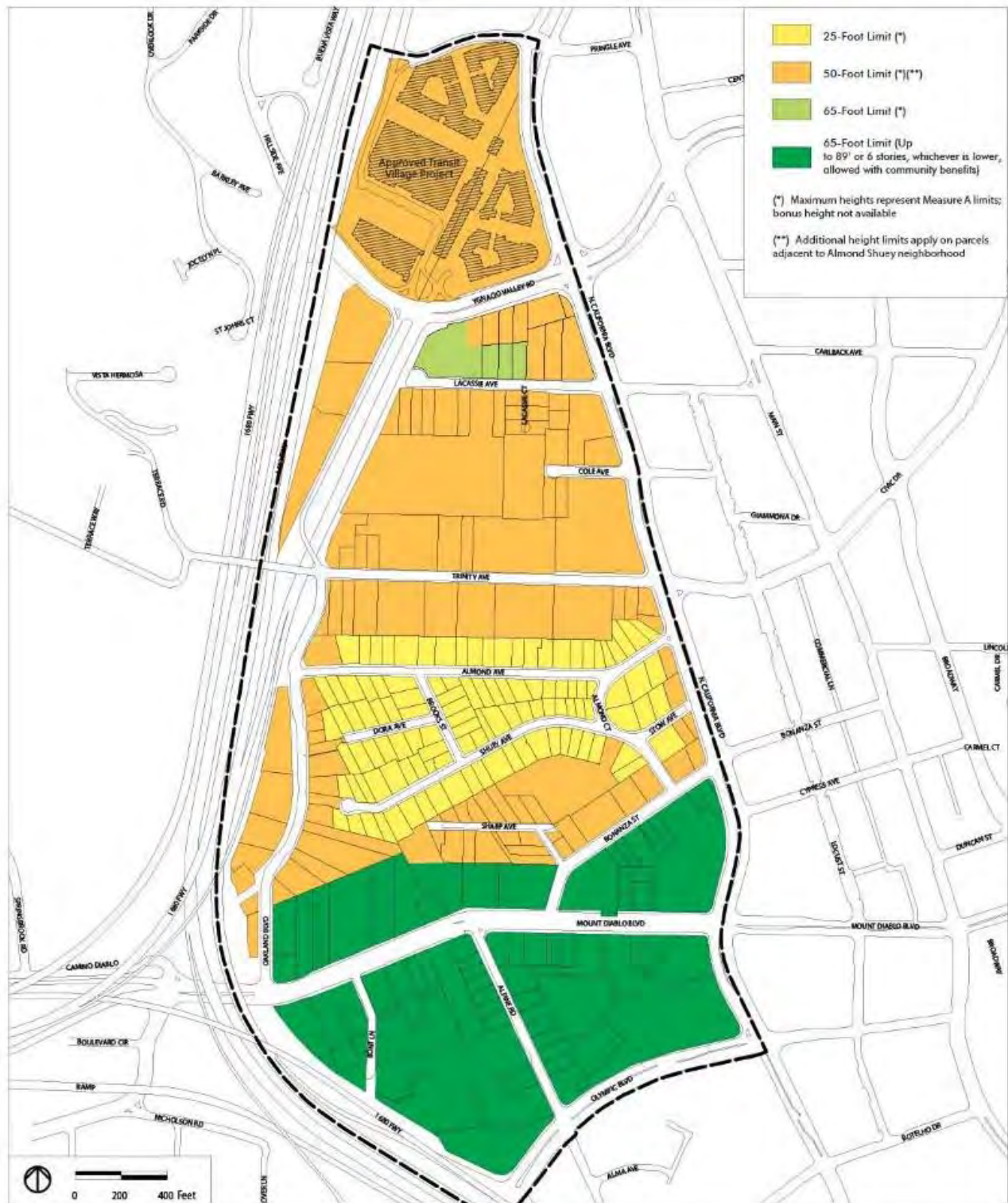
Figure 3-1. Maximum Height and FAR in the North Downtown Specific Plan



Source: North Downtown Specific Plan, Figure 4.3.

### Chapter 3. Housing Constraints

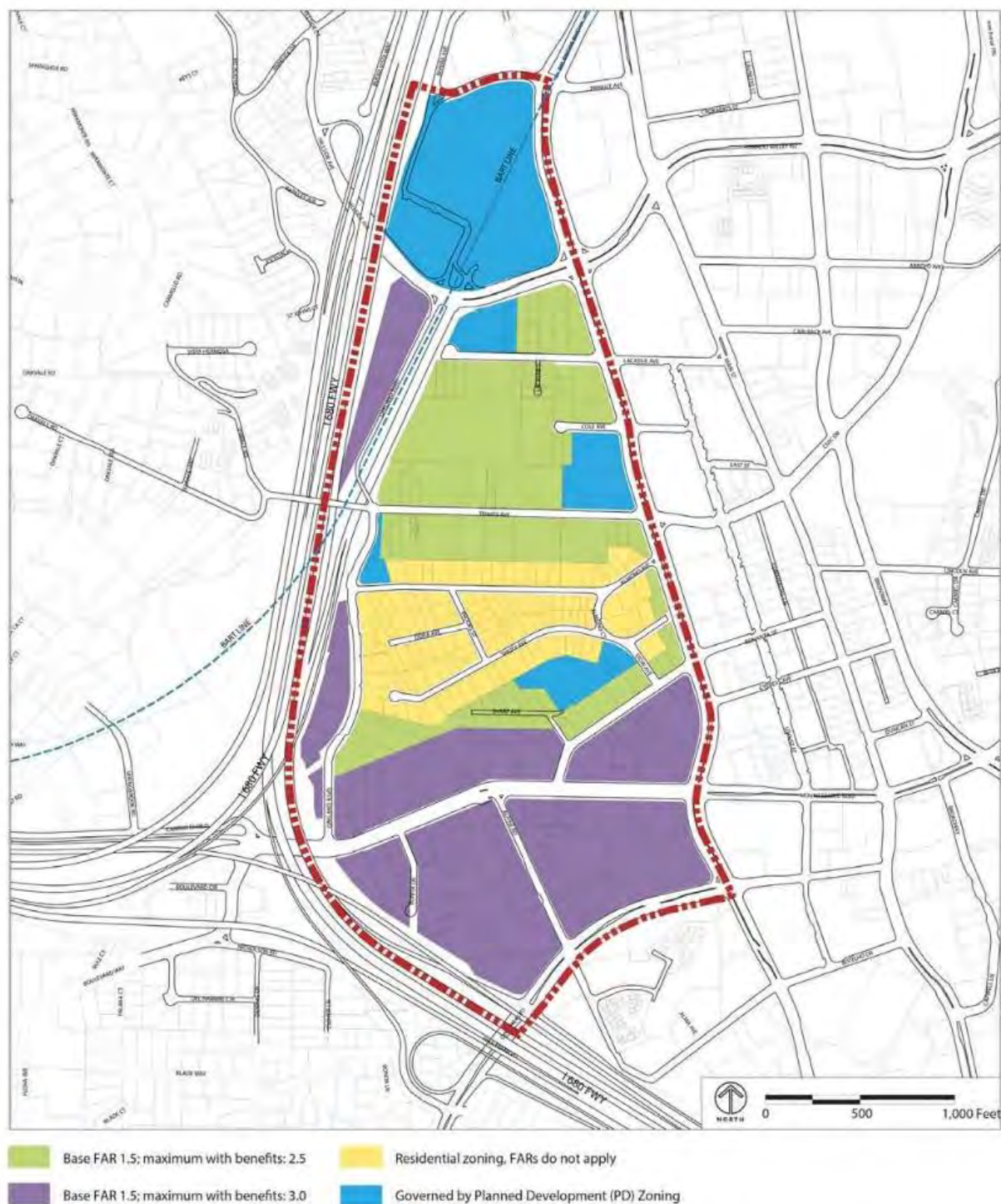
### Figure 3-2. Maximum Height West Downtown Specific Plan



Source: West Downtown Specific Plan, Figure 3-3.



**Figure 3-3. Maximum FAR in the West Downtown Specific Plan**



Source: West Downtown Specific Plan, Figure 3-2.

#### 3.3.3.8 Cumulative Impacts of Development Standards

The cumulative impacts of Walnut Creek’s development standards established in the Zoning Ordinance and specific plans do not unduly constrain achieving the densities permitted by the zones. The residential development regulations are comparable to those of other jurisdictions. The City does not have a maximum floor area ratio (FAR) requirement for residential uses in residential zones. Developers interviewed for the Housing Element Update did not identify the City’s zoning regulations as a constraint to development, or as factor that added excessive costs. In addition, development trends and project approval evidence confirms that Zoning Ordinance standards do not create a building envelope that conflicts with achieving the densities allowed in the zones as multifamily developments in the City’s multifamily zones and specific plan areas have consistently achieved the maximum permitted densities permitted by the zones, as documented in Table 7-3 “Entitled and Pending Development Applications.” Program H.4.K has been added to the Housing Plan to obtain quantitative data to better understand the maximum residential development capacity on individual parcels citywide . The Program requires the City to conduct a Building Envelope Needs Assessment that considers the general plan density standards and the Zoning Code’s development standards. If needed, code amendments will be conducted based on study findings.

Higher densities are also frequently achieved pursuant to State Density Bonus Law or other provisions, as also shown in Table 7-3. However, as discussed below, Program H-4.B has been added to address parking requirements. In addition, Program H-4.C has been added to ensure that the City’s Zoning Ordinance is in conformance with state law, including the Housing Accountability Act, and the Housing Crisis Act of 2019. The components of the City’s development standards are described as follows:

- The Zoning Ordinance allows multifamily residential properties in residential zones to have densities ranging from 15 dwelling units per acre to up to 87 dwelling units per acre. For multifamily residential properties in mixed-use zones, the maximum density ranges from 50 to 116 dwelling units per acre (see Tables 3-7 through 3-9).
- For multifamily residential properties in residential zones, the Zoning Ordinance allows for a minimum lot area ranging from 5,000 to 15,000 square feet. Multifamily residential properties in mixed-use zones have a minimum lot area requirement ranging from 10,000 to 40,000 square feet.
- For multifamily residential properties in residential zones, the Zoning Ordinance requires front and corner setbacks from 10 to 20 feet and side and rear setbacks from 5 to 20 feet.

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- The City does not have maximum FAR requirements for residential uses in residential zones. However, specific plans allow FARs generally ranging from 1.5 to 4.5 in the mixed-use zones, with upper limits only allowable with community benefits.
- Parking requirements vary (see Section 3.3.3.6). City staff is currently studying parking requirements with the intent to adjust parking requirements for multifamily projects to facilitate the development of new housing. Staff anticipates bringing forward amendments of the City’s parking regulations to the City Council for consideration and adoption (see Program H-4.B, Complete Parking Study and Continue to Implement Reduced Parking for Affordable Housing).
- Multifamily residential properties have maximum height limits ranging from 25 to 89 feet (see Tables 3-7 through 3-9).

Much of the City’s remaining residential development capacity is within two specific plan areas: the West Downtown Specific Plan and the North Downtown Specific Plan. As a part of the analysis prepared for the Specific Plan Environmental Impact Report (EIR) in 2018, the City prepared growth projections that would likely occur under the Specific Plan by 2038. Full buildout of the North Downtown Specific Plan was projected to result in an increase in population of approximately 1,519 persons, the addition of approximately 899 housing units, and the addition of approximately 3,546 jobs. These future projections were identified by the City based on a parcel-by parcel analysis of the potential development sites in the Plan Area that have the highest likelihood of being redeveloped over the 20-year time horizon of the Specific Plan. The projections included considerations of the development regulations included within the City’s Zoning Ordinance as modified by the Specific Plan, as well as market factors which includes costs to development. The Specific Plan was found to directly induce growth in an environmentally sound method.

The West Downtown Specific Plan was adopted in September 2018. The Specific Plan provided development capacity estimates based on “a careful study of opportunity sites in the Plan Area and considered such factors as existing land uses, land and improvement values, access, and physical constraints.” Buildout projections also considered typical heights, lot coverages, and residential unit sizes. For opportunity sites with a “Mixed-Use” classification, it was assumed that the majority of new mixed-use development would be buildings with ground floor retail and residential units above. The plan was estimated to result in 2,400 net new housing units, along with additional retail, office and hotel uses. As a part of the Program H.4.K- Building Envelope Analysis described above, the City will analyze how height limits influence building type and affordability in specific plan areas and conduct amendments if needed. The City will also analyze specific plan permit processing requirements.

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Higher densities are also frequently achieved pursuant to State Density Bonus Law or other provisions, as also shown in Table 7-3. However, City staff has identified parking as a potential constraint to development. As a result, Program H-4.B ~~strengthened to~~ commits to adoption of Zoning Ordinance amendments to reduce parking requirements for multifamily housing.

Height limits pursuant to Measure A are further explained in Section 3.3.3.7. Measure A does not create a constraint to housing development because the height limit generally aligns with commercially and structurally feasible heights for multifamily projects. The height limits under Measure A fosters developments at heights ranging from 50 to 89 feet (54 to 93 feet with pitched roofs), while the single-family and “missing middle” density areas within the rest of the City have Measure A height limits ranging from 25 to 30 feet (29 to 34 feet with pitched roofs). Furthermore, these Measure A height limits have been exceeded through the use of waivers and concessions for density bonus projects. Although Measure A does not constitute or present a constraint on housing development, the City has added Program H-4.J, Measure A Outreach and Review. See discussion on Program H-4.J in Section 3.3.3.7.

As a part of Program H-4.J, the City will conduct public outreach and receive public comments on potential impacts of Measure A on the City’s ability to provide new housing consistent with the new housing units identified in the Housing Element and, if the City is not on schedule to produce the new housing units or has identified height limitations to be an additional constraint on housing production , and assuming available funding for election costs, staff will prepare for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints.

#### **3.3.4 In addition, Program H-6.J, Housing Mobility, has been added to evaluate- and consider a Zoning Ordinance amendment to increase heights in residential districts to the maximum permitted under Measure A to increase density.\_\_Housing in Coastal Zone**

The City does not lie within the coastal zone boundary.

#### **3.3.5 Fees and Exactions**

Prior to embarking on a housing project, housing developers conduct a financial feasibility analysis that compares development costs to the revenues received in rent or sales prices. This analysis calculates the rate of return on the project or investment. Like any other business, developers require a minimum profit or rate of return on housing development and only proceed

with a development when revenues are expected to exceed costs to the level where this profit is achieved. Housing development requires investors who, in turn, require a rate of return on their investment. This makes housing development challenging, especially when costs are high.

Fees and exactions are a factor that adds to housing development costs and are included in developers' financial feasibility analysis. If revenues do not outweigh the costs and yield the required rate of return, developers will not move forward with the project. However, it is important to note that in cities and counties where market-rate rents and housing prices are high, like Walnut Creek, revenues derived from housing development projects are similarly high, yielding a desirable return. In Walnut Creek, nearly 1,900 new housing units were reported during the first 6 years of the 2015–2023 5<sup>th</sup> Cycle Planning Period. While this number shows considerable progress toward the 2,235 total units required by RHNA, 1,692, or more than 90%, of the units developed were above-moderate-income (i.e., market-rate) units. This points to strong demand supporting the development of market-rate housing in the City and a need to build more housing at affordable levels.

The number of units developed during the 5<sup>th</sup> Cycle suggests that current fees are not an impediment to housing development.

#### **3.3.5.1 Development Services and Impact Fees**

**Development services fees cover review and processing of the development by City staff. Development impact fees offset the costs of improvements serving the development. The City's fee schedule is based on typical anticipated costs associated with review and approval of proposed projects. The City's current development fee schedule for residential projects is summarized in Table 3-10, Development Fees for Residential Projects. In addition to summarizing planning and development fees, Table 3-10 provides fee estimates for two typical developments in the City.**



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**Table 3-10. Development Fees for Residential Projects**

FEE ITEM	RATE	SAMPLE FEES FOR REPRESENTATIVE PROJECTS	
		SF DEV. <sup>1</sup> (1-UNIT DET.)	MF DEV. <sup>2</sup> (100 UNITS)
City Fees			
Building Permit Fee <sup>3</sup>	Fee based on Building Valuation <sup>4</sup> <u>\$100K–\$500K</u> : \$3,827.13 for the first \$500K plus \$5.40 for each additional \$1,000 or fraction thereof, to and including \$1M <u>\$1M and Up</u> : \$6,527.13 for the first \$1,000,000 plus \$3.81 for each additional \$1,000 or fraction thereof	\$2,539.15	\$39,436.39
Building Plan Review Fee	100% of Building Permit Fee For buildings with a valuation less than or equal to \$25,000, 25% of Building Permit Fee	\$2,539.15	\$39,436.39
Mechanical, Electrical, plumbing (MEP) Permit Fees	55% of Building Permit Fee Electrical 20%, Plumbing 18%, and Mechanical 17%	\$1,396.53	\$21,690.01
MEP Plan Review Fee	75% of MEP Permit	\$1,047.40	\$16,267.51
Application Processing Fee	\$51 + (0.000357 * valuation)	\$160.56	\$3,491.62
Green Building Code Fee	10% of sum of Building, Electrical, Plumbing, and Mechanical Permit Fees	\$647.48	\$10,056.28
Planning Review Fee	15% of the Building Division's total Permit Fees	\$380.87	\$5,915.46
Technology Fee	5.75% of the combined total of permit and plan review fees	\$432.53	\$6,717.74
Building Division Training Fee	1.25% of the combined total of permit and plan review fees	\$94.03	\$1,460.38
General Plan Update Fee	0.1% of Project Valuation	\$2.54	\$39.44
Waste Management Fee	\$52 non-refundable fee	\$52.00	\$52.00
Traffic Impact Fees <sup>6</sup>	\$3,749 per PM peak hour trip	\$3,711.51	\$164,956.00
Property Development Tax	\$112.5 for each dwelling unit containing not more than one bedroom. \$22.5 for each additional bedroom	\$112.50	\$11,250.00
Public Arts Requirement	Fee paid by buildings with a \$500K valuation or more: <u>Residential with 6+ Units</u> : 1% of construction cost	\$0.00	\$96,376.00
Inclusionary Housing Fees	Residential projects are required to either provide units on-site or pay a fee. <u>Fee</u> : \$18/sf	\$55,800.00	\$1,440,000.00
Parkland Dedication Acreage Fee <sup>7</sup>	<u>Multifamily</u> : Current in-lieu fee is based on a value of \$800,000/acre Fee = (# of bedrooms) * (0.005 acre) * (800,000/acre) This is equivalent to \$4,000 per bedroom  <u>Single-Family</u> : Based on General Plan density as detailed in Title 10-1.602	\$16,000.00	\$600,000.00

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FEE ITEM	RATE	SAMPLE FEES FOR REPRESENTATIVE PROJECTS	
		SF DEV. <sup>1</sup> (1-UNIT DET.)	MF DEV. <sup>2</sup> (100 UNITS)
Pre-Application Review	\$200/hr.; not applicable to SFDSFH.	\$0.00	\$1,000.00
Project Review Team	\$2,500/Dep for SFD; \$10,000/Dep for MFD	\$2,500.00	\$10,000.00
<i>Subtotal: City Fees</i>		\$87,416.25	\$2,468,145.22
<i>Subtotal: City Fees – Per Unit</i>		\$87,416.25	\$24,681.45
<b>Other Agency Fees<sup>8</sup></b>			
School District Fee <sup>9</sup>	Walnut Creek School District: \$2.86/sf Mt. Diablo School District: \$4.08/sf San Ramon Valley School District: \$3.79/sf	\$10,608.00	\$326,400.00
CA Building Standards Fee	1–3 Stories in Height: \$13 per \$100K valuation; All Other Buildings: \$28 per \$100K valuation	\$12.28	\$385.50
CCC Sanitary District Connection Fee	\$9,300 per unit	\$9,300.00	\$930,000.00
Strong Motion Instrumentation Fee <sup>11</sup>	1–3 Stories in Height: \$13 per \$100K valuation All Other Buildings: \$28 per \$100K valuation	\$39.90	\$1,252.89
<i>Subtotal: Other Agency Fees</i>		\$18,218.18	\$1,160,438.39
<i>Subtotal: Other Agency Fees – Per Unit</i>		\$18,218.18	\$11,604.38
<b>Total Fees</b>			
<i>Total Fees</i>		\$105,634.43	\$3,628,583.61
<i>Total Fees – Per Unit</i>		\$105,634.43	\$36,285.84

Notes:

<sup>1-2</sup> Development fees were calculated based on the final version of the C4 fee summary assumptions. These assumptions include the following:

SF Development: 1-Unit Detached, 3,100 sf./unit

MF Development: 100 units, 800 sf./unit

<sup>3</sup> Building permit fees are based upon the building valuation, starting at \$2,000. This table only presents fees for valuations above \$500,000. For the complete fee schedule, see the City's FY 2022–23 Master Fee Schedule.

<sup>4</sup> Building Valuation = Market value of labor plus materials

SF Valuation: \$306,900

MF Valuation: \$9,637,600

<sup>6</sup> Per the Institute of Transportation Engineers Trip Generation Manual (10th Edition), single-family detached housing generates 0.99 PM peak hour trips per unit, while mid-rise multifamily housing in suburban areas generates 0.44 PM peak hour trips per unit.

<sup>7</sup> This fee is exempt for 100% affordable housing.

<sup>8</sup> This does not include all fees for other agencies.

<sup>9</sup> Fees are for residential development only. For other fees, refer to the Walnut Creek, Mt. Diablo, and San Ramon Valley School Districts for fees and charges. Sample fee calculation assumes developments are in the Walnut Creek School District.

<sup>10</sup> CA Building Standards Fee is the same as the CALGreen Fee - \$1/\$25K valuation.

<sup>11</sup> Fees are based on number of stories. Sample fee calculation assumes single-family units are 1–3 stories in height and multifamily developments are over 3 stories in height.

Source: City of Walnut Creek Master Fee Schedule FY 2022–23; C4 Fee Summary

#### **3.3.5.2 Planning Application Fees**

For the City, processing of development applications and appeals, such as General Plan Amendments, Zoning Ordinance amendments, use permits, subdivisions, design review, environmental review, and all other development review processing is charged at an hourly rate for required staff time. Charges for staff time spent processing each application will be based on the latest City Council-approved fee schedule. As shown in Table 3-11, Planning Fees for Residential Projects, the FY 2020–21 hourly rate is \$200 per hour.

As shown in Table 3-11, a deposit is also required for all applications. The deposit amount for each application reflects the average amount of time spent to process a standard application but in no way reflects the individual aspects of a project that may extend the processing time. Nor is the deposit amount intended as a cap. Instead, the deposit allows the City to create an account, which shall be charged at the current hourly rate for all staff processing time. Once the costs exceed the deposit amount, the account will be billed monthly at the current hourly rate for the additional charges. If the final costs are less than the deposit amount, the unused portion will be returned at the conclusion of the process.

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**Table 3-11. Planning Fees for Residential Projects**

APPLICATIONS	FEE/DEPOSIT	RATE
Public Hearings		
Appeals, re-considerations, and complaints (non-applicants only)	—	\$205 (flat)
Public Hearing Noticing Fee	—	\$215/hearing
Public Hearing Publication Fee	—	Actual Cost
Environmental Review <sup>1</sup>		
Environmental Assessment	\$1,200	\$200/hr.
Probable Negative Declaration	\$2,500	\$200/hr.
Environmental Impact Report	\$5,000	\$200/hr.
Design Review		
Single-Family Homes – Staff Design Review	\$2,500	\$200/hr.
Single-Family Homes – Design Review Commission	\$5,000	\$200/hr.
New Buildings/Projects	\$10,000	\$200/hr.
Small Additions/Remodel and Storefronts	\$1,200	\$200/hr.
Awning and Canopy Permit	—	\$200 (flat)
Subdivisions		
Tentative map (4 or fewer parcels)	\$4,000	\$200/hr.
Tentative map (5 or more parcels)	\$10,000	\$200/hr.
Minor Use Permit/Fence	\$1,200	\$200/hr.
Use Permit	\$2,500	\$200/hr.
Administrative Use Permit	\$800	\$200/hr.
Banner Permit	—	\$100.00 (flat)
Grand Opening Permit	—	No Charge
Short Term Promotional/Temporary Activity Permit	—	\$100.00 (flat)
Variance	\$2,500	\$200/hr.
Large Family Daycare Permit	\$2,000	\$200/hr.
Annexation Requests	\$2,000	\$200/hr.
Street Name/Number Change Requests	\$1,200	\$200/hr.
Home Occupation Permit (Staff Review Only)	—	\$100.00 (flat)
Home Occupation Permit (Zoning Administrator Review)	\$1,200	\$200/hr.
Sidewalk Dining Encroachment Permit	—	\$200 per year
Wireless Antenna Requests (Design Review/Use Permit)	\$5,000	\$200/hr.
Preliminary Review Team		
Multifamily and Commercial, 1 <sup>st</sup> Review	—	\$200 (flat)
Multifamily and Commercial, 2 <sup>nd</sup> Review	\$1,200	\$200/hr.
Single-Family Dwelling, 1 <sup>st</sup> Review	—	No Charge
Single-Family, 2 <sup>nd</sup> Review	—	\$100.00 (flat)
General Records Research (per hour plus actual cost of documents)	No charge 1 <sup>st</sup> 15 minutes	\$200/hr.
Specific Records Research (per hour plus actual cost of documents)	—	\$200/hr.
Building Permit Planning Division Review	—	\$195/hr. w/W.O. or 15 % of building permit plan check fee.
Certificate of Zoning Status or Zoning Interpretation	\$400	\$200/hr., 2-hour min.
Planning Records Fee (Per entitlement, i.e., GPA, RZ, CUP)	—	\$35 per entitlement
Off-street Private Parking Lot Certification	—	\$150 per lot
Private Lot Enforcement Certification	—	\$295 per lot
Subordination Agreement	—	\$280 (flat)
First-Time Down Payment Assistance Loan	—	\$280 (flat)

Notes:

<sup>1</sup> Does not include California Department of Fish and Wildlife filing fee. Refer to CA DFG webpage for more information.

Source: City of Walnut Creek 2021.

#### 3.3.5.3 Comparable Fees (Other Cities)

In exploring the existence of current development costs as a possible hurdle to the City’s ability to develop more affordable housing, a review of comparative costs among their neighboring cities was done. Table 3-12, Comparison of Residential Development Fees, outlines the various development-related fees charged by the City in comparison to cities nearby. The City’s fee structure reflects the types of developments in the City and necessary costs associated with proper review and project mitigation. As presented in Table 3-12, the City’s development fees are similar to those of surrounding cities. It should be noted that the C4 data made available for comparison made choices on which fees to report for, which resulted in not accounting for certain fees for certain cities. The City added complete information for its own fees but did not add supplemental information for the comparison cities, making the City’s fees seem higher by comparison. For this reason, two “Total Project Fees” calculations are provided for Walnut Creek. One representing a comprehensive fee total and the other the C4 totals to allow for comparison with other cities. Based on the C4 fee study, Walnut Creek’s fees are substantially below the average cost for single-family and multifamily projects.

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**Table 3-12. Comparison of Residential Development Fees**

DEVELOPMENT FEE TYPE	WALNUT CREEK	CONCORD	LAFAYETTE	MARTINEZ	PLEASANT HILL	Contra Costa County Average
Single-Family Residential Development						
Entitlement Fees	\$2,500.00	\$1,366.68	\$6,400.00	\$9,168.00	\$2,500.04	
Building Fees	\$9,292.43	\$16,373.68	\$13,991.99	\$15,584.86	\$4,927.63	
Impact Fees	\$93,842.01	\$29,507.71	\$48,554.26	\$33,949.00	\$23,500.00	
Total Project Fees	\$105,634.44/ 31,004.88 *	\$47,248.07	\$68,946.25	\$58,701.86	\$30,927.67	\$58,327.09
Multifamily Residential Development – 100 Units						
Entitlement Fees	\$11,000.00	\$10,584.00	\$6,400.00	\$14,153.00	\$10,356.80	
Building Fees	\$146,149.60	\$84,308.64	\$92,893.61	\$193,415.76	\$115,651.58	
Impact Fees	\$3,471,434.00	\$1,670,953.12	\$3,032,756.00	\$2,261,200.00	\$1,544,400.00	
Total Project Fees	\$3,628,583.60/ \$1,507,627.70	\$1,765,845.76	\$3,132,049.61	\$2,468,768.76	\$1,670,408.38	\$2,621,978.09
Multifamily Residential Development – 10 Units						
Entitlement Fees	\$11,000.00	\$10,584.00	\$6,400.00	\$14,153.00	\$6,944.80	
Building Fees	\$23,256.30	\$37,085.50	\$23,853.89	\$30,941.92	\$16,092.81	
Impact Fees	\$356,950.20	\$189,595.31	\$340,715.60	\$226,120.00	\$154,440.00	
Total Project Fees	\$391,206.50/ \$168,649.32	\$237,264.81	\$370,969.49	\$271,214.92	\$177,477.61	\$290,877.67

Note: Regarding variances between Walnut Creek and the listed cities for comparison, the C4 data did not account for certain fees for certain cities. The City added additional information for its own fees but did not supplement information for the comparison cities. The second “Total Project Fees” number listed for Walnut Creek is what is reported in the C4 fee study, for comparison purposes.

Source: C4 Fee Summary, April 2022.

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Combining planning/processing fees and development impact fees, a developer can expect to pay an estimated \$106,000 in fees per single-family unit and \$36,300 in fees per multifamily unit (Table 3-13, Overall Development Cost for Typical Residential Unit).

**Table 3-13. Overall Development Cost for Typical Residential Unit**

DEVELOPMENT COST	SINGLE-FAMILY	MULTIFAMILY
Estimated Fees per Unit	\$106,000	\$36,300
Estimated Cost of Development per Unit <sup>1</sup>	\$1,316,000	\$389,000
Estimated Percent Fee Cost to Overall Development Cost	8%	9%

Notes:

<sup>1</sup> Development costs are based on Marshall & Swift construction costs estimates (May 2022), and land prices per Federal Housing Finance Agency and ParcelQuest data (referenced earlier in this section). Assumes single-family unit is 3,100 and multifamily unit averages 800 square feet.

Source: City of Walnut Creek, 2021 (for fees). Marshall & Swift, Federal Housing Finance Agency, and ParcelQuest, 2021–2022 (for development cost).

To facilitate affordable housing development, the City has provided financial subsidies to offset the cost impacts of development and planning fees. Financial assistance can come in the form of City, Community Development Block Grants, or HOME funding and City fee waivers. For example, the development of the St. Paul's Commons, a 44-unit affordable housing development, was made possible by a City fee waiver valued at \$366,642, as well as \$5,000,000 in direct City funding. Other forms of concessions given to affordable housing developments include priority/expedited processing for all entitlement and ministerial permits required for development of the project, and a reduction in development standards such as setback requirements, landscaping requirements, parking requirements, and building heights.

### 3.3.6 Processing and Permitting Procedures

Depending on the specific type of residential use, the zone in which a project is proposed, and the design of the project, residential developments may require a variance, conditional use permit, special use permit, minor use permit, planned development permit (P-D permit), hillside planned development permit (H-P-D permit), design review approval, or community benefit agreement. Applications for these entitlements are reviewed by one or more of the following bodies: the City Council, the Planning Commission, the Design Review Commission (DRC), or the Zoning Administrator. Each entitlement contains a set of findings which must be made prior to approval. These processes allow approving bodies to approve, condition, or deny projects based on the required findings. Figure 3-4, Residential Building Permit Process, outlines the process to obtain residential building permits.

To provide clarity, in summary this Section 3.3.6 describes approval findings for all development projects, including those projects that qualify for a streamlined review process and those that undergo the standard discretionary review process. Specifically, the City's discretionary design review approval process applies to all new construction with the exception of certain ministerial

## **2023–2031 Housing Element**

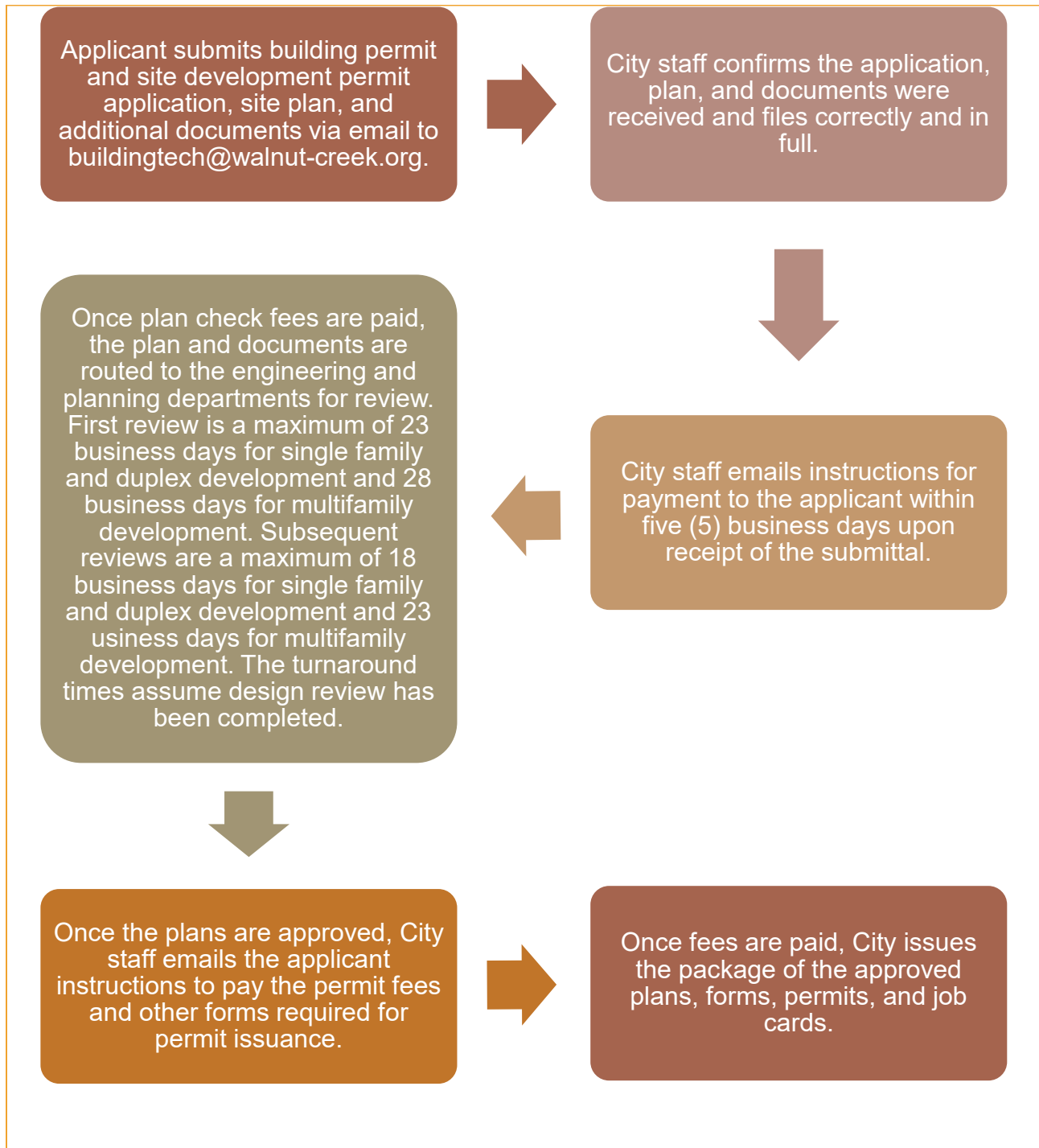
### *Chapter 3. Housing Constraints*

projects including ADUs and SB 9 units, as well as single-family dwellings. Standard design review approval findings include considerations for general standards of orderly development and promotion of good design and development in the best interests of the public health, safety, and welfare, as more specifically outlined in Subsection 3.3.6.3. In addition, findings for CUPs and PDs include considerations for consistency with the General Plan and compatibility with site conditions and environment, as outlined in Subsections 3.3.6.1 and 3.3.6.2.

With respect to housing development projects that are subject to the provisions of the Housing Accountability Act/SB 330 and SB 35, the City has utilized alternate review processes, where the former is reviewed under staff/administrative/objective design review against objective design standards, and the latter is reviewed against an SB 35 checklist. Neither procedure would require the adoption of findings and approvals are based on compliance with objective standards; the foregoing discretionary findings would not apply to the objective/streamlined review processes. Finally, the City is currently undertaking additional steps to review and align its design review process to ensure compliance with State law and with mandatory ministerial or streamlined review processes. The City does not otherwise impose additional approval findings for housing development projects outside of the foregoing review and approval procedures.



**Figure 3-4. Residential Building Permit Process**



Source: City of Walnut Creek 2021.

Conditional Use Permits (CUP) and Design Review Approvals are summarized below.

#### 3.3.6.1 Conditional Use Permits

The City does not require CUPs for residential development within most zoning designations. The majority of commercial zones allow residential with a CUP if there is an overlaying specific plan that allows residential uses, or for affordable housing with at least 90% of the units affordable to low-income households. In the absence of these factors, the City's current zoning ordinance does not allow housing in commercial zones.

In the event a CUP is required, it is to ensure the following:

- The use is appropriate in the location and circumstances in which it is proposed.
- The use is compatible with the existing and proposed on-site and proximate land uses.
- The use is consistent with the General Plan and Zoning Ordinance.
- Project impacts are identified and mitigated.
- Major issues associated with the development of the site have been addressed and resolved.

The CUP process is detailed in Title 10, Chapter 2, Part IV, Article 6, of the City's Municipal Code. An application for a CUP may be filed with the Planning Division of the Community Development Department. CUP applications are submitted to the DRC for preliminary review of the site plan and building design. Within 25 days of the submittal, the DRC advises the Planning Commission of any comments it desires to make and any changes to the site plan or building design which it deems appropriate as a result of its preliminary review. Upon receipt of the DRC's comments, the Planning Commission schedules and holds a public hearing with at least 10 days' noticing.

Findings required for approval of CUPs include the following:

- That the use, including any conditions imposed, is consistent with the General Plan, any applicable specific plan, and the Municipal Code;
- That the proposed use, including any conditions imposed, will not be detrimental to the public health, safety, or welfare; and
- Any findings required by the land use regulations for the zoning district within which the property subject to the use is located.

CUP processing time varies according to the complexity of the project, generally ranging from 2 months to 8 months. On average, CUPs typically require 8–12 weeks for processing.

The City's CUP process is not a potential barrier to housing as the City has a 100% approval rate of CUPs for multifamily residential projects. The City maintains a commitment to balancing

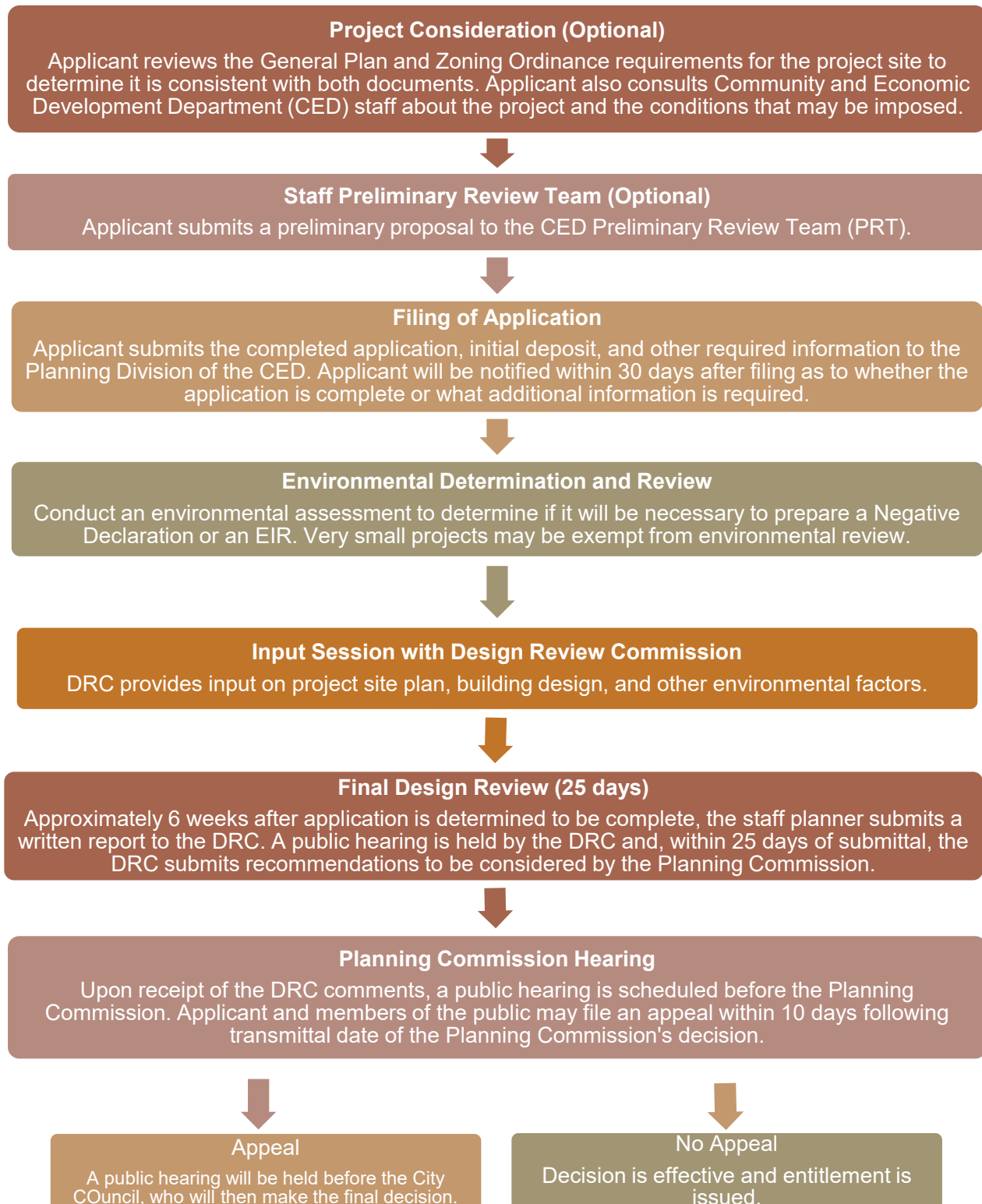
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a welcoming environment for new residential development with a concern for and protection of the public health, safety, and welfare. The CUP process enables the City to maintain this balance, using objective development standards such as setbacks, height, parking, density, and open space. The process provides the City an opportunity to evaluate quality of life issues such as a resident's exposure to noise, noxious odors/fumes, other health effects and, where appropriate, social, and environmental justice issues when projects are located in transitional areas of the community. The City will evaluate the required findings as a part of Program H-4.I.

Figure 3-5, Conditional Use Permit Process and Timelines, provides a flowchart demonstrating the typical process and timeline to obtain a CUP.

**Figure 3-5. Conditional Use Permit Process and Timelines**



Source: City of Walnut Creek 2021.

#### 3.3.6.2 Planned Development Permits

This section further describes the number of high density residential and mixed-use developments in the City and the average units per acre, which all exceed the permitted density for their underlying parcels. As illustrated in Table 3-16, the City's planning entitlement through building permit issuance process contain a limited number of permit types; entitlements and review time periods are further reduced for projects qualifying for streamlined or administrative review, as illustrated in Tables 3-14 and 3-15. Overall, the time periods for processing residential development applications in the City are relatively short and the costs are relatively low when compared to other jurisdictions as illustrated in subsection 3.3.5.3.

Certain areas within the Mixed-Use Planned Development District (M-U) and the High Density Residential Planned Development District (M-H-D) require a Planned Development (P-D) permit for development. The purpose of the P-D permit process is to assure that the intent and purpose of the M-U and M-H-D Districts are implemented.

The P-D permit process is detailed in Title 10, Chapter 2, Part IV, Article 10, of the City's Municipal Code. An application for a P-D permit may be filed with the Planning Commission. P-D permit applications are submitted to the DRC for preliminary review of the site plan and building design. Within 25 days of the submittal, the DRC advises the Planning Commission of any comments it desires to make and any changes to the site plan or building design which it deems appropriate as a result of its preliminary review. Upon receipt of the DRC's comments, the Planning Commission schedules and holds a public hearing with at least 10 days' noticing.

Findings required for approval of P-D permits include the following:

- The approval of the plan is in the best interests of the public health, safety, and general welfare;
- The proposed plan is consistent with the General Plan and any specific plan that may be applicable;
- The plan conforms to the purpose of the planned development district; and

The uses permitted and the conditions to the use are compatible with the site and its environs. If located within the O-23 Overlay Zone (the Almond-Shuey Overlay Zone), the plan complies with all provisions contained therein, including but not limited to the regulations pertaining to minimum setbacks and maximum building height.

Upon receipt of a recommendation from the Planning Commission concerning a P-D permit application, the City Clerk schedules a public hearing on the application before the City Council, which is duly noticed in the same manner as for the Planning Commission. Following the public hearing, the City Council may approve, conditionally approve, or deny the application. The City

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Council may approve the application subject to conditions which it believes make the proposed use consistent with the General Plan, any applicable specific plan, or the P-D zoning district, or which will make the proposed use compatible with other uses in the vicinity, or which will otherwise promote the public health, safety, and welfare. The same findings listed above must also be made by the City Council. The Council may also refer the matter back to the Planning Commission for further report and recommendation. This may be seen as a potential constraint. However, the P-D permit process has not noticeably constrained residential development, as evidenced by on-the-ground results. There have been at least 26 high density residential or mixed-use developments in the City in recent years, mainly in the downtown area, including two 100 percent affordable projects. Developments built or proposed in mixed-use zones focusing on residential use (i.e., the MU-R zone) averaged 112 units per acre, or 110% of the permitted density. Developments built or proposed in the M-U zone, which can focus on residential or commercial use, averaged 90 units per acre, or 224% of permitted density, and were all residential-only developments. Furthermore, developers have the option to utilize SB 330 as a tool to avoid the need for a P-D permit.

Although the P-D permit process does not represent a significant constraint for residential development in Walnut Creek, Program H-4.C in Chapter 8, Housing Plan, includes a commitment to update the City's Zoning Ordinance to comply with current laws including the Housing Accountability Act and the Housing Crisis Act of 2019 (SB 330). The codification of SB 330 will facilitate access for developers to utilize this tool and avoid any possible constraints caused by the P-D permit process. In addition, Program H-4.I has been added to amend the Zoning Ordinance to remove the requirement for a separate Planned Development Permit (PDP) in the M-U and M-H-D zones for residential development, subject only to the Objective Design Standards administrative design review process. As a part of carrying out such zoning amendment, the City will also evaluate and amend as necessary discretionary CUP, PDP and Design Review findings used for residential developments that do not otherwise qualify for streamlined or ministerial review to address potential impacts on housing supply, cost, approval certainty, timing and feasibility.

#### 3.3.6.3 Design Review

The City requires design review for all new construction, with the exception of ADUs, SB 9 developments, and some single-family homes. The design review process itself does not cause the CEQA process to be initiated, as per *McCorkle Eastside Neighborhood vs. City of St. Helena* (2019). The intent of the design review requirement is to ensure the following:

1. To improve the general standards of orderly development of the City through design review of individual buildings, structures, and their environs;

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2. To improve and augment the controls now included in ordinances related to planning and building and in order to promote development which is in the best interests of the public health, safety, and welfare of the City;
3. To establish standards and policies that will promote and enhance good design, site relationships and other aesthetic considerations in the City; and
4. To encourage works of fine art to be placed in spaces that are open and accessible to the public in the Core Area.

The design review process is detailed in Title 10, Chapter 2, Part IV, Article 12, of the City's Municipal Code. This section lists the findings that must be made prior to approval:

1. The plan is consistent with the general plan, any applicable specific plan, and this chapter.
2. The approval of this plan is in the best interest of the public health, safety, and general welfare.
3. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety, and similar elements have been designed to provide a desirable environment for the development.
4. General architectural considerations, including the character, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings.
5. General landscape considerations, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, maintenance, and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.
6. Compliance with all provisions of Chapter 8 (Preservation of Trees on Private Property) of Title 3 (Public Safety) of this code.
7. Compliance with all provisions of Chapter 10 (Public Art) of Title 10 (Planning and Zoning) of this code and the Public Art Master Plan.
8. In reviewing the design of new single-family homes and additions to single-family homes, the following aspects shall also be considered:

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- a. Single-family character shall be retained by reducing building masses and maximizing compatibility of the site with adjacent uses;
- b. Adequate open space areas, landscaped areas and buffering of adjacent uses shall be provided;
- c. Infill development within existing neighborhoods shall be sensitively designed to respect existing residential patterns and development, and reinforce the character and functional relationships of existing neighborhoods consistent with applicable development regulations; and
- d. The location of the house on the lot, windows, orientation, building height, and location of on-site open spaces shall consider preservation of the privacy of adjacent development, and whether the adjacent development has been previously impacted.

Following a public hearing, the DRC may approve, conditionally approve, or deny an application for a multifamily project.

In response to new State law (SB 35 and SB 330), the City has developed objective design standards and a ministerial review process for qualifying projects. The City adopted an addendum to its Design Review Guidelines entitled “Multifamily Residential Objective Design Standards,” which are used in lieu of subjective guidelines for projects that seek streamlining. The City also created an Objective Design Standards Checklist and SB 330 Preliminary Application Guidelines and application form. All development projects are still subject to design review, but those projects that qualify for streamlined permitting are reviewed by staff rather than the Design Review Commission (DRC) and may not be denied or conditioned in any way that would reduce unit yield by this discretionary process. Staff level design review typically takes three to six weeks. SB 330 streamlined review applies to all qualified projects, regardless of affordability, and consistent with Government Code Sections 65943 and 65950. In accordance with SB 35, the City uses a checklist to determine if projects are eligible for review under that law. Because the process is ministerial, eligible projects are exempt from CEQA. These forms, standards, and processes currently operate under state law, rather than the City’s Zoning Ordinance. It is the City’s practice to follow any superseding state laws when they conflict with the Zoning Ordinance. Program H-4.D in Chapter 8, Housing Plan, has been added to adopt written procedures for the SB 35 Streamlined Ministerial Approval process to provide information in a manner readily accessible to the general public. Furthermore, Program H-4.I includes a commitment to update the City’s Zoning Ordinance to comply with current laws including the



Housing Accountability Act and the Housing Crisis Act of 2019 (SB 330), and to review required permit findings.

#### 3.3.6.4 Timelines for Permit Procedures

Design review and permit processing are necessary steps to ensure that residential development meets the objectives of the City, as well as outside agencies that have a vested interest in the project. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from preliminary review to project approval may vary considerably. Factors that can affect the length of permit processing include completeness of the application submittal, responsiveness of developers to staff comments and requests for information, environmental review for projects that are not exempt from CEQA, rezoning or General Plan Amendment processing, and scheduling of a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the design review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The State Permit Streamlining Act (Government Code Section 65920) identifies timeframes for review of development applications. The Act also contains provisions that require cities to identify information needed for a complete application, and to provide follow-up information requests within certain timeframes.

Consistent with CEQA statutes and in conjunction with its review of project applications, the City timely evaluates whether a project is exempt from CEQA, requires an environmental impact report, or another form of environmental analysis, within 30 days of the application being determined complete. Further, the City's project approval process does not create an additional layer of environmental approval or require separate hearings by the decision-making body to make a CEQA determination before the project is considered on the merits. Rather, the decision-making body considers the staff recommendation, reviews any environmental documents prepared, provides opportunities for public input and receives public comments on CEQA and project considerations, and makes CEQA findings along with its decision on the project. The City's review process thus does not prolong or delay project review and decision contingent upon environmental review, and is compliant with both the Permit Streamlining Act to timely approve projects and CEQA requirements to consider public comments and exercise independent judgment and analysis on potential environmental impacts.

Government Code Section 66300 (SB 330, 2019) and Government Code Section 65913.4 (SB 35, 2017) also address permit processing streamlining. SB 330 applies to housing developments, including mixed-use projects with at least two-thirds of the square footage dedicated to residential. SB 35 established a streamlined ministerial approval process for qualified affordable housing projects or infill projects of 10 units or fewer. Both of these laws also establish specific timeframes for project approval. SB 35 requires project reviews to be completed within 90 days for qualified developments of 150 or fewer units and 180 days for qualified developments with more than 150 units, measured from the date the application is submitted. As stated in Section 3.3.6.3, the City offers a streamlined review process for projects that meet the requirements of SB 330 and SB 35. The City of Walnut Creek complies with the Permit Streamlining Act and other State laws related to permit processing. The City is committed to maintaining comparatively short processing times. Total processing times vary by project and is highly dependent on the level of required CEQA analysis, but most residential projects are approved in 2 to 8 months.

Table 3-14, Permit Processing Procedures provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City. Depending on the level of environmental review required, the processing time for a project may be lengthened, as the City must completely implement CEQA processes, which substantially add to processing times. Given the relatively short time periods required for processing residential development applications in Walnut Creek, the City's discretionary processing procedures are not a significant constraint on residential development.

**Table 3-14. Permit Processing Procedures**

PROJECT TYPE	REVIEWING BODY	APPROVING BODY	HEARING REQUIRED	APPEAL BODY
Design Review <i>New construction</i>	Community Development Director	Design Review Commission	Yes	Planning Commission
Conditional Use Permit <i>Residential uses marked "U" in the land use table (see Table 3-17)</i>	Design Review Commission	Planning Commission	Yes	City Council
Variance <i>Development in which the strict application of the code is infeasible due to peculiar physical circumstances of the lot.</i>	n/a	Zoning Administrator	Yes	Planning Commission
Minor Subdivision <i>Subdivision involving 4 or fewer parcels</i>	Planning Manager City Engineer	Zoning Administrator	Yes	Planning Commission
Major Subdivision <i>Subdivision involving 5 or more parcels</i>	Planning Manager Design Review Commission City Engineer	Planning Commission	Yes	City Council
Planned Development <i>Any development within the M-U or M-H-D districts</i>	Design Review Commission Planning Commission	City Council	Yes	N/A

Notes: EIR = Environmental Impact Report; IS/ND = Initial Study/Negative Declaration; MND = Mitigated Negative Declaration

Source: City of Walnut Creek 2022.

Table 3-15, Timelines for Entitlement Procedures, outlines the standard processing times for some of the City's typical approvals and permits.

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**Table 3-15. Timelines for Entitlement Procedures**

TYPE OF APPROVAL OR PERMIT	TYPICAL PROCESSING TIME
Design Review (Design Review Commission)	4–24 weeks
Design Review (staff level)	3–6 weeks
CUP	16–24 weeks
Minor Subdivision ( $\leq 4$ parcels)	16–24 weeks
Major Subdivision ( $> 5$ parcels)	16–24 weeks
Zone Change	20–24 weeks
General Plan Amendment	20–24 weeks
Environmental Impact Report	9–12 months

Note: CUP = Conditional Use Permit

Subdivision review is included within the time frames indicated in this table.

Source: City of Walnut Creek 2021.

All projects require design review approval. Depending on the zone and the size of the development, a project may require one or more additional planning entitlements. Projects that only require design review take approximately 4–24 weeks to process and require final approval from either from the design review or staff. Projects that require City Council approval (such as Planned Development Permits, General Plan Amendments, and zone changes) take approximately 20–24 weeks to process. These estimates, however, highly depend on the completeness of the submittal and responsiveness of the developer and only apply to projects that do not require preparation of an EIR. Projects requiring an EIR take approximately 1 year to process. Approval requirements are the same for all residential projects, regardless of whether it is a single-family or multifamily development.

Table 3-16, Typical Permitting Requirements by Residential Project Type (Entitlement through Building Permit Issuance), lists the typical approval requirements and estimated total processing times for various residential projects. However, coordination with other impacted parties, such as community groups and homeowner's associations, may extend the overall period for development.

**Table 3-16. Typical Permitting Requirements by Residential Project Type (Entitlement through Building Permit Issuance)**

	SINGLE-FAMILY DETACHED UNITS	ATTACHED RESIDENTIAL
Requirements	Design Review Site Development Permit Building Permit Tentative Tract/Parcel Map	Design Review Site Development Permit Building Permit Tentative Tract/Parcel Map (for condominiums)

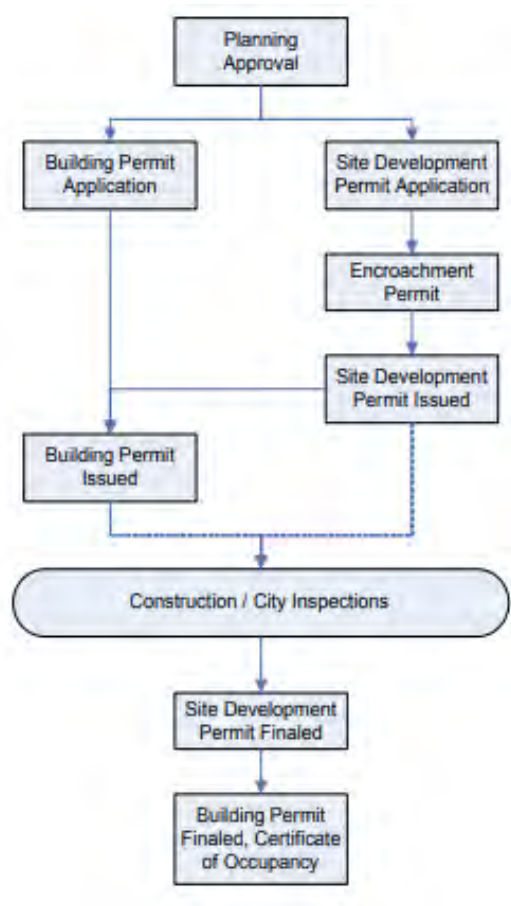
Notes: CUP = Conditional Use Permit; EIR = Environmental Impact Report

Source: City of Walnut Creek 2021.

- **Design Review Commission (DRC):** The purpose of the DRC is to obtain input from residents and design professionals on proposed development to assure that the appearance of developments will be compatible and harmonious with the use and enjoyment of surrounding properties.
- **Environmental Review:** Individual single-family homes are usually exempt from environmental review. Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the required public hearing can be held concurrently with the entitlement hearing.
- **Building Permit, Site Development Permit, and Inspections Review:** A building permit is required for the construction of any habitable structures. A site development permit is required for any grading, drainage, retaining walls, parking lots, landscaping, and other site improvements on private property outside a building structure. Both permit applications can be submitted electronically via email. Site development permits may be submitted and will be reviewed concurrently. Plans are automatically routed to all pertinent reviewers (e.g., Building, Planning, Engineering and Fire). Under normal circumstances, where the applicant has a reasonably proficient and responsive design team, 2–6 months is the typical time frame from permit application submittal to issuance.

Once the building permit is issued, applicants schedule inspections online or by phone. All work associated with the site development permit must be complete before the Engineering Department will sign off a related building permit final inspection and allow occupancy (Figure 3-6, Building Permit Review Process).

Figure 3-6. Building Permit Review Process



Source: City of Walnut Creek 2021.

### 3.3.7 Inclusionary Housing Ordinance

Inclusionary housing is a local ordinance or land use policy that either requires or encourages housing developers to include a specified percentage of low and/or moderate-income housing in new residential developments. While many cities, such as Walnut Creek, have Affordable Housing programs that provide subsidies to developers to facilitate the development of affordable housing, existing programs only create a limited number of new units, given to limited subsidies. Based on the average per-unit amount provided in subsidies to Low Income Housing Tax Credit Bay Area applicants in 2022, a typical subsidy needed is between \$30,000 and \$50,000 a unit. With an Inclusionary Housing Ordinance, if vacant and underutilized land identified in the Housing Element were developed at midpoint density, an inclusionary requirement of, say 20%, could result in an almost 40% increase in the affordable housing stock in the City.

The City of Walnut Creek adopted its Inclusionary Housing Ordinance in 2004 to expand the supply of affordable housing in conjunction with market-rate housing development. Later, in 2009 and 2010, the City adopted revisions to the Inclusionary Housing Ordinance that addressed issues raised through two court cases, and recessionary relief measures. In 2013, the relief measures expired. However, the provision which allows ownership projects of any size to pay the in-lieu fee was extended by the City Council and remains in force.

#### 3.3.7.1 Requirements

The current Inclusionary Housing Ordinance requires all rental and ownership development projects (except for ADUs and single units constructed to replace a single unit destroyed by fire, flood, earthquake, or other act of nature) to include a number of inclusionary units or pay an in-lieu fee, unless the developer proposes an alternative. The required number of inclusionary units shall depend upon the total number of dwelling units in the project and the type of inclusionary units being included (i.e., affordable to moderate-income, low-income, or very low-income households) and the developer of the project may choose which type of inclusionary units to include. The provisions of the Inclusionary Housing Ordinance apply as follows:

- **New Ownership Projects** – Developer shall include one of the following or pay an in-lieu fee:
  - 10% of the dwelling units as moderate-income ownership units;
  - 7% of the dwelling units as low-income ownership units; or
  - 6% of the dwelling units as very low-income ownership units.
- **Condominium Conversions** – Developer shall include one of the following or pay an in-lieu fee:
  - 15% of the dwelling units as low-income ownership units; or
  - 11% of the dwelling units as very low-income units.

If the project is fewer than 10 units, the developer can pay a fractional fee for low-income ownership units.
- **New Rental Projects** – Developer shall include one of the following or pay an in-lieu fee:
  - 10% of the dwelling units as low-income rental units; or
  - 6% of the dwelling units as very low-income rental units.

In addition to the above provisions, developers must adhere to the following:

- **Fractional Units** – When the application of the percentages specified above results in a number that includes a fraction, the fraction shall be rounded up to the next whole number

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if it is seven-tenths (0.7) or more. If the result includes a fraction below the seven-tenths, the developer shall have the option of rounding up to the next whole number or paying an in-lieu fee.

- **Blended Income Levels** – The developer may request that the project include inclusionary units targeted to a mix of income levels instead of just one.
- **Partial In-Lieu Fee** – The developer may request to pay the in-lieu fee for a portion of the required units. In this case, the per square foot fee would be decreased equal to the proportion of the required percentage of inclusionary units being provided.
- **Unit Mix** – The unit mix of the inclusionary units shall be in the same proportion as the unit mix of the market-rate units.
- **Location and Design** – All inclusionary units shall be built on the same site as the remainder of the project and distributed throughout the project. They should also be comparable in construction quality and exterior design to the market-rate units and have access to all on-site amenities.
- **Replacement Units** – The developer must replace units affordable to low-income households on a one-for-one basis if a proposed residential development project would result in the demolition of existing dwelling units that have (or had within the 12 months prior to submittal of the application) rents affordable to low-income households and these units were built less than 30 years ago. However, this provision does not apply to condominium conversions.
- **Credit for Additional Affordable Units** – If the developer completes construction of a greater number of inclusionary units in the project than required by this article, the additional units may be credited toward meeting the requirements of this article by a future project.
- **Timing** – All inclusionary units must be constructed and occupied concurrently with or prior to the construction and occupancy of the market-rate units. In phased developments, inclusionary units may be constructed and occupied in proportion to the number of units in each phase of the residential development project.
- **Terms of Affordability** – Rental inclusionary units must remain affordable for 55 years. Ownership inclusionary units must remain affordable for 45 years.

#### 3.3.7.2 Alternatives

The developer may propose an alternative means of compliance instead of provision of inclusionary units or payment of an in-lieu fee, including the following:



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- **Off-Site Construction of Inclusionary Units** – Inclusionary units may be constructed off site only when the City determines that on-site construction is infeasible. If the option is chosen, then the off-site units must be constructed prior to or concurrently with construction of the residential development project.
- **Land Dedication** – In lieu of building inclusionary units, the developer may dedicate land to the City if the City determines it is suitable for the construction of inclusionary units. The land must also be of equivalent or greater value than the corresponding in-lieu fee.
- **Provision of Moderate-Income Rental Inclusionary Units** – A developer of a rental development project may propose to provide inclusionary units affordable to moderate-income households. This proposal must include a percentage of moderate-income units proportionally higher than the percentage required for low-income rental units.

#### 3.3.7.3 Incentives

To assist in compliance with the inclusionary housing requirement, the City offers the following incentives:

- **Unit Size Reduction** – The size of the inclusionary units may be smaller than the market-rate units.
- **Interior Finishes** – Inclusionary units may have different interior finishes and features than market-rate units so long as the features are durable, of good quality, and consistent with current Building Code standards for new housing.
- **Density Bonus Qualifying Affordable Units** – If the developer is proposing to provide affordable units in exchange for an increase in density, concessions, incentives, or waivers/modifications of development standards pursuant to the State Density Bonus Law, those affordable units may count as inclusionary units. When a density bonus is granted, the inclusionary requirements of the Inclusionary Housing Ordinance will apply to the entire project, including the bonus units.

Since the adoption of the City's Inclusionary Housing Ordinance in 2004, an additional 79 affordable units have been constructed. The number of units resulting from the City's Inclusionary Housing Ordinance makes it evident that inclusionary housing has not slowed housing production in the City.

Because prices and rents have also grown substantially with the costs of developing affordable housing, these prices and rents are typically high enough to absorb the additional costs resulting from the inclusionary requirement. Therefore, the cost of overall housing development is not impacted to the extent of making a market-rate housing project infeasible to date. As described

above, the City offers a range of options and incentives to ensure the inclusionary housing policy does not unduly constrain housing development in the City.

### 3.3.8 Codes and Enforcement and On-/Off-Site Improvement Standards

#### 3.3.8.1 Codes and Enforcement

In 2001, the State of California consolidated its building codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. The City most recently adopted the 2019 California Building Code; Residential Code; Green Building Standards Code; Reference Standards Code; and Electrical, Mechanical, Plumbing, Energy Codes. The 2019 California Building Code, with necessary State amendments, is adopted and referred to, and by reference expressly incorporated and made a part of Title 9, Chapter 1, of the Walnut Creek Municipal Code, subject to specified amendments. The California Building Code, as amended, shall be known, designated and referred to as the "Building Code" for the City of Walnut Creek. Local amendments include a requirement that fire protection systems shall comply with the local amendments by the Contra Costa County Fire Protection District, technical criteria pertaining to concrete specifications, and seismic design notations. These changes may have some impact on the cost of housing construction but are necessary to protect health and safety.

The Code Enforcement Division works to ensure compliance with the Municipal Code with a staff of two inspectors with expertise in code enforcement and capable of investigating any type of complaint.

- The Code Enforcement Division responds to complaints generally working under a model of voluntary compliance. The City seeks to avoid fines and penalties by providing a reasonable time allowed to meet compliance. In rare circumstances, we issue administrative penalties if someone fails to comply with the Municipal Code. However, complaints related to housing in the City typically involve the following:
  - Graffiti
  - Abandoned shopping carts
  - Debris and personal property
  - Noise
  - Inoperable vehicles
  - Tree and landscape encroachment

- Unpermitted signage

Code Enforcement staff responds to approximately 25 new residential complaints and participates in hundreds of active investigations each month. Enforcement procedures place emphasis on voluntary compliance. On the average, Code Enforcement administers the following:

- 300 residential courtesy notices and notices of violation per year
- Seven administrative citations per year

#### 3.3.8.2 On-/Off-Site Improvement Standards

The City's Design Review Guidelines, created in 1996 and most recently updated with a 2021 Addendum, is an informational booklet intended to assist applicants in understanding the standards of design used to evaluate and review projects for design review approval. The guidelines cover site planning, architecture, signage, and other design details. The guidelines are intended to ensure uniform design and provide guidance to those preparing improvement plans within the City.

The Design Review Guidelines include guidance on landscape design. This guidance includes general landscaping requirements, as well as requirements specific to parking lot landscaping and standards for residential districts. Solid waste enclosures are also covered in the Design Review Guidelines, which address materials, accessibility, and location.

On-site improvement requirements can be waived for affordable housing as a processing incentive and has been done in the past primarily with density bonus projects. Possible incentives include the following:

- Priority/expedited processing for all entitlement and ministerial permits required for development of the project.
- Adjustments in development standards, such as setback requirements, landscaping requirements, parking requirements, and building heights. The City does not require on-/off-site improvements beyond basic site and frontage improvements, such as the construction of a curb, gutter, sidewalk along the project frontage; undergrounding onsite utilities; and providing onsite rainwater treatment facilities, such as bio-retention basin (i.e. C.3.). The only exceptions to this general approach are (1) environmental impact mitigation measures imposed under the California Environmental Quality Act (CEQA), which are rarely required in the instances of residential and mixed-use developments; or (2) community benefits voluntarily provided by the developer/applicant in exchange for development bonuses above the permitted height, density, and FAR limitations in the West Downtown and North Downtown Specific Plan areas.

#### 3.3.8.3 Constraints on Housing for People with Disabilities

State law requires that each local jurisdiction assess its local governmental constraints relating to the construction and improvement of housing for people with disabilities.

#### **Zoning and Land Use Policies and Practices**

California law declares that people who experience disabilities and require supervised care are entitled to live in normal residential settings; it also preempts cities from imposing many regulations on residential care homes. California HSC, Section 1500 et seq., establishes that residential care homes serving six or fewer people be (1) treated the same as any other residential use, (2) allowed by right in all residential zones, and (3) subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

The Walnut Creek Municipal Code defines residential care homes as:

*A residential home or facility with a capacity of no more than six (6) persons which provides twenty-four (24) hour non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, and other residential facilities licensed, certified, or authorized by the State Department of Social Services.*

*This classification also includes facilities with a capacity of no more than six (6) persons who are licensed, certified, or authorized by the State Department of Health such as drug and alcohol treatment facilities, intermediate care facilities for the developmentally disabled, congregate living health facilities, family care homes, foster homes, and group homes for mentally disordered or handicapped persons.*

In compliance with State law, residential care homes with a capacity of no more than six persons, which provides 24-hour non-medical care to persons in need of personal services, supervision, or assistance is permitted by right in all residential districts in Walnut Creek, and many are located throughout the City.

Larger homes would fall under the definition of residential care facilities, defined in the Walnut Creek Municipal Code as:

*Facilities which provide twenty-four (24) hour nonmedical care for seven (7) or more persons in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the*

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*elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California.*

As shown in Table 3-17, Permitted Residential Uses by Zone, residential care facilities for disabled individuals (those who “meet the definition of handicapped under the Fair Housing Act”) are permitted **by-right** (with objective design standards), in the following zones: Single-Family Residential (R), Duplex Residential (D-3), Single-Family High-Planned Development (SFH-PD1), Downtown Mixed-Use (MU-D), Commercial Mixed-Use (MU-C), and Residential Mixed-Use (MU-R). Other types of residential care homes are permitted in the following zones with a CUP: Office Commercial (O-C), Multiple Family Residential (M), High Density Residential Planned Development (M-H-D), Central Retail (C-R), and Hospital Planned Development (HO P-D).

The City has a large inventory of residential facilities for persons with disabilities, including the following, based on previously published information:

- 623 community care facility beds;
- 281 supportive care facility beds; and
- 373 beds in other residential facilities.

Currently, housing facilities for people with disabilities are regulated in the Zoning Ordinance under Residential Care Homes and Residential Care Facilities. There is no local requirement for proximity between two special needs housing sites. To further reduce constraints, Program H-3.H includes provisions to amend the Zoning Ordinance to allow as a permitted use residential care facilities for 7 or more persons subject only to objective standards in all zones allowing residential uses similar to other residential uses of the same type in the same zone.

The requirements of the California HSC, Section 1520.5, are enforced by the California Department of Social Services, Health, and Human Services Agency. The law requires that residential facilities be separated by a minimum of 300 feet to avoid over-concentration.

#### **Definition of Family**

Some local governments may illegally attempt to restrict access to housing for households failing to qualify as a “family” by the definition specified in the local government’s Municipal Code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for people with disabilities, but not for housing families that are similarly sized or situated. Under the Municipal Code, “family” is defined as:

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*One person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit. A housekeeping unit shall be a group which bears the generic character of a family unit as a relatively permanent household, regardless of biological relationship, and which is characterized by the following: a) Shared use of a single common kitchen; b) Shared household expenses; c) Use by all persons of a shared common entry to the dwelling unit; d) Shared use of all or virtually all areas of the dwelling unit at all times; e) Shared responsibility for household work; f) Shared food; g) Sharing of some or all meals; h) Occupation of the unit under a single lease if the unit is not occupied in part by the owner; i) Shared social, economic and psychological commitments. Family also does not include a group occupying a boarding house, dormitory, fraternity or sorority house, convent, rectory, or private residential club.*

The City's definition of "family" is not used to limit the use or operations of group homes, and is consistent with fair housing law, as it does not limit the number of members in a family, and does not require members to be related by blood.

#### **Building Codes**

Building procedures within the City are also required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for people with disabilities. These standards are consistent with the Americans with Disabilities Act and Title 24. No local amendments that would constrain accessibility or increase the cost of housing for people with disabilities have been adopted.

The City encourages commercial building permit applicants to seek the services of a Certified Access Specialist to ensure that unintended access barriers and violations are not created during the development process and during the move-in process. A Certified Access Specialist can also provide plan review services and an access compliance evaluation of the facility. The City provides applicants with information on where to find a Certified Access Specialist, as well as information on government tax credits, tax deductions, and financing to encourage applicants to comply with State law.

#### **Reasonable Accommodation Procedures**

The federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations in their zoning ordinances and other land use regulations. These accommodations are typically needed to provide residents with a disability with an equal opportunity to live in a unit. HCD encourages cities to adopt written procedures for reasonable accommodation requests with respect to zoning regulations, permit processing, and building codes in light of the City's affirmative duty to comply with fair housing laws.

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The City's Zoning Ordinance and Building Regulations, and its approach to code enforcement, allow for special provisions that meet the needs of people with disabilities without the need for variances. For example, handicapped ramps or guardrails are permitted to intrude into the standard setbacks required under zoning to allow first floor access for residents living with a disability. In addition, new apartment buildings with three or more units are subject to requirements for unit "adaptability" on ground floor units, and accessibility to common use areas.

On June 17, 2014, the Walnut Creek City Council adopted Ordinance No. 2131, its Reasonable Accommodation Ordinance. The purpose of the City's Reasonable Accommodation Ordinance is to provide individuals with disabilities reasonable accommodation in regulations, policies, practices, and procedures to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities. The ordinance provides for reasonable accommodations in land use or zoning regulations, and in the application of land use, zoning, or building policies, procedures, and practices to eliminate barriers to housing opportunities.

A request for reasonable accommodation can be made by any individual with a disability, his or her representative, or a developer or provider of housing for an individual with a disability. Requests can be submitted when the application of a land use or zoning regulation, or land use, zoning, or building policy, practice, or procedure acts as a barrier to fair housing.

The City has established procedures in the Zoning Ordinance to provide the City's Community Development Department with the administrative authority to grant an exception to regulations related to accessibility or adaptability when such regulations create a hardship and equivalent provisions are provided. As part of the building permit application, an applicant can request reasonable accommodation. The Planning Manager establishes the submittal requirements, and the Zoning Administrator makes the decisions with no formal hearing process before any board being required. There is no fee imposed on the filing or processing of the application.

The reviewing authority shall approve the application with or without conditions, unless it determines on the basis of substantial evidence that one or more of the following findings cannot be made:

- The accommodation is requested by or on behalf of an individual with a disability protected under the fair housing laws.
- The housing, which is subject to the requested accommodation, will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.



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- The requested accommodation will not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of a City program or law, including land use and zoning.

The Zoning Administrator shall, within 30 days of determining the application complete, approve, approve with conditions, or deny the application based on the findings shown above.

#### **Review of Programs**

The City has several programs and services in place to meet the needs of its population with disabilities. The City's website provides information and support services to people with disabilities who live or work in the City. Programs and services offered include the following:

- **Home Rehabilitation Loan and Emergency Grant** program, which gives emergency grants and rehabilitation loans to low-income homeowners for health and safety upgrades, energy efficiency, removal of architectural barriers for residents with a disability, and more.
- **Community Violence Solutions** program is partially funded by the City and provides child sexual assault victims aged 2–17 years and their non-offending family members. Services are also provided to developmentally disabled individuals of any age.
- Inclusion and accommodation services for City sponsored classes, programs, and activities.
- Access reporting, which intakes and addresses resident complaints regarding community accessibility.

### **3.4 Zoning for a Variety of Housing Types**

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. The City's residential and mixed-use zones allow for a wide variety of housing types. Table 3-17 summarizes the housing types permitted in the City within zoning categories that permit residential development.

#### **3.4.1 Single-Family Housing**

Single-family residences are permitted in the following zones: Single-Family Residential (R), Duplex Residential (D-3), Hillside Planned Development (H-P-D), and Single-Family High-Planned Development (SFH-PD1). With limitations, single-family residences are also permitted in Multiple Family Residential (M) zoning and in Open Space/Recreation (O-S-R) zoning.



#### **3.4.2 Multifamily Housing**

The purpose of the City's multifamily residential zones is to promote and encourage multifamily developments at densities that are consistent with the General Plan land use designation and surrounding development. The intent is to provide for higher density classifications in and around the Core Area and adjacent to major transit centers, and lower density multifamily development in transition areas between single-family development and commercial areas or higher density residential areas.

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**Table 3-17. Permitted Residential Uses by Zone**

	Single-Family Residential (R)	Duplex Residential (D-3)	Multiple Family Residential (M)	High-Density Residential Planned Development (M-H-D)	Hillside Planned Development (H-P-D)	Pedestrian Retail (P-R)	Central Retail (C-R)	Office Commercial (O-C)	Mixed-Use Planned Development (M-U)	Automobile Sales/Service and Custom Manufacturing (AS-CM)	Service Commercial (S-C)	Business Park (B-P)	Community Commercial (C-C)	Open Space/Recreation (O-S-R)	Community Facility (C-F)	Hospital Planned Development (HO P-D)	Single Family High-Planned Development (SFH-PD1)	Downtown Mixed-Use (MU-D)	Commercial Mixed-Use (MU-C)	Residential Mixed-Use (MU-R)
<b>Residential Use Classifications</b>																				
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	P	N	N	N	P	P	P	P
Congregate Living Facility	N	N	U	P	N	L	U	L	N	L	P	N	U	N	N	N	N	L	L	P
Family Day Care Home																				
Small Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	P	N	N	N	P	P	P	P
Large Family Day Care Home	L	L	L	L	L	L	L	L	L	L	L	N	L	N	N	N	L	L	L	L
Group Residential	N	N	P	N	N	L	U	L	N	L	U	N	U	N	N	U	N	L	L	P
Multiple-Family Residential	N	L	P	P	N	L	U	L	N	P	U	N	U	N	N	U	N	L	L	P
Residential Care Home	P	P	P	P	P	P	P	L	N	P	P	N	P	N	N	N	P	L	L	P
Accessory Dwelling Units																				
Accessory Dwelling Units	P	P	P	P	P	N	N	N	P	N	N	N	N	P	N	P	P	P	P	P
Junior Accessory Dwelling Unit	P	P	L	N	P	N	N	N	N	N	N	N	N	P	N	N	P	N	N	N
Single-Family Residential	P	P	L	N	P	N	N	N	N	N	N	N	N	L	N	N	P	N	N	N
<b>Community Facility Use Classifications</b>																				
Adult Day Care Facility	U	U	U	U	N	L	U	L	N	U	U	U	U	N	U	N	U	L	L	L
Child Day Care Facility	U	U	U	U	L	U	U	L	N	U	U	U	U	N	U	N	U	L	L	L
Housing for the Homeless/Emergency Shelters	N	N	L	N	N	U	L	U	N	L	N	N	L	N	U	N	N	U	U	U
Residential Care Facility	L	L	U	U	N	N	U	L	N	N	N	N	N	N	N	U	L	L	L	L
<b>Accessory Uses</b>																				
Accessory Living Quarters	L	L	L	N	L	N	N	N	N	N	N	N	N	N	N	N	L	N	N	N
Accessory Structure	L	L	L	L	L	L	L	L	L	L	L	L	L	N	N	L	L	L	L	L
Accessory Uses	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Home Occupations	L	L	L	L	L	L	L	L	L	L	L	N	L	N	N	N	L	L	L	L

Key:

P: Permitted use.

L: Use permitted subject to certain limitations.

U: Use permitted with a CUP.

N: Not a permitted use.

Multifamily housing is permitted “by right” in the following zones: Multiple Family Residential (M), High Density Residential Planned Development (M-H-D), Residential Mixed-Use (MU-R), and Downtown Mixed-Use (MU-D). With limitations, multifamily housing is also permitted by right in the following zones: Duplex Residential (D-3) and Commercial Mixed-use (MU-C).

### 3.4.3 Manufactured Housing, Mobile Homes, & Mobile Home Parks

#### 3.4.3.1 Manufactured Housing

The City’s Zoning Ordinance defines a manufactured home as “a prefabricated or factory-built structure certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 that is attached to a permanent foundation and is used as a dwelling unit.” Furthermore, the Zoning Ordinance includes manufactured homes in the definition of Single-Family Residential as follows:

*A structure containing one (1) dwelling unit located on a single lot. This classification includes mobile homes and manufactured housing.*

Pursuant to California Government Code Section 65852.3, the City does not have special regulations for manufactured housing on a foundation and treats it similarly to Single-Family Residential. This is evidenced by the definition of Single-Family Residential, above.

#### 3.4.3.2 Mobile Homes & Mobile Home Parks

The City’s Zoning Ordinance defines a mobile home as “a trailer or prefabricated structure that is used as a permanent dwelling unit, is connected to utilities, and is designed without a permanent foundation.” Furthermore, the Zoning Ordinance includes mobile homes in the definition of **Single-Family Residential** as follows:

*A structure containing one (1) dwelling unit located on a single lot. This classification includes **mobile homes** and manufactured housing.*

Pursuant to state law (and similarly to manufactured housing), the City allows mobile homes to be constructed in all Single-Family Residential zoning districts and treats it similarly to Single-Family Residential. Furthermore, the City does not have special restrictions for mobile homes. Currently, no mobile home park is located within the City.

### 3.4.4 Farmworker and Employee Housing

Pursuant to the California Employee Housing Act (Section 17000 of the California HSC), specifically Section 17021.5, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation. Employee housing for six or fewer people must be permitted wherever a single-family residence is permitted. To comply with State law, no CUP or variance can be required.

Additionally, in accordance with HSC Section 17021.6, any employee housing consisting of no more than 36 beds in group quarters, or 12 units or spaces designed for use by a single-family

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or household, or that is approved pursuant to HSC Section 17021.8, shall be deemed an agricultural land use. Except as provided in Section 17021.8, housing is an activity that differs in any other way from an agricultural use. No CUP, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

The census identifies less than 1% of Walnut Creek residents employed in farming, fishing, and forestry occupations. No parcels in the City remain in agricultural use. Given the extremely limited presence of farm workers in the community, the City has not identified a need for specialized farm worker housing. Furthermore, in addition to the single-family zones, zoning is available for employee housing through the variety of other housing types encouraged in the Zoning Ordinance, including multifamily, single-room occupancies (SROs), manufactured housing, and ADUs.

The Walnut Creek Zoning Ordinance does not currently address employee housing, including farmworkers. Therefore, the Housing Plan (Chapter 8) in this Housing Element includes Program H-4.E, to update the City's Zoning Ordinance and policies related to employee housing to comply with current laws.

#### **3.4.5 Single-Room Occupancy**

SROs are secure residential units that include communal or individual kitchens and communal or individual bathroom facilities. As the Zoning Ordinance defines Multiple Family Residential as including SROs, SROs can be built anywhere that multifamily housing can be built.

#### **3.4.6 Emergency Shelters and Low-Barrier Navigation Centers**

##### **3.4.6.1 Emergency Shelters**

The City of Walnut Creek defines an emergency shelter as a “facility that provides an immediate short-term solution to homelessness for a limited period.”

##### **Needs Assessment**

SB 2, enacted in October 2007, requires local governments to provide sufficient capacity to meet all of the locality's identified need for emergency shelter. For example, if a jurisdiction determines that it has an unmet need of 200 persons experiencing homelessness, the identified zones must have sites with sufficient capacity to accommodate one or more shelters for 200 people. Regardless of the zone, a jurisdiction must provide sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered

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homeless population. According to the 2020 Contra Costa County Annual Point-In-Time Count Report, 80 people experiencing unsheltered homelessness were living in Walnut Creek.

Additionally, Assembly Bill (AB) 139, enacted in 2019, requires the City to base the needs for emergency shelter in its housing element on the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a 1-year period, and the percentage of those in emergency shelters that move to permanent housing solutions.

According to the 2020 Contra Costa County: Annual Point in Time Count Report, there are 80 unsheltered individuals in the City.<sup>3</sup> The City has granted a CUP for the last 6 years in a row to the Trinity Center, a nonprofit corporation located in Walnut Creek that provides services to the homeless population, for a temporary emergency shelter for up to 50 individuals during the winter months. There are currently no year-round emergency shelters located within the City.<sup>4</sup>

#### **Zoning Categories**

SB 2 also requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for people experiencing homelessness) without discretionary review. In compliance with SB 2, the City reviewed its zoning regulations, identified areas where shelters are permitted by-right (i.e., without a public hearing or discretionary action requirement), and estimated the acreage available for the development of emergency shelters. The City of Walnut Creek's Zoning Ordinance permits emergency shelters for persons experiencing homelessness by-right (i.e., without a public hearing, CUP, or discretionary action requirement) in three commercial districts:

- **Central Retail (C-R) District:** Emergency shelters are permitted by-right (i.e., without a public hearing or discretionary action requirement) when located more than 500 feet from a residential zone. There are 9 properties, totaling 3½ acres that meet this criterion. Emergency shelters require a CUP in this zone if located within 500 feet of a residential zone.
- **Community Commercial (C-C) District:** Emergency shelters are permitted by-right (i.e., without a public hearing or discretionary action requirement) when located more than 600 feet from a residential zone. However, there are no longer any properties that meet this criterion. Emergency shelters require a CUP in this zone if located within 600 feet of a residential zone.

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<sup>3</sup> <https://cchealth.org/h3/coc/pdf/PIT-report-2020.pdf>

<sup>4</sup> [https://walnutcreek.granicus.com/MetaViewer.php?view\\_id=12&clip\\_id=4380&meta\\_id=255560](https://walnutcreek.granicus.com/MetaViewer.php?view_id=12&clip_id=4380&meta_id=255560)

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- **Automobile Sales and Service (AS-CM) District:** Emergency shelters are permitted by-right (i.e., without a public hearing or discretionary action requirement) when located on the second or higher floor of a building. *There are 52 properties, totaling over 22 acres in this zone.*

Compliant with SB 2 requirements, there are approximately 26 acres of land within these three zones that could accommodate emergency shelters, providing sufficient capacity to meet the City's identified need of 80 individuals experiencing unsheltered homelessness. The total acreage is made up of 61 parcels that range in size from ¼ to 3½ acres. Additionally, there is a potential for redevelopment and reuse of existing structures in these zones. These buildings are fit for human habitation (i.e., none are in a hazardous state of disrepair) and offer potential for developers to reduce construction costs and provide services in these areas of the city. Additionally, their proximity to transit and services makes them ideal for residents experiencing homelessness.

#### **Emergency Shelter Development Standards**

AB 139 also mandates that emergency shelters may only be subject to those standards which apply to residential and commercial development within the same zone. However, a city may apply standards regulating the number of beds, parking for staff (provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone), length of stay, and other minor standards.

Currently, the City only has an emergency shelter parking requirement of one space per four beds, plus one space per employee. These standards are not consistent with California Government Code, Section 65583(a)(4), which only allows parking to be required for shelter staff. However, Program H-4.C, Update Special Needs Zoning will bring the City's Zoning Ordinance into compliance with State law. In addition, consistent with Government Code section 65583 as amended by AB 2339, as a part of Program H-4.C the City will amend the definition of "emergency shelters" to align with statutory definitions, identify zoning districts where residential and/or mixed uses are allowed to also allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit, craft objective standards consistent with Government Code section 65583(a)(4) and related applicable state law, and continue to ensure adequacy of sites to accommodate the need for emergency shelters.

#### **3.4.6.2 Low-Barrier Navigation Centers**

Adopted in 2019, Assembly Bill (AB) 101 defines a Low-Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." When

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compared to traditional emergency shelters, low-barrier shelters may provide more services and additional flexibility to clients, such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 101 requires jurisdictions to permit Low-Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes the following timelines for cities to act on an application for the development of a Low-Barrier Navigation Center:

- Within 30 days of receiving an application for a center, a City must notify the applicant whether the application is complete.
- Within 60 days of a completed application, a City must act on the application.

The provisions of AB 101 are effective until they sunset in 2026. While the City complies with the provisions of AB 101, the Walnut Creek Zoning Ordinance has not been updated to permit low barrier navigation centers, making this a constraint to housing for unsheltered individuals. Therefore, the City has included Program H-4.C. in the Housing Plan in order to bring the City's Zoning Ordinance into compliance with State law.

#### 3.4.7 Transitional and Supportive Housing

State law requires transitional and supportive housing to be defined as a residential use and subject only to the same regulations as comparable residential uses. The City's Zoning Ordinance provides definitions for transitional and supportive housing. The definitions are as follows:

***Transitional Housing:*** Buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing shall be subject only to those requirements and restrictions that otherwise apply to the residential or community classification under which it operates (i.e., single-family residential, residential care facilities, etc.).

***Supportive Housing:*** Housing with no limit on the length of stay, which is occupied by a target population and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing shall be subject only to those requirements and restrictions that otherwise apply to the residential or community use classification under which it operates (i.e., single-family residential, residential care facilities, etc.).

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In transitional housing or supportive housing, residents are provided with one-on-one case management, education and training, employment assistance, mental and physical services, and support groups. In 2014, the City amended the Zoning Ordinance to treat transitional and supportive housing as permitted uses in all residential districts, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

AB 2162 (2018) further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multifamily and mixed-use developments are permitted when the development meets certain conditions. AB 2162 also prohibits minimum parking requirements for supportive housing within 0.5 mile of a public transit stop.

The Housing Plan (Chapter 8) in this Housing Element includes Program H-4.C, Special Needs Zoning which will bring the City's Zoning Ordinance into compliance with State law.

#### 3.4.8 Accessory Dwelling Units

An ADU is an attached or detached residential unit that provides complete independent living facilities (i.e., kitchen, sleeping facilities, and full bathroom facilities) for one or more people and is located on the same lot as a single-family or multifamily dwelling. A junior accessory dwelling unit (JADU) is an ADU contained entirely within a single-family residence. JADUs include an efficiency kitchen and sleeping facilities and can include their own bathroom or share a bathroom with the single-family dwelling.

##### 3.4.8.1 Compliance

As shown in Table 3-17, ADUs are permitted by-right in all zones which permit single-family or multiple-family dwellings, including: (R) Single-Family Residential District, (D-3) Duplex Residential District, (M) Multiple Family Residential District, (M-H-D) High-Density Residential Planned Development District, (H-P-D) Hillside Planned Development District, (M-U) Mixed-Use Planned Development District, (O-S-R) Open Space/Recreation District, (HO P-D) Hospital Planned Development District, (P-D) Planned Development District, (SFH-PD1) Single-Family High-Planned Development District, (MU-C) Commercial Mixed-Use District, (MU-R) Residential Mixed-Use District, and (MU-D) Downtown Mixed-Use District.

JADUs, on the other hand, are allowed in all single-family residential zoning districts, as well as multifamily residential zones that allow for single-family dwellings, including: (R) Single-Family Residential District, (D-3) Duplex Residential District, (H-P-D) Hillside Planned Development District, (O-S-R) Open Space/Recreation District, and (SFH-PD1) Single-Family High-Planned Development District.

Recent State legislation, including AB 68, AB 345, AB 881, AB 587, AB 670, AB 671, AB 3182, and SB 13, modified the way local jurisdictions are allowed to regulate ADUs and JADUs. This



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legislation promotes the construction of new ADUs and JADUs and limits the ways cities can regulate their design. Under current State law, the City may adopt regulations governing the design of ADUs. However, no lot coverage, FAR, open space, or minimum lot size requirement can preclude the construction of a “Statewide exemption ADU,” which is an ADU with an area of up to 800 square feet, height of up to 16 feet, and 4-foot side and rear yard setbacks. On September 21, 2021, the City adopted Ordinance No. 2210, amending the Walnut Creek Municipal Code to comply with the recent State legislation.

The City does not require a public hearing for ADU and JADU applications. Applications are reviewed through the building permit process. Requests for ADUs and JADUs are ministerial applications in accordance with State law and will be approved if the proposed unit complies with the standards and requirements outlined in the City’s Zoning Ordinance. .

Housing element law requires that jurisdictions analyze their accessory dwelling unit ordinances to ensure they are compliant with state requirements. While the City amended the Walnut Creek Municipal Code in 2021 to comply with the recent state legislation, further updates are needed to bring the Accessory Dwelling Unit Ordinance to compliance. For example, as clarified in the California Department of Housing and Community Development’s July 2022 update to their *Accessory Dwelling Unit Handbook*, California Government Code Section 65852.2 requires that jurisdictions ministerially approve two detached accessory dwelling units, plus additional accessory dwelling units created through the internal conversion of existing non-residential floor area on properties containing multifamily dwellings. However, the Walnut Creek Municipal Code allows only one or the other, rather than both.

Given the additional changes in State Housing laws that affect the City’s Accessory Dwelling Unit Ordinance, Chapter 8, Housing Plan, of this Housing Element contains the following program to bring the ordinance into compliance with Government Code Section 65852.2:

#### **3.4.8.2 H-4.F. Promotion and Facilitation of ADUs**

Walnut Creek is committed to the promotion and facilitation of ADU construction as a tool for the development of affordable housing. For instance, in September 2021, City Council approved the production of pre-approved ADU designs and permit-ready construction plans that will be available to the public free of charge. Pre-approved plans can provide developers with cost savings, as it would void the cost associated with the design and shorten the approval process. Through the use of this tool, the City can facilitate the development of affordable housing in high-resource areas.

In addition, the City will take on multiple activities to promote the development of ADUs. For instance, staff will create educational and promotional materials to distribute at City Hall, on the City’s website and newsletter, through mailers, and targeted education for homeowner

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associations and high-resource communities. Furthermore, Walnut Creek will monitor the production and affordability of ADUs on an annual basis and improve its reporting.

The Housing Plan (Chapter 8) in this Housing Element contains the following program to promote and facilitate the development of ADUs: H-1.A. Encourage and Monitor Accessory Dwelling Units.

### 3.5 Senate Bill 35

The City currently has not adopted written procedures for SB 35 (Chapter 366, Statutes of 2017), Streamlined Ministerial Approval Process. However, Program H-4.D, Adopt SB35 Streamlining Written Procedures, as described in Chapter 8 (Housing Plan), designates a program for the City to complete this legal requirement.

### 3.6 Reductions to Constraints

To address the constraints identified in Chapter 3, Housing Constraints, as well as those identified by developers through the outreach process, the City has identified several initiatives that include the following programs from Chapter 8 of this Housing Element:

- **Constraints Identified by Developers:**
  - **H-2.B.** Local Funding for Affordable Housing
  - **H-2.I.** Provide Density Bonus Ordinance Training/Education
  - **H-2.N.** Assist with Development of Lower-Income Housing
  - **H-2.P.** Advertise Available Resources
- **Constraints identified in this Housing Constraints chapter:**
  - **H-1.A.** Encourage and Monitor ADUs
  - **H-2.Q.** Faith Based Properties
  - **H-4.A.** Exemptions of Transit Priority Projects from Environmental Review
  - **H-4.B.** Complete Parking Study and Continue to Implement Reduced Parking for Affordable Housing
  - **H-4.C.** Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, and Group Care Facilities to Comply with Current Laws

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- **H-4.D.** Adopt SB35 Streamlining Written Procedures
- **H-6.G.** Codify Senate Bill 9

As part of this effort, the City will follow the Housing Plan and collaborate with housing providers and stakeholders to help mitigate housing constraints in the City. See also the summary of programs featured in Appendix B, Table B-19.

## 4 AT-RISK AFFORDABLE HOUSING

Pursuant to California Government Code, Section 65583(a)(9), an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use must be identified in the Housing Element. The City (City or Walnut Creek) has a number of affordable housing developments with affordable covenants restricting their affordability for a specified term. Many of these covenants are the result of requirements for obtaining public subsidies. Housing units with covenants that expire within the next 10 years are considered “at risk” as the units could convert to market rate when the covenants expire. Table 4-1. Inventory of Assisted Rental Housing, Walnut Creek, includes an inventory of all constructed and occupied affordable and income restricted units in the City.

**Table 4-1. Inventory of Assisted Rental Housing, Walnut Creek**

Project Name	Total Units	Affordable Units	Type	Funding Source(s)	Expiration of Affordability
Casa Montego I	80	79	Senior/Persons with Disabilities	Section 8	2030
				HUD 202	2029
Montego Place	33	33	Senior	Section 8	2030
				HUD 202; City loan; Co. HOME; HCD grant	2064
Ivy Hill Apartments	116	47	Family	CFD bonds; Tax Credits; City loan	2055
Acalanes Court	17	17	Family	Tax Credits; City loan; Co. HOME	2060
The Oaks	36	35	Family	City loan; Tax credits	2049
Sierra Gardens	28	24	Family	City loan and grant; Co. HOME	2051
Tice Oaks	91	90	Senior	Section 8	2031
				CHFA loans; Tax Credits; City loan	2056
Villa Vasconcellos	70	70	Senior	City loan, HOME, MHSA	2063
Arboleda	48	48	Family/Special needs	City Loan and RDA	2069
Riviera Family Apartments	58	57	Family	City Loan HOME/HOPWA Section 8	2073 2039 2038
Anton Noma	135	11	Family	No City Funds	2077
St. Paul's Commons	45	45	Special needs	HOME; HOPWA; AHP; CDBG Section 8	2075 2040
Windsor	125	12	Family	No City Funds	2065
Iron Horse Place	26	2	Family	No City Funds	2061

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### Chapter 4. At-Risk Affordable Housing

Project Name	Total Units	Affordable Units	Type	Funding Source(s)	Expiration of Affordability
Bonanza Oaks	24	2	Family	No City Funds	2033
TOTAL	932	572			

Source: City of Walnut Creek, 2015-2021 APRs and HUD Section 8 Database, 2022.

## 4.1 At-Risk Affordable Housing

Table 4-2. Housing Projects with Expiring Covenants over Next 10 Years, provides a list of affordable housing developments in the City with affordability covenants that expire in the next 10 years. As shown in Table 4-2, 202 at-risk affordable housing units are in the City. The affordability of these units is currently restricted through various funding sources, including the following:

- **Multifamily Mortgage Bonds:** State (California or State) and local governments sell tax-exempt Housing Bonds, commonly known as Mortgage Revenue Bonds and Multifamily Housing Bonds and use the proceeds to finance low-cost mortgages for lower-income first-time homebuyers or the production of apartments at rents affordable to lower-income families. There are no at-risk affordable housing units in the City funded using Multifamily Mortgage Bonds.
- **Project-Based Housing Choice Voucher Program (Section 8):** Project-based Section 8 vouchers are a form of rent subsidy issued by U.S. Department of Housing and Urban Development (HUD). The Section 8 vouchers are administered by the local Public Housing Agency and provide the property owner with a subsidy equal to the difference between the affordable rent paid and the fair market rent as determined by HUD. In total, 202 at-risk units in the City were funded with project-based Section 8 vouchers. It is important to note that because property owners ultimately are collecting fair market rents on these units (HUD makes up the difference between the amount of rent the resident can afford to pay and the current market rent for the area), there is a high likelihood that the affordability will be extended to preserve the vouchers.
- **HUD 202 Program:** HUD provides capital advances to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects. The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, and transportation.

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### Chapter 4. At-Risk Affordable Housing

**Table 4-2. Housing Projects with Expiring Covenants over Next 10 Years**

Project Name	Address	Extremely Low Units	Very Low Units	Low Units	Moderate Units	Total # of Units	# of Senior Units	Type of Financing	Expiration	Risk of Conversion
Casa Montego I	1485 Montego	0	0	0	79	79	0	Section 8 & HUD 202	2030	Low
Montego Place	180 La Casa Via	0	0	33	0	33	33	Section 8	2030	Low
Tice Oaks	2150 Tice Valley Blvd	90	0	0	0	90	90	Section 8	2031	Low
Total		90	0	33	79	202	123			

Source: City of Walnut Creek.

## 4.2 Rent Subsidy

Rent subsidies are an effective strategy to preserve at-risk affordable housing units. Rent subsidies act similarly to housing choice vouchers because the City funds the difference between the affordable rent and the fair market rent. The City could leverage a number of funding sources to provide the necessary rent subsidies to extend the affordability covenants.

This section includes an analysis of potential rent subsidies needed to preserve the City's at-risk affordable housing stock. The analysis assumes that all housing units would be occupied by very low-income households and calculates the total monthly rent income supported by the maximum allowable housing costs at these income levels. The maximum allowable annual housing costs were calculated as 30% of 50% of the area median income for a household size of four in Contra Costa County (County or Contra Costa) as outlined by the 2022 Housing and Community Development State Income Limits.

The rent subsidy amount was calculated by subtracting the total monthly rent income supported by the housing costs of very low-income households from the average rent in Walnut Creek provided by Rent Cafe.

Table 4-3. Subsidy Costs to Extend Covenants, summarizes the analysis and estimates the total cost if rent subsidies were to be used to preserve the affordability of the various at-risk affordable housing developments in the City. The total annual subsidy amount would be \$998,028 to preserve all 202 at-risk units in the City. Therefore, the total cost to extend the affordability of all units for 20 years would be approximately \$20 million.

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### Chapter 4. At-Risk Affordable Housing

**Table 4-3. Subsidy Costs to Extend Covenants**

Project Units	Casa Montego I	Montego Place	Tice Oaks	Total
0 BR	23	0	0	23
1 BR	56	33	90	180
2 BR	0	0	0	0
3 BR	0	0	0	0
4 BR	0	0	0	0
Total	79	33	90	203
Total Monthly Rent Income Supported by Housing Cost of Very Low-Income Households	\$1,305,120	\$565,785	\$1,560,195	\$3,413,100
Total Monthly Rent Allowed by Fair Market Rents	\$1,670,376	\$734,184	\$2,024,568	\$4,429,128
Total Annual Subsidies Required	\$365,256	\$168,399	\$464,373	\$998,028
Average Annual Subsidy per Unit	\$4,623	\$5,103	\$5,103	\$4,916
Average Monthly Subsidy per Unit	\$385	\$425	\$425	\$410

Notes: Average subsidy per unit for each project is estimated with the following assumptions:

1. A 1-BR unit is assumed to be occupied by a 2-person household, a 2-BR unit by a 3-person household, and a 3-BR unit by a 4-person household, and a 4-BR unit by a 5-person household.
2. Based on 2022 Area Median Income in Contra Costa County
3. HUD 2022 Fair Market Rents in Contra Costa County 0-BR \$1,538, 1-BR \$1,854, 2-BR \$2,274, 3-BR \$3,006 and \$3,578, for a 4-BR.

Sources: Department of Housing and Urban Development; California State Department of Housing and Community Development  
FY 2022 Fair Market Rent Documentation System - [https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022\\_code/2022summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn)



### 4.3 Acquisition and Rehabilitation

At-risk affordable housing can be preserved through acquisition and rehabilitation of an existing affordable housing development or market-rate development to extend or apply new affordability covenants.

Several recent acquisition and rehabilitation projects were researched and analyzed to determine the estimated cost to acquire and rehabilitate at-risk affordable housing units. The development costs for these projects were analyzed using data from the California Tax Credit Allocation Committee (CTCAC) to derive the average per-unit development cost for acquisition and rehabilitation projects in Contra Costa County. The average per-unit development cost for an acquisition and rehabilitation project in Contra Costa County is approximately \$482,000, as shown in Table 4-4. Acquisition and Rehabilitation Costs. Therefore, the estimated acquisition and rehabilitation costs to preserve the 123 extremely low, very low and low at-risk units would total approximately \$59.2 million. Moderate-income units are typically not included in tax credit affordable projects; therefore, the acquisition and rehabilitation cost has not been included for the purposes of this analysis.

**Table 4-4. Acquisition and Rehabilitation Costs**

Project Name	Hacienda	Hilltop Commons Apartments	Average Development Cost Per Unit
CTCAC Application Year	2020	2020	
Address	1300 Roosevelt Avenue	15690 Crestwood Drive	
City	Richmond	San Pablo	
Units	150	324	
Total Dev. Costs	\$73,929,316	152,540,519	
Cost per Unit	\$492,862	\$470,804	\$481,833

Source: CTCAC.

### 4.4 New Construction

The final examined method for preserving at-risk affordable housing is replacement of these units through new construction and application of new affordability covenants. The cost of developing new affordable housing units varies according to the average land value in the City, type of construction, density, and variety of soft costs.

Several newly constructed affordable housing projects were examined to determine the estimated cost to replace at-risk affordable housing units. The development costs for these projects were analyzed using data from the CTCAC to derive the average per-unit development cost for new construction projects in Contra Costa County. These development costs include

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### Chapter 4. At-Risk Affordable Housing

land and acquisition, construction, architecture and engineering, interest and financing charges, developer fees, and other miscellaneous soft costs.

Table 4-5. New Construction Costs, below summarizes the analysis of newly constructed affordable housing projects in Contra Costa County and calculates the average per-unit development cost. The average cost to develop a new affordable unit is approximately \$557,000. Therefore, the total estimated cost to replace all 202 at-risk affordable housing units would be \$112.5 million.

**Table 4-5. New Construction Costs**

Project Name	Oakley Senior Apartments	Veterans Square	The Atchison	Beacon Villa	Average Development Cost per Unit
CTCAC Application Year	2020	2020	2020	2020	
Address	2605 Main Street	901 Los Medanos Street	2575 Railroad Avenue	505 West 10 <sup>th</sup> Street	
City	Oakley	Pittsburg	Pittsburg	Pittsburg	
Units	115	30	202	54	
Total Dev. Costs	\$47,995,058	\$22,477,409	\$90,115,222	\$33,159,987	
Cost per Unit	\$417,348	\$749,247	\$446,115	\$614,074	\$556,696

Source: CTCAC.

## 4.5 Cost Comparison

Table 4-6. Preservation/Replacement Costs, shows a comparison of preservation costs through rent subsidies and replacement costs through acquisition and rehabilitation and new construction, as outlined above.

**Table 4-6. Preservation/Replacement Costs**

PRESERVATION/REPLACEMENT METHOD	COST PER UNIT	TOTAL COST
Rent Subsidy	\$4,916	\$998,028
Acquisition and Rehabilitation	\$481,833	\$226,469,835
New Construction	\$556,696	\$193,747,676

## **4.6 Qualified Entities to Acquire and Manage Affordable Housing**

Pursuant to California Government Code, Section 65863.11, the State maintains a list of Entities Interested in Participating in California’s First Right of Refusal Program. This list, as follows, includes 17 entities interested in properties in Contra Costa County and several entities interested in properties in any county in the State:

- Rubicon Programs, Inc.
- ACLC, Inc.
- East Bay NHS
- Affordable Housing Associates
- Eskaton Properties, Inc.
- Rural California Housing Corporation
- East Bay Asian Local Development
- Pacific Community Services, Inc.
- Community Housing Development
- Anka Behavioral Health
- Satellite Housing, Inc.
- Northern California Land Trust, Inc.
- City of Walnut Creek
- Alameda County Allied Housing Program
- ROEM Development Corporation
- Neighborhood Housing Services
- L+M Fund Management LLC

## **4.7 Potential Funding Sources to Preserve Affordable Housing**

The funding sources that can potentially be used to preserve affordable housing are described in detail in Chapter 6, Housing Resources and Opportunities, of this Housing Element. It is important to note that the high costs to acquire and rehabilitate units and to develop through new construction exceed the available funding sources. Financing affordable housing is a complicated endeavor involving multiple federal, State, and local funding sources. The City is committed to coordinating with property owners of at-risk units and leveraging available resources to provide financial assistance when possible and available to preserve these at-risk units and to extend covenants for as long as possible.

# 5 HOUSING ACCOMPLISHMENTS

The City (City of Walnut Creek) implemented various programs as part of its 5<sup>th</sup> Cycle Housing Element in an effort to increase housing production, provide assistance to households with special needs, create equal opportunity to housing, protect and conserve existing housing stock, further energy conservation and sustainable development, and conduct code amendments to comply with State law.

## 5.1 2015–2023 RHNA Progress

The Regional Housing Needs Assessment (RHNA) by income category that was established for Walnut Creek by the Association of Bay Area Governments (ABAG) in the 5<sup>th</sup> Cycle is shown in Table 5-1. 2015–2023 RHNA Progress – Permitted Units, and compared with permits issued for housing units between the years 2015 and 2021. As of December 2021, total permits were issued for 2,001 units (90% of the City’s total RHNA allocation number of 2,235). However, affordable housing, which requires public subsidies in order to be constructed, has been a challenge due to insufficient funding sources at the federal, state, and local levels to provide gap financing for affordable housing projects.

**Table 5-1. 2015–2023 RHNA Progress – Permitted Units**

	Totals by Numbers of Units	Very Low (≤50% AMI)	Low-Income (5–80% AMI)	Moderate (81–120% AMI)	Above Moderate (>120% AMI)
2015–2023 RHNA	2,235	604	355	381	895
Units Permitted	2,001	99	30	74	1,798
Remaining RHNA	234	505	325	307	-

Note: Permits issued as of the 2021 Annual Progress Report Review of 2015–2023 Housing Element

## 5.2 Housing Element Policies and Programs

Table 5-2. 5<sup>th</sup> Cycle Program Accomplishments, and Table 5-3. Progress in Achieving Quantified Objectives 2015–2023, provides an analysis of the progress and effectiveness of each program and reviews the appropriateness of the program to determine if it should be continued, modified, or removed from the 6<sup>th</sup> Cycle Housing Element.

### 5.2.1 Housing Accomplishments

The City’s programs in Table 5-2 addressed the various housing needs analyzed in the 5<sup>th</sup> Cycle Planning Period. While the City achieved many positive results, below are some highlights of the City’s major accomplishments:

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### Chapter 5. Housing Accomplishments (2015–2023)

- **Bay Area Rapid Transit Village:** The City approved and supported the development of the Walnut Creek Transit Village – a mixed-use development featuring apartments, retail, and dining, located at the Walnut Creek Bay Area Rapid Transit station. The Walnut Creek Transit Village received its approvals in 2015 and will ultimately provide 600 units. It will also generate between \$6 million and \$7 million into the City's Housing Trust fund. The building permit for the first residential phase was issued and over \$4 million in housing in-lieu fees were paid into the City's affordable housing fund; and construction began in early 2020.
- **ADU Code Changes:** The City continues to implement the second family unit (now Accessory Dwelling Unit or ADU) ordinance and adopted significant updates in 2017 and 2019 which removed the limits on the number of ADUs permitted in each census tract, increased the number of ADUs allowed on a single lot, allowed ADUs on multifamily properties, allowed Junior ADUs on single-family properties, and eliminated the parking requirements. The City is currently working on further amendments to its ADU regulations in response to new State law. Additionally, the City is currently undertaking the creation of a pre-approved ADU program whereby the City will create and make available free to the public a selection of construction ready building plans for ADUs to be used in the City.
- **Objective Design Guidelines:** The City applied for and was awarded both Local Early Action Planning and Permanent Local Housing Allocation grants in 2020. The Local Early Action Planning funds will support the creation of Objective Design Standards, which are currently underway. The Objective Design Standards will help encourage and streamline the development of housing in Walnut Creek.
- **Regional Collaboration:** The City participates in the local Community Task Force on Homelessness, the Contra Costa Continuum of Care Council on Homelessness, the Contra Costa Mayor's Conference. The Coordinated Entry Oversight Committee, and the Contra Costa Consortium. This participation allows the City to access more regional resources to address many of the issues affecting the Walnut Creek and Contra Costa County community.
- **Inclusionary In-Lieu and Commercial Linkage Fees:** The City updated the Inclusionary Housing Ordinance to reflect new State law, restoration of inclusionary rental units (after AB1505 passed), an increase to the housing in-lieu fee to \$18.00 per sq. ft. with annual adjustments based on construction price index, and other changes such as eliminating a tier fee system, requiring the ordinance and fee be applied to developments with one or more housing units with the exception of ADUs, and revising the definitions to require development projects to either pay a housing in-lieu fee or provide affordable units. In addition, the City updated the Commercial Linkage Fee Ordinance. The primary changes include the elimination of the first 1,000 sq. ft. exemption and an expansion of use

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### Chapter 5. Housing Accomplishments (2015–2023)

classifications subject to the commercial linkage fee such as skilled nursing facilities and hospitals. City Council adopted the revised Inclusionary and Commercial Linkage Fee Ordinances in November 2017. Both ordinances have created an additional opportunity to generate funding for affordable housing.

#### 5.2.2 Special Needs Housing Accomplishments

The City's programs addressed the housing needs of special needs populations during the 5<sup>th</sup> Cycle Planning Period. Special needs populations include seniors, people with disabilities (including developmental disabilities), large families, and families with female heads of household. The City addressed the housing needs of special needs populations through the following programs:

- **Seniors:** The City continues to fund Eden Council for Hope and Opportunity (ECHO) Housing to provide tenant, landlord and fair housing services to Walnut Creek residents. The City funds Contra Costa Senior Legal Services to provide legal assistance to low-income seniors as well as Meals on Wheels Senior Outreach Services to provide meal delivery services and other support services for seniors.
- **Large Families and Female-Headed Households:** The City has created affordable housing opportunities through various programs. The City provides funding subsidy for 100% affordable housing projects to target those experiencing homelessness, special needs populations, extremely low-income households, and other low-income households. These efforts have resulted in the development of 129 housing units for families with lower incomes during the 5<sup>th</sup> Cycle Planning Period. The City also works with the Contra Costa Housing Authority to provide housing choice vouchers.
- **People with Disabilities:** The City provides information on all affordable housing units available online and maintains a list of residents interested in affordable housing of all types. In addition, the City has resources and referrals online for persons with disabilities. The affordable housing development Arboleda included 15 units reserved for households with disabilities. The project also provides on-site services to support the independence of people with disabilities. In addition, the affordable housing development St. Paul's Commons consists of 44 affordable housing apartments with a space for Trinity Center, which serves residents experiencing homelessness and the working poor.
- **Families and Individuals in Need of Emergency Shelter:** The City Council approved a new "Homeless Services Grant" to supplement Community Development Block Grants (CDBG) and Community Service Grants, and it was used to fund a temporary, overnight Winter Shelter program for the homeless at the local Armory as well as a second Coordinated Outreach, Referral, and Engagement (CORE) homeless outreach team.

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### *Chapter 5. Housing Accomplishments (2015–2023)*

The City also provided CDBG and Community Service Grants funding to several agencies that provide emergency shelter and services to homeless residents and low-income households at risk of homelessness. In addition to this, the City provided seed funding to pilot a new Safe Parking Program that was operated by Trinity Center at a local church parking lot and one-time funding for tenant improvements at the new Trinity Center (homeless service center). During the COVID-19 pandemic the City used CDBG Coronavirus funds to prevent homelessness by providing emergency rent and utility assistance, as well as support homeless services providers who faced cost increases to address the impacts of COVID-19.

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<b>GOAL H-1: NEW HOUSING DEVELOPMENT</b>				
<p>H-1.A. Mixed Use Zoning Designations</p> <p>The City shall develop new zoning designations that are consistent with the Mixed-Use General Plan Land Use Designations and require that new development includes a residential component in the Mixed Use/Residential Emphasis land use categories. Include measures in the new Mixed Use Residential and Mixed-Use Commercial zoning districts, consistent with the General Plan adopted in 2006, that encourage and facilitate the development of new housing for lower-income families by:</p> <ul style="list-style-type: none"> <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	FY 2015–16	The City adopted new zoning regulations for Mixed- Use Commercial and Mixed Use Residential General Plan land use classifications in October 2016. These new regulations included specific provisions which encourage the development of new housing, as well as flexible design and development standards. The West Downtown Specific Plan, adopted in 2018, designated new sites for mixed-use zoning, including a new higher-density Mixed Use Downtown General Plan land use classification, and the related Zoning Ordinance Amendments were adopted in 2019. The North Downtown Specific Plan, adopted in 2019 along with the related Zoning Ordinance Amendments, designated a significant number of new sites for mixed-use zoning.	Program completed. No further action required.
<p>H-1.C. Innovation Through the Planned Development Process</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	Ongoing	The City continues to encourage the use of the planned development process to allow for innovative approaches to developing residential projects. Through the preliminary review team process, staff has worked with several developers seeking guidance on the application of the local and State density bonus law.	Retain as program. Modify to provide technical assistance to developers to facilitate the development process.



## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<p>H-1.D. Opportunities Sites Inventory</p> <p>The City shall make available to developers a list of Opportunity Sites potentially suitable for affordable housing by posting the list on the City website and providing copies of the sites and Housing Element to developers in one-on-one meetings. The City shall update the Opportunity Sites at least annually, or as projects are approved on the sites or key other sites become available.</p>	H-1.1	Annual Updates	<p>The opportunity sites inventory is periodically reviewed and updated as projects are approved on the sites or as other sites become available. Since the time of the last Housing Element Update, 58 affordable units have been constructed on the Kneppers Property in opportunity site C-10 (1511 Riviera Avenue) and the Oliver Properties in opportunity site C-11 (1716–1738 Riviera Avenue). Of these 58 units, 41 will be affordable to very low-income households, 16 will be affordable to low-income households, and 1 (the manager's unit) will be affordable to a moderate-income household. The Housing Element identified a realistic net new capacity of 53 units, whereas the actual construction is resulting in a net increase of 55 units. (Riviera Family Apartments - both sites - were completed and fully occupied in 2018).</p> <p>Also since the time of the last Housing Element Update, construction has started on a 135-unit mixed-use development on the McManus Property in opportunity site C-5 (1940–1950 N. Main St.). Of these 135 units, 11 will be affordable to very low-income households, with the remainder being market rate units. The Housing Element identified a realistic net new capacity of 74 units. Additionally, the City is currently processing an application for a 7-unit market rate development at 1394</p>	<p>Retain as program. Modify to include actions such as accommodating shortfall, providing maps for developers, and applying for funding.</p>

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			Walden Road in opportunity site C-9, where the Housing Element identified a realistic net new capacity of 6 units.	
H-1.E. Reuse of Institutional Sites As institutional sites become available for redevelopment or reuse, the City shall consider whether or not residential uses would be appropriate for the sites. Based on the findings of the study, if the sites are found to be suitable for residential uses, the City shall take appropriate actions to encourage the development of the sites, such as contacting developers, including affordable housing developers.	H1.10	Ongoing	The Bay Area Rapid Transit village received its approvals in 2015. The mixed-use project will ultimately provide 600 units and pay between \$6 million and \$7 million into the City's Housing Trust fund. Construction began in fall 2017 on the parking garage; in November 2019, the building permit for the first residential phase was issued and over \$4 million in housing in-lieu fees were paid into the City's affordable housing fund; and construction began in early 2020.	Remove program. There are no additional sites being considered for redevelopment.
H-1.F. Monitor Sewer and Water Capacity The City shall monitor the capacity of sewer and water systems. Should a constraint develop, the City shall give priority to residential land uses over nonresidential 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.	H-1.11	Ongoing	Sewer and water capacity have not been an issue in the City for decades. This program did not need any actions.	Remove program. This is a routine function.
<b>GOAL H-2: AFFORDABLE HOUSING</b>				
H-2.A. Pursue State and Federal Funding for Affordable Housing 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: <ul style="list-style-type: none"> <li>One Bay Area Grants awarded by the Association of Bay Area Governments</li> </ul>	H2.1, H-2.3	At least once a year, evaluate the feasibility of pursuing additional funding from other	The City is actively reviewing and researching grant opportunities as they come up. Riviera Family Apartments, a 58-unit affordable project that completed construction in 2018, successfully competed for AHSC funding, HOME funds, and HOPWA funds. The City's initial commitment for acquisition of the two sites was critical in the project's competitiveness for all three sources. Another project, St.	Retain program. Modify to include directly reaching out to developers to identify viable projects.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<ul style="list-style-type: none"> <li>U.S. Department of Housing and Urban Development (HUD) Section 811 funding for supportive housing for extremely low-income residents</li> <li>California Department of Housing and Community Development (HCD) Local Housing Trust Fund Program</li> <li>The state Infill Infrastructure Grant program, sponsored by HCD</li> <li>The state Multifamily Housing Program, sponsored by HCD</li> </ul> <p>The City shall also identify CDBG, City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing. Goal of securing new funding to support 100 affordable units</p>		sources, such as HCD and HUD.	<p>Paul's Commons (45 units of affordable housing) under construction in 2018 (but completed in late 2019) and is also funded with HOME and HOPWA funds, as well as AHP and CDBG. Several staff in the CED department, including the Housing Program Manager, are on the HCD and HUD email list for notification of upcoming grant opportunities. In 2019, the City applied for the SB2 Planning Grant. Projects included pre-designed ADU's (constructions drawings) that the public can access to reduce cost and time in permitting, and the development of a local policy to expedite affordable housing. An RFP was issued for the expediting affordable housing policy in early 2020, and in late 2020 for the ADU project.</p> <p>The City also applied for and was awarded both Local Early Action Planning and Permanent Local Housing Allocation grants in 2020. The Local Early Action Planning funds will support two projects: Objective Design Standards and a Parking Study. The Objective Design Standards are currently underway and the City selected a consultant who will perform the Parking Study. The Permanent Local Housing Allocation funding will support ongoing homeless prevention and emergency housing.</p>	

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

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			<p>In 2020, the City submitted a grant application to the State Local Housing Trust Fund Matching Grant program and was awarded \$2 million to support the development of 97 affordable units on Ygnacio Valley Road.</p> <p>In 2021, the City Council approved a resolution supporting the AHSC application for 699 Ygnacio Valley Road.</p>	
<p>H-2.B. Local Funding for Affordable Housing</p> <p>The City shall continue to allocate commercial linkage and housing impact fees for extremely low-, very low-, low-, and moderate-income housing for <b>the City's approved housing programs, which may</b> include new construction, acquisition, and rehabilitation of affordable housing, as well as other housing programs such as first-time homebuyer assistance. Allocate funding to leverage additional resources to create 170 affordable units in the 8-year cycle.</p>	H-2.1,H-2.3	Ongoing	<p>In 2017, the City allocated \$2.5 million to fund new affordable housing developments in Walnut Creek, including \$1.5 million committed to St. Paul's Commons, a proposed 45-unit affordable rental project (for a total commitment of \$5 million). St. Paul's Commons was completed in late 2019 and fully occupied by early 2020.</p> <p>In 2018 and 2019, the City committed additional funding for both St. Paul's Commons (500K), and Riviera Family Apartment (\$400K) as both projects had cost overruns due to weather related construction delays and increase cost of labor and materials. The City also committed an additional \$2 million for the Las Juntas Project (42 units by Habitat).</p> <p>In 2020, the City committed additional gap funding for St. Paul's Commons and Riviera Family Apartments as both projects</p>	<p>Retain program.</p> <p>Modify to also include added transparency for developers by publishing the amounts of funding available for affordable housing development.</p>

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

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Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>grappled with cost increases (both projects are now complete and fully occupied). The City also provided acquisition, predevelopment, and development funding for a new 95-unit mixed-use development at 699 Ygnacio Valley Road in Walnut Creek.</p> <p>In 2021, the City also provided acquisition, predevelopment, and development funding for a new 97-unit mixed-use development at 699 Ygnacio Valley Road in Walnut Creek.</p> <p>The City continues to operate a First Time Homebuyer Down Payment Assistance program that provides down payment assistance to low- and moderate-income renters. The program only funded one loan in 2021 but continues to budget \$300,000 annually.</p>	
<p>H-2.C. Allocate CDBG Funding</p> <p>The City shall continue to participate in the Contra Costa Consortium and shall continue to set aside a portion of the City's 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-2.6	Set aside funding annually	<p>The City continues to allocate and use CDBG funds annually for housing programs, including the Home Rehabilitation Loan and Emergency Grant Program. The City continues to be an active participant in the Contra Costa Consortium. In 2020, the City was awarded CDBG Coronavirus funds to address the impacts of COVID-19. The majority of the funds went to emergency housing (rent, mortgage, and utility) assistance. The local housing assistance program was put on hold for the State</p>	<p>Retain program. Modify to include outreach to fair housing providers to assess additional need for resources.</p>

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### Chapter 5. Housing Accomplishments (2015–2023)

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			Emergency Rental Assistance Program to avoid duplication of benefit. The City anticipates the local emergency housing assistance program to resume in early April 2022.	
H-2.D. Inclusionary Housing Ordinance The City shall continue to implement the Inclusionary Housing Ordinance. The City shall evaluate whether it is necessary to prepare an updated nexus study. If a nexus study is conducted, the City may update the Inclusionary Housing Ordinance based on the findings of the study.	H-2.1, H-2.3, H-2.8	FY 2020–21	The City continues to implement the Inclusionary Housing Ordinance. Due to housing cost increases for both rental and ownership housing, the City contracted with a consultant to update the residential Nexus Study in October 2015. The draft studies were completed in early 2016 and policy and fee recommendations were reviewed by Planning Commission in July 2016 and by City Council in January 2017. The policy and fee recommendations were discussed at a joint City Council/Planning Commission meeting in 2017. City staff updated the Inclusionary Housing Ordinance to reflect new State law, restoration of inclusionary rental units (after AB1505 passed), an increase to the housing in lieu fee to \$18.00 per sq. ft. with annual adjustments based on construction price index, and other changes such as eliminating a tier fee system, requiring the ordinance and fee be applied to developments with one or more housing units with the exception of ADUs, and revising the definitions to require development projects to either pay a housing in lieu fee or provide affordable units. City Council adopted the revised Inclusionary Ordinance in November 2017,	Program completed. No further action required.

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### Chapter 5. Housing Accomplishments (2015–2023)

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Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			and the ordinance took effect in January 2018 and would apply to development projects approved after January 1, 2018. The 2021 inclusionary in-lieu fee was \$19.27 per sq. ft.	
H-2.E. Nexus Study for Commercial Linkage Fee The City shall prepare and update the nexus study for the Commercial Linkage Fee and based on the findings of the nexus study, the City may update the fee.	H-2.1,H-2.3	FY 15–16	The City contracted with Economic and Planning Systems, Inc. to update the Residential and Commercial Nexus study in October 2015. The draft studies were completed in early 2016 and policy and fee recommendations were reviewed by Planning Commission in July 2016; and by City Council in January 2017. The policy and fee recommendations were discussed at a joint City Council/Planning Commission meeting in 2017. City staff updated the Commercial Linkage Fee Ordinance, and the City Council adopted the revisions in November 2017. The primary changes include the elimination of the first 1,000 sq. ft. exemption and an expansion of use classifications subject to the commercial linkage fee such as skilled nursing facilities and hospitals.	Program completed. No further action required
H-2.F. Housing Proponents The City shall maintain a list of housing advocates and provide information regarding affordable housing projects and potential housing opportunities to these organizations and individuals on an as-needed basis.	H-2.6, H-2.8	Update List Annually	The City maintains a list of housing advocates and provides information regarding affordable housing projects and opportunities. The City also maintains an "Interest List" of people who are seeking affordable housing. Additionally, interested parties are now able to sign up online to receive notifications of all public meetings for the	Retain program. Modify to include a meeting with affordable housing advocates and property managers to create a referral program and increased information on the City's website.

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### Chapter 5. Housing Accomplishments (2015–2023)

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			City and affordable housing news and information.	
H-2.G. Community Housing Forums The City shall collaborate 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 multifamily housing, affordable housing, and supportive housing.	H-2.6	FY 2015–16 and annually thereafter	<p>City staff is an active participant in the local Community Task Force on Homelessness (composed of City staff, police department, county departments, local businesses, and community partners), which discusses homeless issues, including challenges, successes, and the emergent needs of the homeless, and how to address those needs. In 2018, January of 2020, and in November of 2020 the Taskforce and City hosted a Community Homeless Forum that was attended by over 100 residents and interested citizens. All three forums were recorded and can be found at YouTube here:  <a href="https://www.youtube.com/watch?v=Fuu52sy5lpg">https://www.youtube.com/watch?v=Fuu52sy5lpg</a>,  here:  <a href="https://www.youtube.com/watch?v=wfy-DNOw_qE">https://www.youtube.com/watch?v=wfy-DNOw_qE</a>, and  here:  <a href="https://www.youtube.com/watch?v=Hc7JwH4Fkec">https://www.youtube.com/watch?v=Hc7JwH4Fkec</a></p> <p>As an action item toward City Council's 2017–2018 top priority of Improving the Affordability and Availability of Housing, the City created a public information campaign to educate and engage the community on housing affordability and</p>	Retain program. Modify to utilize the public information campaign to educate and engage the community on affordable housing and homelessness issues, including community meetings and events.



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### Chapter 5. Housing Accomplishments (2015–2023)

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Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>affordable housing. The campaign uses a broad range of education and outreach methods to provide diverse accessible opportunities for community input. Staff offers presentations to community groups covering a range of issues, including the State-wide housing crisis, its causes, impacts, and possible solutions, and <b>information on the City's policies and programs</b>. In 2018, presentations were given to the City Council, the Civic Affairs Committee, and the Contra Costa Mayor's Conference. Walnut Creek participated in the East Bay Organizations' 2018 Affordable Housing Week by hosting a panel discussion event to educate the community about the impacts of high housing costs on the local economy, residents, schools, public health, and transportation, and St. Paul's Common's held its groundbreaking event during affordable housing week as well. The campaign content is promoted through various social media outlets such as Facebook, Twitter, Nextdoor, Nutshell Newsletter, City webpage, and a subscriber email list. Walnut Creek participates in the East Bay Organizations' 2018 Affordable Housing Week. In 2019, the City continued the outreach and education campaign by tabling at three local events to provide information and resources to the community, and by presenting at two local community groups.</p>	

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### Chapter 5. Housing Accomplishments (2015–2023)

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
H-2.H. Mortgage Revenue Bonds The City shall continue to collect and to allocate revenues generated from the early redemption of Mortgage Revenue Bonds 1984 Issue for affordable housing programs.	H-2.1, H-2.3	Allocate Funding Annually	The one mortgage revenue bond that generated revenues was paid off early and is no longer generating revenues.	Program completed. No further action necessary.
H-2.I. Mortgage Credit Certificate Program The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Contra Costa County Department of Conservation and Development, to assist low-income first-time homebuyers purchase a home. The City shall publicize the program on the City website and prepare and distribute written materials. Goal of 30 Credits over 8-year cycle	H-2.3, H-2.9	Ongoing Promotion of the MCC program via website and brochure	The City has links to the MCC program on its website.	Retain program.
H-2.J. First Time Homebuyer Assistance Program The City shall continue to provide assistance to eligible first-time homebuyers in Walnut Creek through the City's First-Time Homebuyer Assistance Program. Goal of 40 loans over the 8-year cycle	H-2.3	Ongoing	The City continues to administer the First Time Homebuyer Assistance program. For several years, the program had been underutilized due to the widening affordability gap in ownership housing. 2018 showed the beginning of a shift with two loans approved. Some of this may be attributed to a softening in the market, though more likely it is lenders getting more skilled at finding the right fit for the program. The City retains and updates a list of participating and interested lenders and trained several new lenders in 2018 and 2019 to participate in the program. The City provided five loans between 2019 and 2021. The program is still in high demand, but the housing prices are too far out of reach for most moderate-income homebuyers, even with City subsidy.	Retain program. Modify to research the feasibility of increasing the funding limit for each loan.

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
H-2.K. HOA Helper Grant Program In partnership with the Contra Costa Association of Realtors, the City shall continue to offer eligible new first-time homebuyers grants to cover a portion of their homeowners association dues. Goal of 20 grants over the 8-year cycle	H-2.3, H-2.9	Ongoing	In 2015, the HOA Helper grant was fully expended and the Contra Costa Association of Realtors is not able to renew for another year. The City will continue to seek opportunities to partner with the Contra Costa Association of Realtors for future programs.	Remove program. Program lacks funding.
H-2.L. Housing Choice Voucher Program The City shall continue to coordinate with the Contra Costa County Housing Authority to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek. Goal of assisting 300 extremely low- and very low-income households.	H-2.3, H2.9	Ongoing promotion via the City website and brochure	Utilization of housing choice vouchers in Walnut Creek has become increasingly difficult due to the vast discrepancy of market rate housing costs and HUD's fair market rents for the voucher program. In 2015, the City partnered with other agencies and jurisdictions in Alameda and Contra Costa County's to hire a consultant to do a market rent study, the results of which helped to increase the HUD's fair market rents determination. However, the waitlist for housing choice vouchers continues to be long, and recipients still have challenges finding units affordable enough to use the program. The fair market rents published by HUD in 2018 were also substantially below actual market values and another region-wide rent study may be conducted.	Retain program. Modify make an effort to enlist other jurisdictions to work together in providing a study that shows the underestimation of market rate rents in the County to increase voucher amounts.
H-2.M. Density Bonus Ordinance The City shall continue to allow density bonuses consistent with State law and the City's Density Bonus Ordinance. The City shall update the Density Bonus Ordinance to allow units that are required to be maintained as affordable units pursuant to the City's Inclusionary Housing Ordinance to be considered restricted affordable units for the purposes of	H-2.1, H-2.3, H-4.1	Ongoing	The City continues to implement the Density Bonus Ordinance by allowing density bonuses and concessions/incentives consistent with State law. In 2018 the City approved one density bonus project, a multifamily rental project at 1910 North Main Street. 1910 North Main Street is providing 11% affordable to very low-	Retain program. Modify to increase education and promotion for City staff to increase planning approval efficiencies.

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### Chapter 5. Housing Accomplishments (2015–2023)

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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. Goal of 50 low- and very low- income units.			<p>income and received a 35% density bonus and several concessions/waivers. In 2021, the City approved a density bonus project: a 100% affordable rental project at 699 Ygnacio Valley Road.</p> <p>In 2018, the City hired Metropolitan Planning Group to prepare an update to the City's Zoning Ordinance in order to address changes in State law related to density bonus and also explore a local density bonus program in addition to the State mandate. The City/consultant completed the community outreach (with residents and developers), and a study session with Planning Commission in 2018. A study session was held in July of 2019. The City Council provided feedback on local policy considerations including increased bonuses for higher affordability, incentives for smaller unit sizes, and pre-approved concessions and incentives. The Density Bonus Ordinance update was expected to be completed in 2020 but was delayed after the COVID related shelter in place.</p> <p>Also in 2018, City staff gave a presentation on density bonus to the Developers Forum, a monthly informational forum for local developers (commercial and residential) that is hosted by the City.</p>	

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			In 2019, the City continued to educate itself on new changes to density bonus law and is currently processing several density bonus applications. In 2020, even more changes to density bonus law occurred, and staff is quickly getting up to speed. More developers are opting to engage in density bonus as a mechanism for increasing density and accessing incentives/concessions and waivers. The City created a Density Bonus Application as a supplemental form to the Planning Application.	
H-2.N. Legislative Advocacy for Affordable Housing 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.	H-2.1, H-2.3	Ongoing	<p>The City continues to actively advocate for additional financial resources for affordable housing as legislation that supports affordable housing advances through the Legislature or Congress. In 2017, the City sent a letter in support of several of the State housing bills and provided support and feedback on several bills in 2018 and 2019. The City Council remained engaged with housing legislation in 2020 through the pandemic. One area of focus was funding for emergency rental assistance and homeless prevention made available through the State as part of the Coronavirus relief package.</p> <p>The City also established a staff level legislative committee that is composed of Housing and Planning staff and is tasked with tracking and researching new</p>	Retain program.

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			<p>legislation and ensuring local compliance with all new State laws.</p> <p>In 2019, staff did substantial prep work to be able to effectively comply with new State laws, particularly the Housing Crisis Act, changes in Density Bonus Law, and the updated to the ADU legislation.</p> <p>Additionally, in 2019 the City applied for the SB2 Planning Grant, and for the Local Early Action Planning, Permanent Local Housing Allocation, and the Local Housing Trust Fund Matching Grant 2020. Projects under all three grants are moving forward. In 2021, the City was awarded REAP funds for professional services for the Housing Element Update.</p>	
<p>H-2.O. Coordinate with Contra Costa County for Affordable Housing</p> <p>The City shall support the efforts of the Contra Costa County Housing Authority and the Contra Costa County Consortium to increase the supply of affordable housing in Contra Costa County. The City shall coordinate with the Contra Costa County Housing Successor Agency on the Las Juntas site. The City shall also jointly apply for federal grants, such as Homeless Prevention and Rapid Rehousing funds.</p>	H-2.9	Ongoing	<p>The City continues to participate in the Contra Costa County CDBG and HOME Consortia and maintains a close working relationship with County Housing staff. The City, County and Habitat for Humanity worked together to finalize a purchase and sale agreement for the Las Juntas site owned by the County's former redevelopment agency, with final sale occurring in 2016. The 42-unit affordable Habitat project is now fully entitled, has obtained site development, and is working toward building permit.</p>	<p>Retain program. Modify to include a feasibility discussion for an inter-jurisdictional affordable housing program.</p>
H-2.P. Affordable Housing and Anti-Displacement Strategies in the West Downtown Specific Plan Area	H-2.1, H-2.3, H-2.7, H-2.10	Strategies to be	During the planning process for the West Downtown Specific Plan, a range of	Program completed. No further action

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<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>		developed FY 2014–2015	<p>potential anti-displacement strategies were considered, including with several recommended for future pilot programs. The Specific Plan was adopted on September 4, 2018, and provisions for increased displacement assistance for tenants in the Plan Area were included in a subsequent amendment to the Walnut Creek Building Regulations that were adopted in 2019.</p> <p>The legislation that was passed in 2019 increased the anti-displacement strategies by implementing broader replacement requirements, which staff is currently in compliance with.</p>	required. Create a new program that generally addresses displacement in the City.
H-2.Q. Act as Successor Agency and Housing Successor Agency for Redevelopment Agency The City shall act as the Successor Agency and Housing Successor Agency and carry out the responsibilities and obligations for the former redevelopment agency.	H-2.1	Ongoing	The City of Walnut Creek is acting as both Successor Agency and Housing Successor Agency for the former Redevelopment Development Agency. The City continues to carry out the responsibilities and obligations for the former redevelopment agency.	Remove program. This is a routine function.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
H-2.R. Land Value Recapture Strategy The City shall study the benefits and drawbacks of implementing a land value recapture strategy to generate resources for affordable housing, infrastructure improvements, and/or other community benefits. The City shall consult with members of the nonprofit and private sectors in conducting the study.	H-2.7	FY 2014–15	In early 2021, the City adopted a Community Benefits Plan for the West and North Downtown Specific Plan areas which grants additional height, density, and floor area in exchange for developer-provided community benefits, and staff is aware of at least one developer who intends to submit a community benefits application soon for a project that will also take advantage of the city and State affordable housing density bonus regulations.	Program completed. No further action required.
H-2.S. Analyze Boomerang Funds The City shall conduct an analysis of funds received as part of a onetime 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.	H-2.7	FY 2014–15	Because the City's Redevelopment Areas were winding down at the time of the dissolution, any potential boomerang funds would have been minimal.	Program completed. No further action required.
H-2.T. Regional Collaboration on Affordable Housing and Homelessness 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.	H-2.9	Ongoing	The City participates in the local Community Task Force on Homelessness (composed of city staff, police department, county departments, local businesses, and community partners), which discusses homeless issues, including challenges, successes, and the emergent needs of the homeless, and how to address those needs. The City also participates in the Contra Costa Continuum of Care Council on Homelessness and the Contra Costa Mayor's Conference. The Housing Program Manager is on the Coordinated Entry Oversight Committee, which has oversight of the new county-wide homeless service	Retain program. Modify to add CORE program in formation on the City's website.



## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>delivery system. The City Manager's from Concord, Martinez, Pleasant Hill, and Walnut Creek have also formed a working team to address common issues, such as homelessness. The City of Walnut Creek and the City of Concord collaborated on the contracting of a designated homeless outreach team, the CORE. The CORE team worked full time and is split between the two jurisdictions. In FY 2021–22 and FY 2022–23, the City had its own dedicated CORE team.</p> <p>The City of Walnut Creek is also a member of the Contra Costa Consortium, which includes the entitlement jurisdictions of Walnut Creek, Concord, Pittsburg, Antioch, and the Urban County. The Consortium works together to identify regional priorities for CDBG funding and has a streamlined cohesive process for joint funding applications, reporting, and monitoring. The Consortium meets quarterly to discuss issues related to the implementation of CDBG, HOME, and regional issues such as homelessness, affordable housing, tenant/landlord services, etc.</p>	
<p>H-2.U. Priority Review of Affordable Projects</p> <p>The City shall develop a procedure to provide priority review to affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).</p>	H-2.3	FY 2016–17	<p>The City prioritizes review of affordable housing projects and works closely with the affordable developers to meet their funding timelines and related deadlines. Planning Staff diligently worked to streamline the entitlement process for St. Paul's Commons (100% affordable rental</p>	<p>Retain program. Modify to specifically prioritize special needs populations.</p>

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>project - 45 units) in order to meet the March 2016 AHSC grant application deadline. And later, staff streamlined a funding request for St. Paul's Commons in order to meet the 9% tax credit application deadline. The City also worked to expedite permitting for the development of Riviera Family Apartments and St. Paul's Commons, as well as the Las Juntas Project. Both Riviera Family Apartments and St. Paul's Commons are completed and fully occupied.</p> <p>As part of the City's "Blueprint for Success" process, the City is actively piloting strategies for priority review and permitting for affordable housing developments. Through the SB2 Planning Grant, the City is approved to hire a consultant to create a formal policy for expedited review and permitting of affordable housing. This is expected to be complete no later than December 2023.</p> <p>In 2020, the City received an SB35 development application for a 97-unit mixed-use affordable project. The City worked closely with the developer to streamline the project pursuant SB35 and to meet aggressive timelines for State funding sources. In 2021, the project received its entitlement through SB35.</p>	

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<p>H-2.V. Score Opportunity Sites</p> <p>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	FY 2015–16	<p>MidPeninsula Housing conducted a LIHTC analysis of the City's opportunity sites based on proximity to location amenities that are part of the scoring criteria for the Low-Income Housing Tax Credit program.</p> <p>The majority of the parcels included in the Housing Element score well for LIHTC. Cumulatively, the parcels that fared well when compared to site and amenity criteria could result in 1,445 additional very low and low-income homes, exceeding the City's VL/LI allocation of 959.</p> <p>Compatibility against LIHTC criteria is one component of the adequate sites inventory. Other key considerations will influence whether development takes place at all or whether development that moves forward is affordable. The following were some concerns raised by the reviewer:</p> <ul style="list-style-type: none"> <li>• All but four of the sites identified are smaller parcels with different owners.</li> <li>• There are currently existing uses on the identified sites.</li> <li>• Lack of affordable housing protections for opportunity sites.</li> </ul>	Program completed. No further action required.
GOAL H-3: SPECIAL NEEDS HOUSING				

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<p>H-3.A. Funding to Assist the Homeless and Special Needs Housing</p> <p>The City shall continue to provide CDBG and Community Service Grants 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 nonprofits 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	Allocate Funding Annually	<p>On July 5, 2017, the City Council approved a new "Homeless Services Fund" to supplement CDBG and Community Service Grants. The Homeless Services Fund receives \$200,000 annually from the City's General Fund, and in 2017 and 2018 it was used to fund a temporary, overnight Winter Shelter program for the homeless at the local Armory as well as a second CORE homeless outreach team shared with the City of Concord. The emergency shelter ran from in December 2017 to March 2018 and again from December 2018 to March 2019. The City also provided CDBG and Community Service Grants funding to several agencies that provide emergency shelter and services to homeless residents and low-income households at risk of homelessness, including Trinity Center, Shelter, Inc., Contra Costa County's Emergency Shelter, and Contra Costa County's CORE homeless outreach program.</p> <p>In 2019, the City provided seed funding to pilot a new Safe Parking Program that is operated by Trinity Center at a local church parking lot. The Homeless Services Fund also provided one-time funding for tenant improvements at the new Trinity Center (homeless service center).</p> <p>As mentioned above, both St. Paul's</p>	Retain program. Modify to include direct funding information to local organizations providing services, as well as application for grants and a requirement for reasonable accommodations

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>Commons and Riviera Family Apartments received HOME and HOPWA funds. Another affordable project that was recently entitled, Habitat for Humanity at 1250 Las Juntas (42 units) also received a HOME funding award in 2020. (Riviera Family Apartments was completed in 2018, and St. Paul's was completed in 2019).</p> <p>Through CDBG Coronavirus funds (round 1 and 2) the City provided additional support to homeless services providers to address cost increases related to COVID protocols and ensure that homeless residents had access to PPE and hotel rooms when congregate shelters significantly reduced capacity.</p>	
<p>H-3.B. Public Outreach to Increase Awareness of Homeless Issues</p> <p>The City shall work with nonprofits 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	Publish First Article in FY 2014–2015	<p>In 2017, the City Council did education and outreach on housing affordability and the affordable housing crisis as one of their four priorities. Staff developed a public information and outreach campaign, including online materials, in-person presentations to community groups, and surveys on public attitudes. The City's Nutshell newsletter featured an in-depth story on the housing crisis and homelessness in the Winter 2017 issue. In addition, the license agreement with the National Guard for use of the Armory as a winter emergency shelter was a public process and was followed by a public use permit process as well. The City and Trinity Center did outreach and held community</p>	<p>Retain program. Modify to include community group presentations and social media advertising.</p>

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>meetings in addition to the regular public meetings. As part of the management agreement for the shelter, the City convened an Ad-Hoc Advisory Committee, composed of shelter staff and neighboring residents to create a forum for discussion issues and solutions related to the shelter operations.</p> <p>The City regularly provides updates and information on affordable housing through the quarterly newsletter. During the pandemic, the City was proactive in getting information out to the community on new tenant protections and State and county eviction moratoriums. Additionally, information is regularly updated on the City's website with resources for renters and homeowners in need of affordable housing or struggling to make their housing payments after losing income related to COVID.</p>	
H-3.C. Coordinate to Update the Consolidated Plan The City shall coordinate with the County and other entitlement cities to develop the 5-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.	H-2.9, H-3.3	2020 and 2025	The City worked with the Contra Costa Consortium to complete the 2020–2025 Consolidated Plan. Starting in 2018, the Contra Costa Consortium began the public outreach for the 2020–2025 Consolidated Plan. The process continued through 2019, and the plan was approved in May 2020 and is currently being implemented.	Program completed. No further action necessary. Future updates will occur as required for continued program eligibility.
H-3.D. Support Counseling and Housing Services for Seniors and Low-Income Households The City shall continue to work with and provide	H-3.6	Allocate Funding Annually	The City continues to fund ECHO Housing to provide tenant landlord and fair housing services to Walnut Creek residents. The City	Retain program. Modify to include funding of fair housing

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
funding, as available, to nonprofit organizations that provide counseling and housing services to senior citizens and low-income families throughout the City.			also funds Senior Legal Services to provide legal assistance to low-income seniors as well as Senior Outreach Services that operates Meals on Wheels, as well as other support services for seniors. With the CDBG Coronavirus funds, additional funds were given to ECHO Housing to provide direct legal representation.	organizations that serve seniors
<b>H-3.E. Work with St. Paul's Episcopal Church and Trinity Center</b> The City shall cooperate with St. Paul's Episcopal Church and Trinity Center to develop new permanent supportive housing on their property. Goal of 40 units of permanent supportive housing.	H-3.1, H-3.3	Ongoing	In 2018, the City approved an additional \$500,000 for Resources for Community Development for St. Paul's Commons, a 45-unit affordable housing project currently under construction on St. Paul's property in Walnut Creek. Combined with the funding awards from 2015, 2016 and 2017, St. Paul's Commons has received a total of \$5.5 million from the City. The project received certificates of occupancy for two units in December of 2019, with the remaining units receiving certificates of occupancy in early 2020. The grand opening event was held in the summer of 2020.	Program completed. No further action necessary.
<b>H-3.F. Encourage Development of Housing for Persons with Disabilities</b> 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.	H-3.5	Initiate in FY 2014–15, reach out annually to developers, and support applications as needed.	In 2015, construction on the Arboleda (48 affordable units) was completed, with 15 units reserved for households with disabilities. The project also provides on-site services to support the independence of people with disabilities. Arboleda's grand opening was in May of 2015 and is fully leased up. <b>Additionally, St. Paul's Commons</b> has 14 units set aside for residents with special needs.	Retain program. Modify to include support for developers to apply for State, federal, and local funding.
<b>H-3.G. Coordinate with the Regional Center of the East Bay</b>	H-3.5	FY 2015–16	Information on all of the City's affordable housing units is available online, and the	Retain program. Modify to include a

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
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.			City maintains a list of residents interested in affordable housing of all types. The City also has resources and referrals online for persons with disabilities.	discussion to implement a case management/referral program
H-3.H. Identify Incentives for Larger Housing Units The City shall conduct an analysis of potential incentives for encouraging larger units (i.e., units with three or more bedrooms) in both market rate and affordable housing developments in order to encourage more housing for large households.	H-3.1	FY 2016–17	The City is working to incentivize larger units with more bedrooms through its Density Bonus Ordinance.	Retain program. Modify to amend the Density Bonus Ordinance to incentivize larger units.
<b>GOAL H-4: REMOVING GOVERNMENTAL CONSTRAINTS</b>				
H-4.A. Lot Consolidation The City shall facilitate lot consolidation where possible, particularly as it relates to parcels included in the Housing Element sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The City will also post the lot consolidation procedure on the City website and discuss the procedure with developers during the preliminary review team process. Lot merger requests in the same zoning district will be processed ministerially incentives offered for lot consolidation could include allowing higher FAR ratios in MUR and Mixed- Use Commercial zones for larger parcels once consolidated, and flexibility in development standards.	H-4.4, H-1.4	Ongoing	<p>Riviera Family Apartments, a 58-unit affordable project consisting of two separate multifamily developments (and entitled in 2015), involved the consolidation of several lots. The City worked closely with the developer to secure and acquire the sites. Riviera Family Apartments broke ground in late 2016 and completed construction in 2018.</p> <p>The City's lot merger procedures and application are available on the website.</p> <p>In 2016, the City adopted new zoning regulations for Mixed- Use Commercial and Mixed- Use Residential General Plan land use classifications, including higher FAR ratios for larger parcels which will encouraging lot consolidation. However, in 2021, the City amended these regulations</p>	Continue Program. With adoption of new zoning regulations and posting of information on the City's website this program is complete. Continued implementation of the regulations occurs through permit processing, which is a routine function.



## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			to allow the same FAR and density, regardless of the size of the lot, so as not to discourage the redevelopment of smaller lots under individual ownership. However, in most cases, market forces related to the reduced per-unit costs for larger projects resulting from economies of scale will still encourage the consolidation of small lots.	
H-4.B. Exemptions of Transit Priority Projects from Environmental Review The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy (i.e., One Bay Area Plan) and meet specific criteria set forth in SB 375.	H-4.1, H-1.4	Ongoing	No transit priority projects have been submitted.	Retain program.
<b>GOAL H-5: HOUSING PRESERVATION</b>				
H-5.A. Residential Rehabilitation Loan and Emergency Grant Program The City shall continue the residential Rehabilitation Loan and Emergency Grant Program to provide loans and emergency grants, using CDBG funds, Housing Successor Agency, or other sources of funds, to low and moderate-income households for single-family housing rehabilitation and maintenance. Goal of 50 low- and moderate- income households over 8-year cycle.	H-5.1	Ongoing	The City is continuing to administer the Home Rehabilitation Loan and Emergency Grant Program. The City has updated the Home Rehabilitation Loan Program that partners with Habitat for Humanity to administer new rehabilitation loans beginning December 2017 instead of partnering with Contra Costa County. In 2018 three emergency grants were processed and several loans/grants were underway. In 2019, four grants were completed. In 2020, one grant and one loan were in progress. In 2021, one grant was complete with multiple loans/grants underway.	Retain program. Modify to add provision of information via the City's website.
H-5.B. Foreclosure Assistance The City shall continue to provide assistance to	H-5.1	Ongoing	The City continues to fund ECHO Housing, a nonprofit housing counseling agency that	Retain program.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents. Goal of 40 households over 8-year cycle.			provides assistance to Walnut Creek residents. The City also funds Senior Legal Services, a nonprofit that provides legal services to low-income seniors.	
H-5.C. Clarify Condominium Conversion Ordinance The City shall develop and consider adopting clarifying language in the Condominium Conversion Ordinance (Article 7 of the Subdivision Ordinance) to correct ambiguous language.	H-5.1, H-5.4	FY 2015–16	No action in 2021	Program removed. No revisions were made.
H-5.D. Code Enforcement The City shall continue to investigate complaints and take action about Building and Housing Code Violations in single- and multifamily rental housing to encourage the rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the City.	H-5.1	Ongoing	The City continues to investigate complaints and take action on Building and Housing Code Violations in single and multifamily rental housing.	Retain program.
<b>GOAL H-6: FAIR HOUSING</b>				
H-6.A. Funding to Support Fair Housing 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.	H-6.1, H-6.2	Allocate Funding Annually	The City continues to fund ECHO Housing, a nonprofit housing counseling agency to provide fair housing services to Walnut Creek residents. ECHO Housing conducts trainings and public awareness events throughout the County. The City has flyers available at City Hall, and information on the City's website regarding fair housing services. A Housing Counselor is available once a week to meet with residents, particularly seniors, at the Walnut Creek Senior Center. ECHO conducts annual fair housing audits in Walnut Creek.	Retain program.
H-6.B. Analysis of Impediments to Fair Housing The City shall continue to implement the actions	H-6.1	Implement consistent	The City continues to implement the recommendations outlined in the Analysis	Retain program.

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### Chapter 5. Housing Accomplishments (2015–2023)

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Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice. As part of the annual Housing Element review, the City will review and report on implementation of the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.		with HUD requirements	of Impediments to Fair Housing Choice. In collaboration with the Contra Costa Consortium, a new Analysis of Impediments to Fair Housing Choice was conducted and submitted to HUD in August 2019.	
<b>GOAL H-7: ENERGY CONSERVATION, SUSTAINABLE DEVELOPMENT, AND ENVIRONMENTAL MITIGATION</b>				
H-7.A. Residential Energy Conservation Program The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings.	H-7.1	Ongoing	<p>The City has a staff person (0.5 full time employees) devoted to implementing the Climate Action Plan. The City promoted the California Youth Energy Services program in 2018, which resulted in 64 apartment units and four homes receiving no-cost energy and water efficiency assessments; having energy and water saving equipment like LEDs and low-flow showerheads installed. Using repurposed EECBG federal funds, the City funded an energy efficiency program called Walnut Creek Saves through May 2018. This was a community program designed to save residents' energy and water while lowering utility bills. From February 2017-May 2018, the program served 246 residents, saving an estimated 85,149 kWh. 101 residents were served in 2018.</p> <p>In 2019, the City promoted the regional Bay Area Regional Energy Network (BayREN) Home + energy efficiency program for residents, hosting a workshop on November 12, 2019, with more than 70 people attending. With grant funding from the Bay</p>	Retain program.

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### Chapter 5. Housing Accomplishments (2015–2023)

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Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>Area Air Quality Management District, the City (in collaboration with Contra Costa County, the Cities of Antioch and San Pablo, and local nonprofit Sustainable Contra Costa) also launched an online platform for residents called the Cleaner Contra Costa Challenge, which promotes energy efficiency measures and other greenhouse gas reducing actions.</p> <p>In 2020, the City continued promoting the regional BayREN and other utility energy efficiency programs for residents, including online virtual workshops. The City promoted Rising Sun Center for Opportunity's energy and water efficiency kits. The City also continued promoting the Cleaner Contra Costa Challenge, which includes energy efficiency actions. Throughout 2020, the City worked on an update to its Climate Action Plan, which is expected to be adopted by mid-2023.</p>	
<p>H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program</p> <p>The City shall continue to partner with Contra Costa County to fund energy efficiency loans through the Home Upgrade Program, providing loans with money from the BayREN. Goal of providing loans to four households.</p>	H-7.1	Ongoing	<p>The City shares information on Energy Upgrade California and BayREN programs on its website (<a href="http://www.walnut-creek.org/eco">www.walnut-creek.org/eco</a>), its e-newsletter, social media, workshops, and the Nutshell newsletter. In 2017, the City hosted a contractor training for the program. In 2019, the City hosted a homeowner workshop for the BayREN Home+ residential program. In 2020, the City promoted online workshops hosted by BayREN's residential energy efficiency program.</p>	Retain program.

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### Chapter 5. Housing Accomplishments (2015–2023)

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H-7.C. Energy Upgrade California 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.	H-7.1	Ongoing	The City shares information on Energy Upgrade California and the BayREN programs on its website ( <a href="http://www.walnut-creek.org/eco">www.walnut-creek.org/eco</a> ), its e-newsletter, social media, workshops, and the Nutshell newsletter.	Retain program. Modify to include promotion and education via social media, the City's website, etc.
H-7.D. Public Outreach for Energy Efficiency and Conservation The City shall continue and expand existing partnerships with the East Bay Municipal Utility District, PG&E, and the Contra Costa Water District to educate residents and business owners about resources and opportunities for increased energy efficiencies. <b>The City will further develop the City's sustainability website to help</b> 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.	H-7.1	Ongoing	The City shares information Energy Upgrade California and BayREN programs, behavioral change, financing/rebates, and more through its website ( <a href="http://www.walnut-creek.org/eco">www.walnut-creek.org/eco</a> ), its E.C.O. e-newsletter, social media, workshops, tabling at community events such as Earth Day, and in the City's newsletter - the Nutshell. In 2019, the City updated its sustainability website to make it easier to navigate and find program information. In addition to sharing information about programs provided through PG&E or the water utilities, the City may also sponsor and promote its own programs. The City is now a member of MCE, a community choice energy program, which provides additional energy efficiency programs to the community and conducts outreach. With grant funding from the Bay Area Air Quality Management District, the City (in collaboration with Contra Costa County, the Cities of Antioch and San Pablo, and local nonprofit Sustainable Contra Costa) also launched an online platform for residents called the Cleaner Contra Costa Challenge, which promotes energy efficiency behaviors and programs, water	Retain program. Modify to include the publishing of this information on the menu of incentives for developers.

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### Chapter 5. Housing Accomplishments (2015–2023)

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			saving programs, and other greenhouse gas reducing measures. In 2019, the City created a public service announcement for Earth Day and promoted the Cleaner Contra Costa Challenge through social media and Walnut Creek Television. In 2020, the City continued sharing information through City channels and continued to promote the Cleaner Contra Costa Challenge through online workshops and online media.	
H-7.E. CALGreen Building Standards The City shall phase in adoption of the CALGreen tiers, with adoption of Tier 1 by 2014 and Tier 2 by 2017.	H-7.1, H-7.2	Adopt Tier 1 by 2014 and Tier 2 by 2017	Tier 1 of CALGreen was adopted during 2019 Building Codes adoption process with more restrictive amendments on EV charger requirements. The City also adopted additional green-building standards as local amendments to the CALGreen codes in 2022. Collectively, the amendments require fully operational EV chargers to be installed for new multifamily buildings, hotels, and commercial buildings, and allowing options for affordable housing projects to opt out and just follow the State baseline code requirements.	Program complete. Building Code implementation is a routine function and additional sustainability measures are addressed through <b>the City's</b> Sustainability Action Plan.
<b>Goal H-8: Administration And Implementation</b>				
H-8.A. Annual Progress Report The City shall review and report annually on the implementation of Housing Element programs and <b>the City's effectiveness in meeting the program</b> objectives for the prior calendar year. The City shall present the annual report to the City Council at a public meeting before submitting the annual report to HCD and the Office of Planning and Research.		Annually before April 1	The latest annual report went to the City Council and was accepted by Council at a public meeting on March 15, 2022.	Retain program.

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-3. Progress in Achieving Quantified Objectives 2015–2023**

Program Types	Quantified Objectives				Progress					
	Extremely Low	Very Low	Low	Moderate	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	50	125	125	200	99		30	74	1,798	2,001
Rehabilitation	0	0	50	15	3	7	72	42	0	124
Preservation (At-Risk Housing)	0	0	0	0	0	0	0	0	0	0
Rental Assistance (Section 8)	0	350	0	0	23	47	0	0	0	70
Homeowner Assistance	0	0	15	40	0	2	6	13	0	21
Total	50	475	190	255	181		108	129	1,798	2,216

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# 6 HOUSING RESOURCES AND OPPORTUNITIES

This chapter provides an overview of the financial resources available to support implementation of the City of Walnut Creek’s (City or Walnut Creek) housing policies and programs. More specifically, the various types of federal, State, and local financial programs that are potentially available to assist the City in fulfilling its housing need, particularly the affordable housing need (as determined by the Regional Housing Needs Allocation [RHNA]), are presented below. The grants, loans, financing tools and programs represent publicly funded tools to support the development, rehabilitation, and preservation of housing.

## 6.1 Identification of Adequate Sites for Future Housing Needs

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under State law (California Government Code, Section 65583(c)(1)), adequate sites are those with appropriate zoning and development standards with services and facilities already in place needed to facilitate and encourage the development of a variety of housing for all income levels.

### 6.1.1 Regional Housing Targets

Table 6-1. 6<sup>th</sup> Cycle Regional Housing Needs Allocation (2023–2031), shows the 6<sup>th</sup> Cycle RHNA for the City, as determined by the Association of Bay Area Governments, for the 8-year period (2023–2031).

**Table 6-1. 6<sup>TH</sup> Cycle Regional Housing Needs Allocation (2023–2031)**

Income Category	Dwelling Units
Extremely Low/Very Low-income (0–50% AMI)	1,657
Low-income (51–80% AMI)	954
Moderate-income (80–120% AMI)	890
Above Moderate-income (Above 120% AMI)	2,304
Total	5,805

Housing element law does not require the City to ensure that the number of dwelling units identified in the RHNA is built within the Planning Period. However, the law requires that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. California Government Code, Section 65583.2(c)(3)(B), specifies that a minimum density of 30 units

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### Chapter 6. Housing Resources and Opportunities

per acre is necessary to meet the City's low- and very low-income housing needs. Additionally, California Government Code, Section 65583.2(c)(4)(A) requires housing elements due after January 1, 2022 (for metropolitan and suburban jurisdictions) to allocate 25% of their RHNA numbers for moderate- and above moderate-income housing to sites with zoning that allows at least four units of housing, with moderate-income sites being capped at a density of 100 units per acre (effective as of January 1, 2021).

## 6.2 Financial Resources

The majority of public financial resources for housing are focused on the production of affordable housing. While the need for affordable housing is significant across California, neither the State nor federal governments allocate sufficient funding subsidies for the number of affordable units required by RHNA. Furthermore, public subsidies are rarely sufficient to fully fund an individual affordable housing project.

A variety of funding sources in the form of grants or loans through the federal government exist to support housing. They range from annual allocations of formula-entitled grants to vouchers and competitive funding programs. The programs and resources in this chapter represent available funding sources used by the City to date as applicable. It is important to note that the City has pursued multiple grants and other State and federal funding over the last 8 years. More specifically, the City is pursuing or has completed the action listed below using available funding sources. A description of the funding sources is provided later in this chapter.

- Riviera Family Apartments, a 58-unit affordable project that completed construction in 2018, successfully competed for Affordable Housing and Sustainable Communities funding, HOME Investment Partnerships Program funds, and Housing Opportunities for Persons with AIDS funds. The City's initial commitment for acquisition of the two sites was critical in the project's competitiveness for all three sources.
- St. Paul's Commons (45 units of affordable housing) under construction in 2018 (but completed in late 2019) and is also funded with HOME and Housing Opportunities for Persons with AIDS funds, as well as Affordable Housing Program and Community Development Block Grant (CDBG).
- Community Development Department staff receive email notification of upcoming State and federal grant opportunities.
- In 2019, the City applied for the Senate Bill 2 Planning Grant to fund pre-designed Accessory Dwelling Units (ADU) that the public can access to reduce cost and time in permitting, and the development of a local policy to expedite affordable housing.

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### *Chapter 6. Housing Resources and Opportunities*

- The City will also use Senate Bill 2 funds for the development of policies to expedite affordable housing in early 2023.
- The City applied for and was awarded both the Local Early Action Planning and Permanent Local Housing Allocation (PLHA) grants in 2020. The Local Early Action Planning funds will support two projects: Objective Design Standards (currently underway) and a parking study. PLHA funding will support ongoing homeless prevention and emergency housing.
- In 2020, the City submitted a grant application to the State Local Housing Trust Fund Matching Grant program and was awarded \$2 million to support the development of 97 affordable units on Ygnacio Valley Road.
- In 2021, the City Council approved a resolution supporting the Affordable Housing and Sustainable Communities application for 699 Ygnacio Valley Road.

### **6.2.1 Federal Funding Sources**

Current federal funding sources available for affordable housing (including special needs populations) and homelessness solutions are presented in this chapter.

#### **6.2.1.1 U.S. Department of Housing and Urban Development Entitlement Funding**

In 2020, a consortium of jurisdictions (Walnut Creek, Antioch, Concord, Pittsburg, and Contra Costa County) prepared the 2020–2025 Consortium Consolidated Plan (Consolidated Plan) as required to receive CDBG, Emergency Solutions Grant, and HOME grant funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan provides HUD with a comprehensive assessment of the City’s housing and community development needs and outlines the City’s priorities, objectives, and strategies for the investment of CDBG, Emergency Solutions Grant, and HOME funds to address these needs over the next 5 years, beginning July 1, 2020, and ending June 30, 2025.

According to the Contra Costa FY 2021/22 Action Plan of the Consolidated Plan, HOME funds are typically provided as low-interest deferred residual receipt loans (multifamily housing), deferred shared appreciation loans (single-family housing), and small grants (specific project related program delivery).

The City receives CDBG funds from HUD on a formula basis each year and, in turn, awards grants and loans to nonprofit or public organizations for programs and projects in furtherance of the Consolidated Plan. These programs provide for a range of eligible activities to address the needs of the City’s residents, as discussed below.

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For the Consolidated Plan period (2020–2025), the City anticipates that approximately \$24.1 million will be available for local affordable housing programs, community services, and economic development, including \$1.8 million of federal resources. The City will have an estimated \$16 million in the Local Housing Trust Fund, composed of housing in-lieu fees and commercial linkage fees along with an anticipated matching grant through the State of California. A total of \$3.3 million in General Fund is anticipated to fund program administration and three local grant programs (Community Services Grant, Homeless Services, and School Crisis Counselor grant programs). Additional resources will be available through the Housing Successor Agency, and additional State grants, such as the PLHA.

Annual CDBG funding amount received by the City ranges from \$240,000 to \$340,000. The City supplements the public service portion of the CDBG program with \$100,000 from the General Fund, and an additional \$70,000 for homeless service activities. The City utilizes these funds to support a variety of housing projects and programs including maintaining and preserving affordable housing, services for homeless, and fair housing.

#### **Housing Opportunities for People with AIDS**

Housing Opportunities for Persons with AIDS provides housing assistance and related supportive services for low-income people living with HIV/AIDS and their families. Housing Opportunities for Persons with AIDS funds may be used for a range of housing, social services, program planning, and development costs, including but not limited to the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. To date, the City has not received funding from this source, as it is not eligible to receive funding.

#### **Section 108 Loan Guarantee Program**

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit low- to moderate-income people, aid in the elimination or prevention of blight, and/or meet urgent needs of the community.

To date, this loan has not been necessary to provide funding for the City's community development objectives, but this could change in future years.

#### **Section 8 Housing Choice Voucher Program**

The federal Section 8 Housing Choice Voucher Program provides rental subsidies to extremely low- and very low-income households, including families, seniors, and people with disabilities. The Housing Authority of the County of Contra Costa oversees and administers the Section 8

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Housing Choice Voucher Program for participating jurisdictions, including the City. As of June 30, 2022, the Housing Authority of the County of Contra Costa distributed 340 vouchers to City households. The Housing Authority of the County of Contra Costa monitors all units to ensure they are in acceptable condition and meet the Section 8 Housing Choice Voucher Program Housing Quality Standards.

In the past, utilization of Housing Choice Vouchers in Walnut Creek became increasingly difficult due to the vast discrepancy of market rate housing costs and HUD's fair market rents for the voucher program. In 2015, the City partnered with other agencies and jurisdictions in Alameda and Contra Costa County's to hire a consultant to do a market rent study, the results of which helped to increase the HUD's fair market rents determination. However, the waitlist for Housing Choice Vouchers continues to be long, and recipients still have challenges finding units affordable enough to use the program. The Fair Market Rents published by HUD in 2018 were also substantially below actual market values and another region-wide rent study may be conducted.

#### 6.2.2 State Funding Sources

The funding currently and historically available through the California Housing and Community Development and the California Tax Credit Allocation Committee (TCAC) is presented in this chapter. While it is unknown what State funding will be available after next year, it is expected that the State will provide funding for projects for unhoused and lower-income households given the housing crisis.

In January 2022, the State's FY 2022–2023 budget proposal included the following:

- Homelessness Package - \$2 billion in one-time General Fund over 2 years intended to address near-term homelessness needs. Specifically, the budget proposes \$1.5 billion to the Department of Health Care Services' Behavioral Health Continuum Infrastructure Program for housing support for people with behavioral health needs and \$500 million for the Encampment Resolution Grants Program in 2022-23 administered by the California Interagency Council on Homelessness to provide targeted grants to local governments to rehouse individuals living in encampments.
- Housing Development Package (expands existing programs) - \$1 billion in one-time General Fund over 2 years to expand housing development with \$500 million for infill housing development, \$300 million for the Affordable Housing and Sustainable Communities Program, \$100 million to build housing on excess State sites, and \$100 million to repurpose existing commercial buildings for housing.
- Affordable Housing Package (expands existing State programs) - \$1 billion in one-time General Fund over 2 years for affordable housing development with \$500 million for tax credits to builders of rental housing affordable to low-income households, \$200 million for

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mixed-income housing, \$200 million to preserve affordable housing units, and \$100 million to preserve affordable mobile homes.

- The portion of funding the City may receive from these sources is unknown because of the highly competitive process to receive an award, but the City will track and pursue all available funding sources for affordable housing during the 2023–2031 6<sup>th</sup> Cycle Planning Period.
- The programs below are existing and historical State funding sources that are anticipated to continue during the next 8-year period.

#### 6.2.2.1 Low-Income Housing Tax Credits (Federally Funded/Mostly State Administered)

TCAC administers the federally funded LIHTC program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of federal tax credits administered by the State are available and are generally referred to as 9% and 4% credits, respectively. Each number refers to the approximate percentage that is multiplied against a project's requested "qualified basis" to determine the amount of annual federal credits TCAC will award the project.

According to the TCAC 2020 Annual Report, \$748 million in 9% tax credits were awarded to affordable housing projects. Because 9% credits provide for a larger source of funding, this source is competitive, and awards are made twice per year. Additionally, TCAC awarded \$504 million in 4% tax credits in 2020.

It is important to note that with the increased focus on homelessness, and increased funding to address the rising annual point-in-time counts of people experiencing homelessness each year, permanent supportive housing projects have increased substantially throughout the State. These projects typically serve the deepest level of affordability for extremely low-income households earning at or below 30% of Area Median Income (AMI). As a result of the increase in tax credit applications for permanent supportive housing, all tax credits (9% and 4%) have become increasingly competitive. The trend observed over the last year indicates that an award of 9% tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very low- and low-income units are now applying for 4% tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding, which makes the development of affordable housing more challenging.

#### **6.2.2.2 Affordable Housing and Sustainable Communities Program**

The Affordable Housing and Sustainable Communities Program funds land use, housing, transportation, and land preservation projects that support infill, compact development, and reduce Greenhouse Gas emissions in disadvantaged communities. Funds are available in the form of loans and/or grants in two project areas: Transit-Oriented Development and Integrated Connectivity. There is an annual competitive funding cycle.

#### **6.2.2.3 CalHome Program**

CalHome provides grants to local public agencies and nonprofit corporations to assist very low- and low-income people or families to become first-time homebuyers or provides assistance to current homeowners. Eligible activities include deferred-payment loans for down payment assistance for first-time homebuyers, home rehabilitation (for existing homeowners), homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Funds can also be used to assist in the development of multiple-unit ownership projects.

#### **6.2.2.4 Building Equity and Growth in Neighborhoods Program**

The Building Equity and Growth in Neighborhoods program provides grants to cities and counties for deferred-payment, second mortgage 30-year loans to qualified buyers of new homes in projects where the affordability had been enhanced by local regulatory incentives or barrier reductions.

#### **6.2.2.5 California Emergency Solutions and Housing Program**

The California Emergency Solutions and Housing Program provides grant funds to assist people experiencing or at risk of homelessness. Eligible activities include housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems.

#### **6.2.2.6 Golden State Acquisition Fund**

The Golden State Acquisition Fund was seeded with \$23 million from the California Housing and Community Development Department's Affordable Housing Innovation Fund. Combined with matching funds, the Golden State Acquisition Fund makes up to 5-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000, and funds are made available over the counter.



#### **6.2.2.7 Homekey Program**

The Homekey Program provides grants to local entities (including cities, counties, and other local public entities, such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types, such as hotels, motels, vacant apartment buildings, and residential care facilities, to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. The State announced an additional round of funding for fiscal year 2021–2022 of 1.45 billion.

#### **6.2.2.8 Housing for a Healthy California Program**

The Housing for a Healthy California Program provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Fund allocations for operating reserve grants and capital loans. The Housing for a Healthy California Program creates supportive housing for individuals who are recipients of or eligible for healthcare provided through the California Department of Health Care Services' Medi-Cal Program.

#### **6.2.2.9 Housing Navigators Program**

Housing Navigators Program allocates \$5 million in funding to counties for the support of housing navigators to help young adults aged 18–21 years secure and maintain housing, with priority given to young adults in the foster care system.

#### **6.2.2.10 Infill Infrastructure Grant Program**

The Infill Infrastructure Grant Program provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.

#### **6.2.2.11 Local Housing Trust Fund Program**

Affordable Housing Innovation's Local Housing Trust Fund Program lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60% of AMI. State funds match local housing trust funds as down payment assistance to first-time homebuyers. The City's efforts in applying for these funds are described in Section 6.2.4.1.

#### **6.2.2.12 Multifamily Housing Program**

The Multifamily Housing Program provides low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.



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#### **6.2.2.13 National Housing Trust Fund**

The National Housing Trust Fund is a permanent federal program with dedicated source(s) of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households earning at or below 30% of AMI. In 2021, California is receiving approximately \$10.1 million for the program. Funds will be made available through a competitive process and will be announced through a NOFA.

#### **6.2.2.14 No Place Like Home Program**

The No Place Like Home Program released \$486 million Round 4 Competitive Allocation and \$19 million Noncompetitive Allocation as of October 2021 in bond proceeds to invest in the development of permanent supportive housing for people who are in need of mental health services and are experiencing homelessness or chronic homelessness or are at risk of chronic homelessness. It has been reported that all of this funding has been designated to date.

#### **6.2.2.15 Pet Assistance and Support Program**

Pet Assistance and Support Program provides funds to homeless shelters for shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness.

#### **6.2.2.16 Permanent Local Housing Allocation**

The PLHA from Senate Bill 2 provides a permanent source of funding to all local governments in California to help cities and counties accomplish the following:

- Increase the supply of housing for households at or below 60% of AMI.
- Increase assistance to affordable owner-occupied workforce housing.
- Assist people experiencing or at risk of homelessness.
- Facilitate housing affordability, particularly for lower- and moderate-income households.
- Promote projects and programs to meet the local government's unmet share of the RHNA.

The City applied for this grant and is expecting to receive \$830,694 in annually over the 5-year period (2020–2024). The revenue will vary year-to-year, as revenue is dependent on real estate transaction activity that may fluctuate.

Walnut Creek is an entitlement jurisdiction for the PLHA program, which means that funding is provided through formula grants based on the formula prescribed under federal law for the CDBG program over a 5-year funding period. The City is using PLHA funds to assist people

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experiencing or at risk of homelessness. This includes funding a Winter Evening Program between the months of November to April and funding a dedicated CORE team (homeless outreach services).

#### **6.2.2.17 Predevelopment Loan Program**

The Predevelopment Loan Program makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA from the State. Eligible applicants include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations.

#### **6.2.2.18 Section 811 Project Rental Assistance Program**

Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD through a collaborative partnership with the California Housing Finance Agency (CalHFA), Department of Health Care Services, California Housing and Community Development, CA Department of Developmental Sciences, and TCAC. Opportunities to apply for this project-based assistance are through a NOFA published by CalHFA.

#### **6.2.2.19 Supportive Housing Multifamily Housing Program**

The Supportive Housing Multifamily Housing Program provides low-interest loans to developers of permanent affordable rental housing with supportive housing units.

#### **6.2.2.20 Transit-Oriented Development Housing Program**

The Transit-Oriented Development program provides low-interest loans and grants for rental housing that includes affordable units located within one-quarter mile of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic NOFA.

#### **6.2.2.21 Transitional Housing Program**

The Transitional Housing Program allocates \$8 million in funding to counties for housing stability to help young adults aged 18 to 25 years secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems.

#### **6.2.2.22 Veterans Housing and Homelessness Prevention Program**

The Veterans Housing and Homelessness Prevention Program provides long-term loans for development or preservation of rental housing affordable to very low and low-income veterans and their families. For-profit and nonprofit developers and public agencies are eligible for these

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loans, which are announced annually through a NOFA released by May of each year and is administered by the California Housing and Community Development.

#### **6.2.3 Regional Programs**

##### **6.2.3.1 Advancing California Finance Authority**

Advancing California Finance Authority provides secure, low cost and convenient financing for public agencies and their partners in the Bay Area, including access low cost, tax-exempt bond financing for affordable, multifamily housing; retirement facilities; new hospitals and medical clinics; transit systems; schools; non-profit cultural institutions; water and wastewater systems; and other essential member-owned infrastructure projects serving the community.

##### **6.2.3.2 Metropolitan Transportation Commission Grants**

The Metropolitan Transportation Commission provides two grant funding opportunity related to housing. First, the Priority Development Area Planning Program grant funds Specific Plans that result in intensified land uses around public transit hubs and bus and rail corridors in the Bay Area. Successful applications will propose plans that increase housing supply, including affordable housing, and jobs, boost transit ridership and reduce vehicle miles traveled, increase walking, bicycling, carpooling and carsharing by effectively managing parking and driving while promoting multimodal connections and retain and expand community assets, and locate key services and retail within the planning area.

In addition, the Housing Incentive Pool provides transportation grants to promote the production and preservation of affordable housing.

#### **6.2.4 Quasi-Government Agencies**

##### **6.2.4.1 Federal Home Loan Bank – Affordable Housing Program**

The purpose of the Affordable Housing Program is to subsidize the interest rates on advances or loans made by the Federal Home Loan Bank System to a member bank and to provide direct subsidies to these banks. The banks then pass these subsidized interest rates and direct subsidies on to housing developers to assist them with financing for the development of affordable rental housing. The subsidies must be used to finance the purchase, construction, and/or rehabilitation of rental housing, of which at least 20% of the units will be occupied by and affordable for very low-income households for at least 15 years.

##### **6.2.4.2 Fannie Mae/Freddie Mac – National Housing Trust Fund**

The National Housing Trust Fund was established as part of the Housing and Economic Recovery Act of 2008 to provide grants to states for the addition and preservation of affordable rental housing

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serving extremely low and very low-income households. This funding source can also be used to assist in the provision of affordable homeownership opportunities for lower-income families and individuals. The Housing and Economic Recovery Act of 2008 requires Fannie Mae and Freddie Mac to transfer a percentage of their new business to finance the Trust Fund.

#### **6.2.5 Local Entities/Programs/Funding Sources**

##### **6.2.5.1 Local Housing Trust Fund/Commercial Linkage Fee Revenues**

The City maintains a Local Housing Trust Fund for the preservation and production of affordable housing. The Local Housing Trust Fund is funded primarily through commercial linkage fees and housing in-lieu fees. Commercial linkage fees are impact fees charged to developers of new commercial properties to fund the development of affordable housing. The City charges a commercial linkage fee of \$5 per square foot. Housing in-lieu fees allow developers to pay a fee in lieu of building inclusionary housing units. According to the City's Consolidated Plan, the City projects an estimated \$16 million in the Local Housing Trust Fund during the Consolidated Plan period (2020–2025).

##### **6.2.5.2 Inclusionary Housing Fees**

The City also adopted an Inclusionary Housing Ordinance that requires new ownership units developed in the City to include affordable units at one of following income levels:

- 10% of the dwelling units as moderate-income ownership units;
- 7% of the dwelling units as low-income ownership units; or
- 6% of the dwelling units as very low-income ownership units.

For new rental units, the City requires that affordable units in either of the following income categories be included:

- 10% of the dwelling units as moderate-income rental units;
- 6% of the dwelling units as very low-income rental units.

The City allows developers to pay an in-lieu fee rather than build the affordable units as part of a project. Beginning on January 1, 2018, the housing in-lieu fee was adjusted to \$18 per square foot and is adjusted annually based on the construction price index. According to the Consolidated Plan, the City projects these revenues at approximately \$1.9 million between 2020 through 2024.

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#### **6.2.5.3 General Fund**

According to the City’s website on Community Grant programs, the City supplements the public service portion of the CDBG grant with Community Service Grants paid with City general funds for services to seniors, persons with disabilities, abused and neglected children, battered women, persons with HIV/AIDS, homeless persons, and other persons in crisis. These funds are expended to address additional public service needs, identified during the public hearing process, which exceeds the 15% funding cap for public service activities for the CDBG program.

The City Council also approved a \$200,000 annual Homeless Services Grant to fund services that address homelessness in Walnut Creek. Due to availability of State assistance funding related to the COVID-19 pandemic, only approximately \$70,000 of that approved grant was utilized. Going forward, the Homeless Services Grant will have \$200,000 available each fiscal year.

#### **6.2.5.4 Housing Successor Entity Funds**

The former Walnut Creek Redevelopment Agency was dissolved as a result of State law in 2012 and the former low and moderate-income set aside assets, loan repayments and any properties were retained by the Housing Successor to the former Redevelopment Agency. The Consolidated Plan states that expected revenues between 2020 through 2024 total approximately \$500,000.

### **6.3 Opportunities for Energy Conservation**

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings.

#### **6.3.1 State Regulations**

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying applicable mandatory measures and an energy budget.

Residential developers must comply with these standards in California Energy Code (Title 24, Part 6) while localities are responsible for enforcing the energy conservation regulations.

The 2019 California Energy Code, published by the California Building Standards Commission, is adopted and referred to, and by this reference expressly incorporated and made a part of Title 9, Chapter 17 of the City of Walnut Creek Municipal Code.

#### 6.3.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low-Income Home Energy Assistance Program, which provides financial assistance to lower-income households to offset the costs of heating and/or cooling their residences.

#### 6.3.3 Private Sector Programs

The following private sector energy conservation programs are available to housing developers and City residents:

- Pacific Gas and Electric Company offers rebates to residents who participate in the following programs:
  - **California Alternative Rates for Energy:** Program helps reduce energy bills for eligible customers.
  - **Energy Savings Assistance Program:** Program helps income-qualified households conserve energy and reduce their electricity costs.
  - **Family Electric Rate Assistance:** Program helps reduce electric bills for qualified households.
  - **Single-Family Home Energy Efficiency Rebate Program:** Rebates and savings for single-family homeowners.
  - **Multifamily Energy Efficiency Rebate Program:** The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories.
  - **Solar Choice program utilizing 100% renewable energy.**
  - **Rebates for Property Managers and Owners.**
- Go Solar, California provides rebates to residents who participate in the following programs:
  - **Solar Installers:** Database of Solar Installers, Contractors, and Retailers in California.
  - **CSI-Thermal Program/Solar Water Heating:** Rebates are available to homeowners, landlords and business owners who install solar water heating systems.

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- **Single-family Affordable Solar Housing:** Program provides fully subsidized 1 kW systems to very low-income households, and highly subsidized systems to other low-income households.
- **Multifamily Affordable Solar Housing:** Program for affordable housing customers.
- **New Solar Homes Partnership:** Program provides financial incentives and other support to home builders, encouraging the construction of new, energy efficient solar homes that save homeowners money on their electric bills and protect the environment.

## 6.4 Local Measures and Programs

The 5<sup>th</sup> Cycle Housing Element references numerous local programs to remove governmental constraints to the maintenance, improvement, and development of housing. Further information on the status of program implementation is provided in the 2021 Annual Element Progress Report for Housing Element Implementation.

- **Mixed-Use Zoning:** Specifically, the City’s zoning includes regulations for Mixed-Use Commercial, Mixed-Use Residential, and Mixed-Use Downtown general plan land use classifications to allow for a mix of uses (including housing for lower-income households) located near employment, retail, services, and transit. In 2021, the City amended these regulations to allow the same Floor Area Ratio and density, regardless of the size of the lot, so as not to discourage the redevelopment of smaller lots under individual ownership. Mixed-use residential development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and encourages the efficient use of land and construction materials.
- **ADU Ordinance:** The City continues to implement the Second Family Unit (now ADU) Ordinance and is currently undertaking the creation of a pre-approved ADU program whereby the City will generate a publicly available selection of construction-ready building plans for ADUs to be used in the City, at no cost to citizens.
- **Inclusionary Housing Ordinance:** The City updated its Inclusionary Housing Ordinance in 2017 to reflect new State law, restoration of inclusionary rental units (after AB1505 passed), an increase to the housing in-lieu fee with annual adjustments based on construction price index, and other changes such as eliminating a tier fee system, requiring the ordinance and fee be applied to developments with one or more housing units with the exception of ADUs, and revising the definitions to require development projects to either pay a housing in-lieu fee or provide affordable units.
- **Density Bonus Ordinance:** The City continues to implement the Density Bonus Ordinance by allowing density bonuses and concessions/incentives consistent with State



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### Chapter 6. Housing Resources and Opportunities

law. An update to the Density Bonus Ordinance was expected to be completed in 2020 but was delayed after the COVID-19 related shelter in place. The City created a Density Bonus Application as a supplemental form to the Planning Application. In 2021 the City approved a density bonus project, a 100% affordable rental project at 699 Ygnacio Valley Road. The City is working to incentivize smaller units with more bedrooms through its Density Bonus Ordinance.

- **Community Benefits Program:** In early 2021, the City adopted a Community Benefits Program for the West and North Downtown Specific Plan areas which grants additional height, density, and floor area in exchange for developer-provided community benefits. The City has thus far approved one community benefits application for a project that will also take advantage of the City and State affordable housing density bonus regulations and has been contact by multiple developers regarding additional potential projects.
- **Mortgage Credit Certificate Program:** The City continues 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.
- **First Time Homebuyer Assistance Program:** The City continues to administer the First Time Homebuyer Assistance program. The program is still in high demand, but the housing prices are out of reach for most moderate-income homebuyers, even with City subsidy.
- **Home Rehabilitation Loan and Emergency Grant Program:** The City continues to administer the Home Rehabilitation Loan and Emergency Grant program in partnership with Habitat for Humanity.
- **Community Task Force on Homelessness:** City staff is an active participant in the local Community Task Force on Homelessness which discusses homeless issues, including challenges, successes, and the emergent needs of the homeless, and how to address those needs. Since 2018, the Taskforce and City hosted four Community Homeless Forums and that created a public information campaign to educate and engage the community on housing affordability and affordable housing.
- **2020–2025 Consolidated Plan:** The City worked with the Contra Costa Consortium, which includes the entitlement jurisdictions of Walnut Creek, Concord, Pittsburg, Antioch, and the Urban County, to complete the 2020–2025 Consolidated Plan. Starting in 2018, the Contra Costa Consortium began the public outreach for the 2020–2025 Consolidated Plan. The process continued through 2019, and the plan was approved in May 2020 and is currently being implemented.



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### *Chapter 6. Housing Resources and Opportunities*

- **Other:** As part of the City's "Blueprint for Success" process, the City is actively piloting strategies for priority review and permitting for affordable housing developments. Through the Senate Bill 2 Planning Grant, the City is approved to hire a consultant to create a formal policy for expedited review and permitting of affordable housing. This is expected to be complete no later than December 2023.

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## **7 ADEQUATE SITES INVENTORY ANALYSIS AND METHODOLOGY**

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California Government Code, Section 65583(a)(3), requires the Housing Element to identify sites suitable for the development of all housing types, with the capacity to satisfy the City's housing needs for the current 2023–2031 6<sup>th</sup> Cycle Housing Element period. The Sites Inventory is an assessment of the City's (City or Walnut Creek) capacity for new housing development, which must demonstrate that the Regional Housing Needs Assessment (RHNA) target of 5,805 housing units, including 2,611 lower-income (extremely low-, very low-, and low-income) affordable units, can reasonably be achieved under the City's current land use plans and zoning regulations, or with planned amendments thereto.

The Sites Inventory prepared for the 2023–2031 planning period demonstrates a capacity for at least 6,632 housing units, including 3,105 housing units on sites adequate for lower-income housing. Pursuant to California Government Code, Section 65583.1, this capacity includes a credit of 1,881 units (including 192 lower-income units) toward the RHNA consisting of 1,705 units from entitled or proposed projects (154 lower-income units) and 176 units from accessory dwelling unit (ADU) potential (38 lower-income units).

The Sites Inventory was prepared for the purposes of satisfying State (State or California) requirements (as detailed later in this chapter) and is a planning estimate based on a number of factors including market demand, recent development patterns, property owner interest, and other factors. However, the Sites Inventory does not approve any project or guarantee what will be built on the site. Actual housing development is implemented by the development community and will be largely dependent on market factors that are outside of the City's control. Housing developers, market trends, and availability of funding are among the constraints that will dictate if and when housing units will be constructed.

Regarding the development of affordable housing, which requires public subsidies in order to be financially feasible, pursuant to *California Government Code, Section 65583(b)(2)*, *State law recognizes that housing needs may (and do) exceed available resources*. Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that

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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

State law requires cities to plan for housing, but almost all housing is developed by the private sector.

The capacity documented in this Chapter is achieved through the various methods in accordance with State law, including the following:

- Developable sites pursuant to California Government Code, Section 65583.2(a), were identified. These included sites with zoning that currently allow residential uses. Vacant land was prioritized in the identification of sites but is insufficient to accommodate the City's RHNA as the majority of land in the City is largely developed.
- Non-vacant sites that have a high likelihood of being redeveloped for residential uses during the 6<sup>th</sup> Cycle Housing Element planning period were identified.
- Sites to accommodate low and very low-income housing were identified and a residential development capacity analysis for all sites pursuant to California Government Code, Section 65583.2(c), was performed.
- Alternative means of meeting the RHNA, as allowed by State law, were considered to meet the RHNA, including entitled or pending units and potential for ADUs.

A complete analysis of the Sites Inventory follows. The Sites Inventory is included as Appendix C and satisfies State requirements to identify units by parcel. This identification is for the purposes of the Housing Element. Parcels may be modified, further subdivided, or otherwise amended in the future.

## 7.1 Summary of Sites Capacity

Table 7-1, Summary of Sites Capacity, on the following page includes a summary of the detailed inventory of vacant and underutilized parcels in the City's Sites Inventory, Appendix C. Each identified site is adjacent to developed land and/or is the subject of a proposed housing development. Based on the review of the documentation outlined later in this chapter, each site has sufficient utility supply available and is accessible to support housing development.

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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-1. Summary of Sites Capacity**

Current Zoning	Site Count	Total Acres	Max. Density (du/ac)	Realistic Capacity (Net Units)	Units		
					Lower	Moderate	Above Moderate
<i>Vacant</i>	24	27.87		451	22	32	397
Mixed-Use - Planned Development	1	0.45	40	52	-	-	52
Multifamily High	3	1.08	29.04 - 58.08	42	-	12	30
Multifamily Medium	5	3.92	14.52 - 21.78	69	22	20	27
Planned Development	4	15.81	4.40 - 58.10	271	-	-	271
Single-family Low	7	4.72	2.20 - 4.40	9	-	-	9
Single-family Medium	4	2.34	5.4	8	-	-	8
<i>Non-Vacant</i>	103	142.98		6,005	3,045	890	2,070
Central Retail District	4	3.09	Det. by CUP	151	60	-	91
Duplex Residential	1	1.18	14.5	12	-	-	12
Mixed-Use - Commercial	27	47.02	49.78 - 58.08	2,379	1,645	420	314
Mixed-Use - Downtown	12	12.31	58.1	536	374	78	84
Mixed-Use - Planned Development	3	2.94	40	109	83	26	-
Mixed-Use - Residential	11	8.30	102.49	899	491	-	408
Multifamily High	19	20.44	29.04 - 58.08	633	210	357	66
Multifamily Medium	11	4.05	17.42	54	-	9	45
Pedestrian-Retail	2	1.48	49.78	137	-	-	137
Planned Development	8	35.15	43.56 - 58.10	1,058	182	-	876
Single-family Low	4	6.62	2.20 - 4.40	35	-	-	35
Single-family Medium	1	0.39	5.4	2	-	-	2
<i>ADU potential</i>				176	38	110	28
<b>TOTAL</b>	<b>127</b>	<b>170.85</b>		<b>6,632</b>	<b>3,105</b>	<b>1,032</b>	<b>2,495</b>

## 7.2 Capacity Determination

Table 7-2, Capacity Determination, summarizes **the City’s determination that there is sufficient capacity to accommodate the City’s RHNA by income and categorizes credits and sites by zoning, representing land suitable and available for residential development, as defined in California Government Code, Sections 65583.1 and 65583.2(a).** A description of the methodology used to determine the capacity of sites is presented later in this Chapter.

It is important to note that all lower-income sites in the Sites Inventory have zoning that allows for residential use at densities that exceed State legal requirements for lower-income sites (i.e., 30 units per acre) or have an approved plan to develop lower-income housing (i.e., Site 7). The City has a demonstrated record of multiple high-density, residential developments in each type of zone.

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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-2. Capacity Determination (**

	Units by Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,657	954	890	2,304	5,805
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	97	57	20	1,531	1,705
Accessory Dwelling Unit Potential	7	31	114	24	176
Subtotal	104	88	134	1,555	1,881
Net RHNA (after credits are applied)	1,553	866	756	749	3,924
Step #1 Determination of Adequate Sites (Existing Zoning)					
Central Retail District	27	22	-	8	57
Duplex Residential	-	-	-	12	12
Mixed-Use - Commercial	1,036	505	420	185	2,146
Mixed-Use - Downtown	261	113	78	57	509
Mixed-Use - Planned Development	53	30	26	-	109
Mixed-Use - Residential	296	184	-	284	764
Multifamily High	131	79	369	85	664
Multifamily Medium	-	-	9	62	71
Planned Development	55	121	-	219	395
Single-family Low	-	-	-	14	14
Single-family Medium	-	-	-	10	10
Step #1 Subtotal (no zone change)	1,859	1,054	902	936	4,751
Total (Credits & Step #1)	1,963	1,142	1,036	2,491	6,632
Net Surplus/(Shortfall)	306	188	146	187	827
No Net Loss Buffer Surplus/(Shortfall), as a percent of RHNA <sup>1</sup>	18%	20%	16%	8%	14%

<sup>1</sup> HCD recommends a 15-30% buffer for lower-income (very low and low) sites to protect the City from the No Net Loss provision. The City included a buffer for the moderate-income level for the same reason. The City calculated its buffer as a percentage of the gross RHNA.

## 7.3 Identification of Developable Sites

### 7.3.1 Legal Requirements and State Housing Policies

State law requires that the Housing Element of the General Plan include an inventory of land suitable and available for residential development to meet the locality's share of the regional housing need by income level and demonstrate sufficient zoned housing capacity to meet each Housing Element Cycle's RHNA target. The City determines its housing capacity through a review of planned development and of vacant and non-vacant developable land throughout the City that may reasonably develop within the Housing Element planning period. This approach (as recommended by HCD) is utilized because many factors will affect housing development, including feasibility, trends, and developer and property owner choices within the City.

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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Additionally, mandating housing development on private property or property owned by other government agencies is not within the City’s authority or powers.

**Per California Government Code, Section 65583.2(a), the City identified the following types of sites as land suitable for residential development:**

- Vacant sites zoned for residential use.
- Vacant sites zoned for mixed-use, including residential.
- Residential and mixed-use zoned sites that are capable of being developed at a higher residential density than the current density (nonvacant sites, including underutilized sites).

California Department of Housing and Community Development (HCD) provides legal guidance on the selection of sites for Housing Elements in the Housing Element Site Inventory Guidebook (2020).

In addition to the legal requirements for appropriate sites shown above, **California's Housing Future: Challenges and Opportunities Final Statewide Housing Assessment 2025 (2025 Assessment)**, prepared by the State emphasizes throughout the document that the location of housing (including affordable housing) near transit and job centers as an important policy and implementation strategy. Excerpts that highlight this point are provided below along with page number references.

- *“Land use policies and planning can help encourage greater supply and affordability as well as influence the type and location of housing. Thoughtful land use policies and planning can translate into the ability for families to **access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services.** Easy access to jobs and amenities reduces a household’s daily commute and other travel demands. Encouraging new homes in already developed areas and areas of opportunity not only alleviates the housing crisis but also supports the State’s climate change and equity goals” (page 3).*
- Housing for persons with disabilities “could greatly benefit from access to transit options” (page 12).
- The Center for Neighborhood Technology developed Housing and Transportation Affordability Index shows “lower overall cost burdens aligning with more transit-accessible areas” (page 33).
- “State housing and planning law encourage housing development that also helps the State meet its sustainability goals (developing inward and more compactly, close to jobs, transit,



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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

and services), and encourages the development of housing that is affordable to Californians at a range of income levels” (page 36).

- “In urban and suburban areas, compact infill development at increased density is critical for addressing housing needs and using valuable, location-efficient land near transit and job centers” (page 43).

#### 7.3.2 Data Sources

To prepare the Sites Inventory, the City utilized multiple data sources, including the City’s interactive Geographic Information System (GIS) portal (which incorporates data from the City’s General Plan, zoning, and land use designations), Contra Costa County (County or Contra Costa) assessment roll, and the Association of Bay Area Government’s Housing Element Site Selection (HESS) tool. The process of evaluating potential sites involved applying specified criteria to identify sites where planned/zoned residential capacity can be realistically achieved.

#### 7.3.3 Housing Units Approved/Entitled/Under Construction

As of August 16, 2023, the City has identified 1,705 pending or entitled housing units that will be constructed during the 6<sup>th</sup> cycle planning period. The City will credit these units toward its RHNA requirement pursuant to California Government Code, Section 65583.1. Some of these developments have started construction while others have been approved or are proposed and under review. The City expects that all can be built within the 6<sup>th</sup> Cycle planning period based on their current status and the timing of approval and construction for recently built developments. Table 7-3, Entitled and Pending Development Applications, summarizes the pending and entitled units, including the status and the estimated completion for each project. A description of each zoning designation shown in this table can be found in Chapter 5, Housing Constraints.

As shown in Table 7-3, the pending or entitled developments include 97 very low-income units, 57 low-income units, and 20 moderate-income units, based on the developers’ applications. These developments include projects on Sites 2, 75, and 118 with a density bonus and Sites 6, 7, and 117 as a proposed 100% affordable housing development.

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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-3. Entitled and Pending Development Applications**

Site No.	Address	Status	Estimated Completion	Area (ac)	Zoning	Permitted Density	Density Realism*	Units					I:LV
								Very Low	Low	Mod.	Above Mod.	Total	
1	2800 Mitchell Dr	Approved	2025	9.49	P-D	n/a	100%	-	-	-	254	254	1.87
2	1910, 1940-1950 N Main St	Construction	2023	0.97	MU-R	102.49	100%	11	-	-	124	135	2.96
3	1556 Mt Diablo Blvd	Proposed	2026	0.80	P-R	49.78	100%	-	-	-	42	42	0.03
4	1665 Carmel Dr	Construction	2023	0.27	M-1	43.56	100%	-	-	-	8	8	1.06
5	1380 North California	Construction	2023	0.68	P-R	49.78	100%	-	-	-	95	95	1.41
6	699 Ygnacio Valley Rd	Approved	2025	0.91	MU-C	49.78	100%	68	24	-	1	93	0.00
7	1250 Las Juntas Way	Construction	2023	2.09	M-3	14.52	100%	-	22	20	-	42	0.00
8	1394 Walden Rd	Approved	2024	0.46	M-2.5	17.42	100%	-	-	-	6	6	0.11
9	1501 N California Blvd	Approved	2026	0.42	MU-D	58.10	100%	-	-	-	27	27	0.49
10	200 Ygnacio Valley Rd	Construction	2023	3.56	P-D	58.10	100%	-	-	-	358	358	1.48
11	200 Ygnacio Valley Rd	Approved	2027	3.85	P-D	58.10	100%	-	-	-	288	288	0.00
12	1487, 1493, 1500 Carmel Dr	Approved	2025	0.16	P-D	43.56	100%	-	-	-	11	11	0.43
13	1229 Lincoln Ave	Construction	2023	0.18	M-1	43.56	100%	-	-	-	3	3	0.00
14	1835 Weaver Lane	Construction	2023	1.96	P-D	4.40	100%	-	-	-	7	7	0.00
15	1524 Oakland Blvd	Approved	2025	0.29	P-D	29.04	100%	-	-	-	4	4	0.00
16	2680 Walnut Blvd	Approved	2025	1.67	R-10	4.40	100%	-	-	-	12	12	0.39
17	50 Garron Ct	Proposed	2027	2.24	R-20	2.20	100%	-	-	-	3	3	0.12
18	2211 N Main St	Approved	2026	0.45	MU-PD	40.00	100%	-	-	-	52	52	0.00
19	1072 Ygnacio Valley Rd	Proposed	2026	0.34	M-2	21.78	100%	-	-	-	4	4	0.00
75	N Broadway	Proposed	2026	1.63	MU-C	49.78	95%	12	-	-	128	140	0.00
109	2641-2643 Larkey Ln	Approved	2026	4.06	P-D	4.40	100%	-	-	-	6	6	0.00
112	730 Minert Rd	Proposed	2025	1.32	R-10	4.40	100%	-	-	-	15	15	0.61
117	2100 Tice Valley Blvd	Proposed	2024	3.84	P-D	n/a	100%	6	-	-	-	6	7.24
118	1271 S California Blvd	Proposed	2026	1.32	C-R	49.78	100%	-	11	-	83	94	0.02
TOTAL								97	57	20	1,531	1,705	

\* For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

#### 7.3.3.1 Affordable Housing Units Approved/Entitled/Under Construction/Completed

As mentioned previously, five approved, entitled, and in-process developments include 166 moderate or lower-income units. The expected rents, unit sizes, affordability levels, and affordability mechanisms for these 166 units are indicated in Table 7-4, Rent and Income Level Summary for Entitled and Pending Affordable Developments.

In addition, four developments with 151 affordable units were built in the 5<sup>th</sup> Cycle planning period. These developments demonstrate the City's track record in approving high-density, affordable housing development. Table 7-5, Income Level Summary for Completed Developments, lists the affordability levels for these four completed developments.

**Table 7-4. Rent and Income Level Summary for Entitled and Pending Affordable Developments**

Site Number	Development Name	Address	Status	Affordability Mechanism	Units by Income Level			
					Very Low	Low	Mod.	Above Mod.
2	Anton Noma Apartments	1910, 1940-1950 N Main St	Under Construction	Density Bonus	11	0	0	124
6	699 Ygnacio Valley Road Apartments	699 Ygnacio Valley Rd	Approved	Density Bonus and City funding	68	24	0	1
7	Esperanza Place	1250 Las Juntas Way	Under Construction	Density Bonus and City funding	0	22	20	0
75	1910 N Broadway	1910 N Broadway	Proposed	Density Bonus	12	0	0	128
117	Grace Presbyterian Church	2100 Tice Valley Blvd	Proposed	Expedited processing, AB 2162 zoning waiver, possible City funding	6	0	0	0
118	1271 S California Blvd	1271 S California Blvd	Proposed	Density Bonus	0	11	0	83

**Table 7-5. Income Level Summary for Completed Developments**

Development Name	Address	Year Completed	Units by Income Level			
			Very Low	Low	Mod.	Above Mod.
Arboleda	1550 Third Ave	2015	47	-	1	-
Riviera Apartments	1515 Riviera Ave	2019	16	14	-	-
Riviera Family Apartments	1738 Riviera Ave	2019	13	14	1	-
St. Paul's Commons	1860 Trinity Ave	2020	44	-	1	-

#### 7.3.3.2 Approval of Housing Units Approved/Entitled/Under Construction

It is very unusual for a residential or mixed-use development to not move forward after receiving planning entitlements. During the 5<sup>th</sup> cycle planning period, the overwhelming majority of projects involving residential development were completed or are currently under construction. In the very few cases where projects did not move forward, the City was informed by the developer of the decision not to build was based on changing market conditions (such as interest rate increases or increases in materials/labor costs).). These are all factors unrelated to the City's regulations, housing programs, or development review process, and as such are factors outside of the control of the City.

Walnut Creek is a substantially developed city with little, if any, vacant land available for development. Therefore, new residential developments that occur on infill sites tend to be smaller in size than large greenfield developments and are constructed in a single phase. The one exception in the last twenty years or more is the 596-unit Walnut Creek Transit Village located at the Walnut Creek BART station, which is being constructed in three phases. The first phase is already completed, the second phase will be completed in 2023, with the third phase projected to be completed by 2027.

#### 7.3.4 Accessory Dwelling Units

Pursuant to California Government Code, Section 65583.1, the City will credit a total of 176 units during the 6<sup>th</sup> Cycle period toward its RHNA requirement through the potential development of accessory dwelling units. The City saw a notable increase in the production of ADUs following the enactment in 2017 of new State laws passed in an effort to spur the development of such units. Between 2015 and 2017, the City reported a total of 19 ADUs permitted. However, between 2018 and 2021, the City reported an average of 20 ADUs permitted *each year*. The ADUs were reported in Table B of the Annual Progress Reports (APRs). Table 7-6, ADU Permits Issued, 2015–2021, details the numbers of ADUs that the City permitted during the 5<sup>th</sup> Cycle.

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**Table 7-6. ADU Permits Issued, 2015–2021**

Year	Very Low	Low	Moderate	Above Moderate	Total
2015	0	0	2	0	2
2016	0	0	11	0	11
2017	0	0	6	0	6
2018	0	77	16	1	24
2019	0	0	8	5	13
2020	0	3	11	3	17
2021	3	4	17	2	26
Total	3	14	71	11	97
Average, 2018-2021	1	3	13	3	20

The HCD Sites Inventory Guidebook directs that the trend in ADU construction since January 2018 can be used to estimate new production. Furthermore, resources and incentives that will encourage the development of ADUs can support a projection of further growth to the trend since 2018.

The City first applied the trend in ADU permits since 2018 to estimate ADUs expected during the 6<sup>th</sup> Cycle. In addition, the City is developing a Permit-Ready ADU (“PRADU”) program and anticipates the plans to be completed and available for use by the public in spring 2023. Program H-1.A. Encourage and Incentivize ADUs in the Housing Plan, will encourage additional ADUs built in the City, and City staff will publicize the program through the City website, social media, the City newsletter, and other channels. In addition, Program H-4.F. Update the Accessory Dwelling Unit Ordinance will ensure the City’s ADU ordinance complies with state law.

A 10% increase in ADU production is included as a conservative estimate of the PRADU program’s impact. The City allocated projected ADUs to income categories in accordance with the ADU permits issued between 2018 and 2021, which themselves were allocated to income categories based on information available with each permit issuance. Table 7-7, Potential ADU Production by Income Level, provides a summary of the 176 ADUs by income level.

**Table 7-7. Potential ADU Production by Income Level**

Income Level	Very Low	Low	Moderate	Above Moderate	Total
Projected Total Units	7	31	114	24	176

### 7.3.5 Determination of Suitability Methodology

To identify sites that are prime for redevelopment, a comprehensive methodology is employed, considering various characteristics that indicate the potential for revitalization and transformation. Each characteristic was selected based on regional and local patterns, as well as patterns that are widely known to demonstrate development synergy. Table 7-8, Suitability

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### *Chapter 7. Adequate Site Inventory Analysis and Methodology*

Factors (Regional Trends), summarizes the regional development trends, as they relate to area, building age, improvement to land value ratio, FAR, and previous use. This regional analysis speaks to the residential developability of non-vacant sites by considering their conditions prior to redevelopment.

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-8. Suitability Factors (Regional Trends)**

	City	Address	Prev. Use	Zoning	Area (ac)	Prev. I:LV	Prev. Yr. Built	Prev. FAR	Prop. Dev.	Current Yr. Built	Bldg Age	Status
1	Berkeley	2035 Blake St	Warehouse; Auto Repair	C-SA	0.31	0.10	1928	0.70	Market Rate Multifamily	N/A	N/A	Built
2	Berkeley	1951-75 Shattuck Ave	Retail; Religious Assembly	C-DMU Outer Core	0.40	0.67	N/A	1.1	Market Rate Multifamily	N/A	N/A	Approved
3	Berkeley	1717 University Ave	Commercial; Residential	C-U	0.19	0.01	1946	0.44	Mixed Income Multifamily	N/A	N/A	Approved
4	Berkeley	1974 University Ave	Auto Uses	C-DMU Buffer	0.53	1.43	N/A	0.10	Mixed Income Multifamily	N/A	N/A	Built
5	Berkeley	1987 Shattuck Ave (Acheson)	Retail; Restaurant; Office; Residential	C-DMU Outer Core	0.32	3.42	1925	1.53	Mixed Income Multifamily	N/A	N/A	Built
		2125 University Ave (Acheson)		C-DMU Outer Core	0.81	2.71	1919					Built
6	Berkeley	1080 Jones St	Commercial; Parking Lot	C-W/ R-1A	1.71	0.81	N/A	0.48	Mixed Income Multifamily	N/A	N/A	Built
	Berkeley Averages/Trends:		Commercial		0.61	1.31		0.72			N/A	
7	Pinole	600 Roble Ave; 1109 & 1230 San Pablo Ave	Commercial	Very High Density Resid.	2.01	120.00	1948, 1984	N/A	Affordable Senior Multifamily	N/A	N/A	Construction
8	Pinole	2151 Appian Way	Medical	RMU and CMU	7.38	38.40	1967	N/A	Market Rate Multifamily	N/A	N/A	In Review
9	Pinole	2801 Pinole Valley Road	Office	Office MU	1.74	0.80	1984	N/A	Market Rate Mixed Use Multifamily	2009	25	In Review
10	Pinole	612 Tennent	Residential	RMU	0.12	0.57	1908	N/A	Residential (Density Increase)	2007	N/A	N/A
11	Pinole	2279 Park	Residential	RMU	0.12	1.40	1945	N/A	Market Rate Multifamily	2007	N/A	N/A
12	Pinole	1500 Fitzgerald Dr	Vacant Retail	CMU	5.93	5.60	1981	N/A	Market Rate Multifamily	2015	34	Approved
	Pinole Averages/Trends:		Commercial		2.88	27.80		N/A			29.50	

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-8. Suitability Factors (Regional Trends) (Continued)**

	City	Address	Prev. Use	Zoning	Area (ac)	Prev. I:LV	Prev. Yr. Built	Prev. FAR	Prop. Dev.	Current Yr. Built	Bldg Age	Status
13	San Ramon	2481 Deerwood Drive	Office	Admin. Office	4.40	0.24	1986	0.26	Market Rate Multifamily	2007	21	In Review
14	San Ramon	3401 Crow Canyon Road & 12943 Alcosta Blvd	Office; Parking	Office MU	9.50	27.68	1979	0.66	Market Rate Multifamily	2007	28	In Review
15	San Ramon	2233 San Ramon Valley Blvd	Industrial Supply Yard	SP	2.97	N/A	N/A	N/A	MF Workforce Housing	2007	N/A	In Review
16	San Ramon	2400-2440 Camino Ramon	Office	NCRSP, MDR	31.00	N/A	1983	0.4	Mixed Income Multifamily	2019	36	Approved
17	San Ramon	500 Deerwood Road	Outdoor Commercial	SRVSP	2.46	N/A	1960	0.1	Mixed Income Multifamily	2007	47	Approved
18	San Ramon	BR 2600: SE-1	Office Parking	CCMU	134.98	N/A	1983	N/A	Master Planned Multifamily	2007	24	Approved
19	San Ramon	2701 Hooper Drive	Commercial; Recreation	SRVSP, RO	3.57	0.65	1975	0.16	Mixed Income Multifamily	2007	32	Approved
20	San Ramon	9000 Alcosta Boulevard	Vacant Commercial	MF VHD	1.39	N/A	N/A	N/A	Mixed Income Multifamily	2012	N/A	Approved
	San Ramon Averages/Trends:		Commercial		29.40	0.65		0.21			34.75	
21	Walnut Creek	2800 Mitchell Dr	Vacant	P-D	9.49	1.87	N/A	N/A		N/A	N/A	Approved
22	Walnut Creek	1910, 1940-1950 N Main St	Resid. Apartments	MU-R	0.97	2.96	1971	3.69	Mixed Income Multifamily	2022	51	Construction
23	Walnut Creek	1556 Mt Diablo Blvd	Retail Sales	P-R	0.80	0.03	1953	0.28	Market Rate Multifamily	2022	69	Proposed
24	Walnut Creek	1665 Carmel Dr	Resid. Apartments	M-1	0.27	1.06	2021	1.00	Market Rate Multifamily	2022	1	Construction
25	Walnut Creek	1380 North California	Resid. Apartments	P-R	0.68	1.41	1970	3.63	Market Rate Multifamily	2022	52	Construction
26	Walnut Creek	699 Ygnacio Valley Rd	Automotive Uses	MU-C	0.91	N/A	1965	0.03	Mixed Income Multifamily	2022	57	Approved



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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-8. Suitability Factors (Regional Trends) (Continued)**

	City	Address	Prev. Use	Zoning	Area (ac)	Prev. I:LV	Prev. Yr. Built	Prev. FAR	Prop. Dev.	Current Yr. Built	Bldg Age	Status
27	Walnut Creek	1250 Las Juntas Way	Vacant	M-3	2.09	N/A	N/A	N/A	Mixed Income Multifamily	N/A	N/A	Construction
28	Walnut Creek	1394 Walden Rd	Resid. Single Family	M-2.5	0.46	0.11	1932	0.06	Market Rate Multifamily	2022	90	Approved
29	Walnut Creek	1501 N California Blvd	Office	MU-D	0.42	0.49	1960	0.46	Market Rate Multifamily	2022	62	Approved
30	Walnut Creek	200 Ygnacio Valley Rd	Resid. Apartments	P-D	3.56	1.48	2020	2.76	Market Rate Multifamily	N/A	N/A	Construction
31	Walnut Creek	200 Ygnacio Valley Rd	Government	P-D	3.85	N/A	N/A	N/A	Market Rate Multifamily	N/A	N/A	Construction
32	Walnut Creek	1487, 1493, 1500 Carmel Dr	Resid. Multiple Family	P-D	0.16	0.43	1952	0.25	Market Rate Multifamily	2022	70	Approved
33	Walnut Creek	1229 Lincoln Ave	Vacant	M-1	0.18	N/A	N/A	N/A	Market Rate Multifamily	N/A	N/A	Construction
34	Walnut Creek	1835 Weaver Lane	Vacant	P-D	1.96	N/A	N/A	0.06	Market Rate Multifamily	N/A	N/A	Construction
35	Walnut Creek	1524 Oakland Blvd	Vacant	P-D	0.29	N/A	N/A	N/A	Market Rate Multifamily	N/A	N/A	Approved
36	Walnut Creek	2680 Walnut Blvd	Resid. Single Family	R-10	1.67	0.39	1952	0.06	Market Rate Multifamily	2022	70	Approved
37	Walnut Creek	50 Garron Ct	Resid. Single Family	R-20	2.24	0.12	1962	0.02	Market Rate Multifamily	2022	60	Proposed
38	Walnut Creek	2211 N Main St	Vacant	MU-PD	0.45	N/A	N/A	N/A	Market Rate Multifamily	N/A	N/A	Approved
39	Walnut Creek	1072 Ygnacio Valley Rd	Vacant	M-2	0.34	N/A	N/A	0.07	Market Rate Multifamily	N/A	N/A	Proposed
40	Walnut Creek	N Broadway	Parking Lot	MU-C	1.63	0.00	N/A	0.09	Mixed Income Multifamily	N/A	N/A	Proposed

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-8. Suitability Factors (Regional Trends) (Continued)**

	City	Address	Prev. Use	Zoning	Area (ac)	Prev. I:LV	Prev. Yr. Built	Prev. FAR	Prop. Dev.	Current Yr. Built	Bldg Age	Status
41	Walnut Creek	2641-2643 Larkey Ln	Vacant	P-D	4.06	N/A	N/A	0.01	Market Rate Multifamily	N/A	N/A	Approved
42	Walnut Creek	730 Minert Rd	Resid. Single Family	R-10	1.32	0.61	1960	0.02	Market Rate Multifamily	2022	62	Proposed
43	Walnut Creek	2100 Tice Valley Blvd	Church	P-D	3.84	7.24	N/A	N/A	Low Income Multifamily	N/A	N/A	Proposed
44	Walnut Creek	1271 S California Blvd	Retail Sales	C-R	1.32	0.02	1965	0.09	Mixed Income Multifamily	2022	57	Proposed
45	Walnut Creek	3000 Citrus Cir	Office	P-D	3.52	0.85	1978	0.35	Market Rate Multifamily	2022	44	N/A
Walnut Creek Averages/Trends:			Res./Vacant		1.86	1.19		0.72			57.31	
Regional Averages/Trends:			Commercial		8.69	7.74		0.55			40.52	

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

Following the analysis of regional trends, the City utilized its findings to determine the appropriate measure for each suitability factor and applied it to the suitability methodology. This methodology involves analyzing a set of criteria, and **sites that exhibit three or more of these characteristics are selected as prime candidates for redevelopment**. The following characteristics are considered:

1. **Area (Factor a):** The size of the site is an important factor in assessing its potential for redevelopment. As recommended by the 2020 HCD Sites Inventory Guidebook, sites should be larger than 0.5 acres but smaller than 10 acres. However, exceptions can be made if two or more adjacent sites can be grouped together. This approach allows for the consideration of larger redevelopment opportunities while maintaining a manageable scale. Furthermore, as shown in Table 7-8, Suitability Factors (Regional Trends), the average lot size for non-vacant sites converted into residential developments is 8.69 acres, which falls within the 0.5-10-acre range.
2. **Building Age (Factor b):** The age of the building is a significant consideration in determining its suitability for redevelopment. According to a 2019 article published by Wolf Commercial Real Estate (WCRC)<sup>1</sup>, a full-service commercial real estate firm, the lifespan of commercial buildings has decreased as a result of the current digital revolution. Technological advancements have led to rapid changes in businesses' spatial needs, making flexibility a key factor for long-term survival in all industries, including real estate (this is especially true in the current post-pandemic era). As a result, buildings that are only 20 to 30 years old, such as suburban office buildings, retail centers, and industrial parks, are now considered obsolete and face the possibility of demolition. Therefore, redeveloping commercial buildings over 30 years is crucial for long-term viability in the market. Furthermore, as shown in Table 7-8, the average building age for non-vacant sites converted to residential in the region is 40.52. ***For the purpose of this analysis, a threshold of 40 years is applied to remain conservative but consistent with the region. Buildings exceeding this age are more likely to require substantial renovations or replacement, making them attractive candidates for redevelopment.***
3. **Proximity to Transit (Factor c):** Sites located within a ¼-mile radius of a BART station are assigned an additional factor. This factor recognizes the value of proximity to transit infrastructure in promoting successful redevelopment. Access to public transportation enhances the desirability of a site, attracting potential investors, residents, and businesses.

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<sup>1</sup> <https://wolfcre.com/commercial-building-life-expectancy-isnt/>

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

4. **Proximity to New High-Density Development (Factor d):** The proximity of a site to similar and recent redevelopment projects is considered. This factor recognizes the synergy and positive impact of clustering redevelopment activities. Being near other successful redevelopment projects enhances the potential for shared resources, infrastructure, and community support.
5. **Improvement to Land Value Ratio (Factor e):** The improvement-to-land value ratio (I:LV) is a crucial indicator of a site's economic potential. In June 2022, the Orange County Council of Governments (OCCOG), in partnership with the Urban Land Institute (ULI) hosted a Technical Assistance Panel (TAP) on “Conversion from Commercial to Housing.”<sup>2</sup> The TAP provided local governments with the opportunity to receive expert, multidisciplinary advice from subject matter experts, including developers, planning consultants, and attorneys. The TAP included a discussion on the characteristics developers seek when identifying suitable sites for housing development. One of those characteristics includes an I:LV of 1.0 and below. Furthermore, as shown in Table 7-8, the average I:LV for non-vacant sites converted to residential in the region is 8.69. However, the City has an average I:LV ratio of 1.19, which is more conservative. ***For the purpose of this analysis, an improvement-to-land value ratio threshold of 1.0 is applied.***
6. **FAR (Factor f):** The Floor Area Ratio (FAR) is a measure of the intensity of land use and development on a site. As shown in Table 7-8, the average calculated FAR for a recently proposed development is 0.55 for the region and 0.75 for the City. ***For the purpose of this analysis, an FAR threshold of 0.5 is applied.***
7. **Existing Use Similar to Recent Redevelopment Projects (Factor g):** As shown in **Error! Reference source not found.**, there is a trend of commercial buildings converting to residential, providing an insight into market demand and preferences. ***As such, the analysis uses the similarity between the current use of a building and the ongoing redevelopment projects in the region as a factor.***
8. **Sites for Sale or For Lease (Factor h):** Properties with vacant commercial space for lease and/or properties for sale present reduced impediments to residential redevelopment. From a developer's perspective, it translates into a reduced cost to buy out remaining leases or an absence of cost for this purpose, as well as a shortened development time, providing cost saving and increasing financial feasibility. Sites with vacancies or offered for sale (with existing zoning in place for residential development)

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<sup>2</sup> <https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/sites/58/2023/02/ULI-OCCOG-TAP-Conversion-Commercial-to-Housing.pdf>

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

are very likely to redevelop as housing units given the local residential development trends in the City, as cited in this chapter

Property listing (updated as of July 23, 2023), on LoopNet, the leading online marketplace for commercial property listings for sale and for lease, were utilized to identify vacancies and/or for sale listing for sites in the site selection process. Of the 128 sites identified in this chapter, eleven sites representing 612 units (with a distribution that includes 316 very low, 177 low, 55 moderate and 64 above moderate- income units) have a vacancy rate of at least 15% and/or are currently offered for sale. Information on each of these sites is provided below:

- **Site 3 (1532 and 1556 Mt. Diablo Blvd)** - Two structures offered for lease with one retail building that is 56% vacant and one automotive use that is 100% vacant.
- **Site 58 (1155 Alpine Rd)** - One office building offered for sale that is 100% vacant.
- **Site 61 (1160 Alpine Ave)** - Office building offered for lease that is 100% vacant.
- **Site 66 (1550 Newell Ave)** - Retail building with 18% of tenant space for lease.
- **Site 67 (1531-1599 Botelho Dr, 1320-1330 S. California Blvd)** - Retail properties with 16% of tenant space for lease.
- **Site 69 (1355, 1375 and 1387 S. California Blvd)** - Retail buildings offered for sale that are 100% vacant (all structures on the site are vacant).
- **Site 73 (1890 N Main St)** - Automotive use property offered for sale.
- **Site 79 (1443-1515 Oakland Blvd)** - Office property with 33% of tenant space offered for lease.
- **Site 81 (1371 Oakland Blvd)** - Office property with 65% of tenant space offered for lease.
- **Site 113 (730 Minert Rd)** - Vacant land zoned for residential development.
- **Site 114 (1679 Carmel Dr)** - Property with two residential units but zoned for high-density residential. Loopnet only lists commercial real estate properties including multi-family. The fact that this property is listed on Loopnet rather than Zillow indicates that it is being marketed to investors/developers for a high-density multi-family redevelopment project.

In addition to the factors above, the following characteristic was considered:

1. **Vacant/Proposed/Parking Lot:** This characteristic holds significant weight and takes precedence over other factors. If a site is vacant, utilized as a parking lot, or has a

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

proposed project in the pipeline, it is given strong consideration for redevelopment. These conditions indicate existing or planned changes in land use, making the site favorable for revitalization.

**Table 7-9. Suitability Factors Analysis (All Sites)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
1	143-040-103	9.49	Proposed	n/a	No	No	1.87	0.00	VACANT	No	Proposed
2	178-411-017	0.97	Proposed	51	Yes	No	2.96	3.69	RESID. APARTMENTS	No	Proposed
3	178-230-028 178-230-029	0.80	Proposed	69	No	No	0.03	0.28	RETAIL SALES	56% For Lease	Proposed
4	178-290-008	0.27	Proposed	1	No	No	1.06	1.00	RESID. APARTMENTS	No	Proposed
5	178-160-028	0.68	Proposed	52	No	No	1.41	3.63	RESID. APARTMENTS	No	Proposed
6	178-402-003	0.91	Proposed	57	No	No	0.00	0.03	AUTOMOTIVE USES	No	Proposed
7	148-180-055 148-180-056 148-180-057 148-180-058 148-180-059 148-180-060	2.09	Proposed	n/a	Yes	No	0.00	0.00	VACANT	No	Proposed
8	172-130-015 172-130-016	0.46	Proposed	90	No	No	0.11	0.06	RESID. SINGLE FAMILY	No	Proposed
9	178-140-001 178-140-006	0.42	Proposed	62	No	No	0.49	0.46	OFFICE	No	Proposed
10	174-180-008	3.56	Proposed	2	Yes	No	1.48	2.76	RESID. APARTMENTS	No	Proposed
11	174-180-009	3.85	Proposed	n/a	Yes	No	0.00	0.00	GOVERNMENT	No	Proposed
12	178-261-033	0.16	Proposed	70	No	No	0.43	0.25	RESID. MULTIPLE FAMILY	No	Proposed
13	178-261-002	0.18	Proposed	n/a	No	No	0.00	0.00	VACANT	No	Proposed
14	145-042-012	1.96	Proposed	n/a	No	No	0.00	0.06	VACANT	No	Proposed
15	178-010-036	0.29	Proposed	n/a	No	No	0.00	0.00	VACANT	No	Proposed
16	179-030-001 179-030-002	1.67	Proposed	70	No	No	0.39	0.06	RESID. SINGLE FAMILY	No	Proposed
17	182-010-022 182-010-031	2.24	Proposed	60	No	No	0.12	0.02	RESID. SINGLE FAMILY	No	Proposed
18	174-150-044	0.45	Proposed	n/a	No	No	0.00	0.00	VACANT	No	Proposed
19	173-172-021	0.34	Proposed	n/a	No	No	0.00	0.07	VACANT	No	Proposed
20	178-010-006	0.48	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
21	178-290-001 178-290-002 178-290-003 178-290-004 178-290-005 178-290-006	0.93	Vacant	85	No	Yes	0.45	0.24	OFFICE	No	Vacant
22	170-280-005	0.42	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
23	180-210-034	0.59	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
24	177-231-032	0.51	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
25	183-270-006	0.55	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
26	184-402-004	0.50	Vacant	n/a	No	No	0.00	0.12	VACANT	No	Vacant
27	171-100-040	0.38	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
28	174-021-009	0.57	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
29	139-025-021	0.43	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
30	179-100-011	0.32	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
31	180-020-008 180-020-009	0.74	Vacant	n/a	No	No	0.00	0.08	VACANT	No	Vacant
32	173-030-033	0.56	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
33	174-210-043	0.20	Vacant	n/a	Yes	No	0.00	0.00	VACANT	No	Vacant

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**Table 7-9. Suitability Factors Analysis (All Sites) (Continued)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
34	184-370-034	0.56	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
35	172-130-014	0.28	n/a	69	No	Yes	1.34	0.09	RESID. SINGLE FAMILY	No	b, d, f,
36	172-130-053	0.39	n/a	40	No	Yes	1.42	0.24	RESID. SINGLE FAMILY	No	b, d, f,
37	172-130-054	0.53	n/a	111	No	Yes	1.80	0.11	RESID. SINGLE FAMILY	No	a, b, d, f,
38	172-130-017	0.52	n/a	73	No	Yes	2.92	0.10	RESID. SINGLE FAMILY	No	a, b, d, f,
39	172-130-018	0.27	n/a	72	No	Yes	0.42	0.10	RESID. SINGLE FAMILY	No	b, d, e, f,
40	172-130-019	0.26	n/a	72	No	Yes	0.67	0.17	RESID. SINGLE FAMILY	No	b, d, e, f,
41	172-130-020	0.26	n/a	73	No	Yes	0.25	0.17	RESID. SINGLE FAMILY	No	b, d, e, f,
42	172-130-021	0.26	n/a	72	No	Yes	0.59	0.15	RESID. SINGLE FAMILY	No	b, d, e, f,
43	172-130-049	0.36	n/a	73	No	Yes	2.04	0.11	RESID. SINGLE FAMILY	No	b, d, f,
44	172-130-069	0.47	n/a	47	No	Yes	1.01	0.12	RESID. SINGLE FAMILY	No	b, d, f,
45	174-140-014	0.54	n/a	n/a	No	Yes	0.34	0.21	RESID. MULTIPLE FAMILY	No	a, d, e, f,
	174-140-015										
	174-140-016										
46	174-140-018	0.30	n/a	61	No	Yes	2.15	0.29	RESID. APARTMENTS	No	b, d, f,
47	174-150-009	2.10	Parking Lot	67	No	Yes	0.94	0.34	RETAIL SALES	No	Parking Lot
	174-150-010										
	174-150-013										
	174-150-014										
	174-150-041										
	174-150-046										
	174-150-047										
	174-150-052										
48	178-020-006	3.41	n/a	81	No	No	0.96	0.31	RETAIL SALES	No	a, b, e, f, g,
	178-020-009										
	178-020-011										
	178-020-002										
	178-020-008										
49	178-030-003	1.60	n/a	78	No	No	0.38	0.23	RETAIL SALES	No	a, b, e, f, g,
	178-030-004										
50	178-040-018	4.45	Vacant	110	No	No	0.24	0.28	RESID. SINGLE FAMILY	No	Vacant
	178-040-019										
	178-040-020										
	178-040-021										
	178-040-022										
	178-040-023										
	178-040-024										
	178-040-025										
	178-040-062										
	178-040-027										
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	178-040-029										
	178-040-030										
	178-040-031										
	178-040-032										
	178-040-063										
	178-030-005										
	178-040-036										
	178-040-037										
	178-040-066										

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-9. Suitability Factors Analysis (All Sites) (Continued)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
51	178-080-030	0.45	n/a	74	Yes	No	0.00	0.05	CHURCH	No	b, c, e, f,
52	178-080-075	5.20	n/a	52	Yes	No	7.12	0.33	CHURCH	No	a, b, c, f,
53	178-040-060 178-040-079	1.68	n/a	31	No	Yes	1.53	0.27	RETAIL SALES	No	a, d, f, g,
54	178-411-011 178-411-013	1.45	Parking Lot	55	Yes	No	0.18	0.09	PARKING LOT	No	Parking Lot
55	178-411-020	0.34	n/a	44	Yes	Yes	2.58	0.01	AUTOMOTIVE USES	No	b, c, d, f,
56	183-050-021	5.03	n/a	52	No	No	3.75	0.48	OFFICE	No	a, b, f, g,
57	183-260-027	5.25	Parking Lot	n/a	No	No	0.00	0.00	PARKING LOT	No	Parking Lot
58	184-041-047 184-041-002 184-041-003 184-041-004 184-041-005 184-041-006 184-041-007	1.08	n/a	81	No	Yes	0.60	0.32	OFFICE	For Sale; Fully Vacant	a, b, d, e, f, g, h
59	184-041-016	1.93	n/a	81	No	No	4.22	0.09	CHURCH	No	a, b, f,
60	184-041-019 184-041-020	0.41	n/a	68	No	Yes	1.43	0.41	RETAIL SALES	No	b, d, f, g,
61	184-050-010 184-050-011 184-050-012 184-050-013 184-050-014 184-050-015 184-050-016 184-050-062 184-050-068 184-050-069	2.44	Parking Lot	61	No	No	0.77	0.35	RETAIL SALES	No	Parking Lot
62	184-050-058 184-050-059 184-050-060 184-050-065	2.15	n/a	62	No	No	0.48	0.27	OFFICE	No	a, b, e, f, g,
63	184-050-066	3.60	n/a	53	No	No	0.23	0.19	RETAIL SALES	No	a, b, e, f, g,
64	184-050-063 184-050-070 184-050-002 184-050-003 184-050-004	1.64	n/a	55	No	No	1.30	0.52	OFFICE	No	a, b, g,
65	184-070-011	3.01	n/a	62	No	Yes	0.29	0.25	RETAIL SALES	No	a, b, d, e, f, g,
66	184-070-016 184-070-017	1.80	n/a	n/a	No	Yes	0.36	0.27	RETAIL SALES	18% For Lease	a, d, e, f, g, h
67	184-070-023	2.56	n/a	64	No	Yes	0.54	0.36	SHOPPING CENTERS	16% For Lease	a, b, d, e, f, g, h
68	184-070-024	2.15	n/a	61	No	Yes	1.83	0.27	RETAIL SALES	No	a, b, d, f, g,
69	184-080-018 184-080-019 184-080-020 184-080-023 184-080-032 184-080-034 184-080-035 184-080-036	4.00	n/a	118	No	Yes	1.17	0.30	RETAIL SALES	For Sale; Fully Vacant	a, b, d, f, g, h



## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-9. Suitability Factors Analysis (All Sites) (Continued)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
70	178-210-007	2.79	n/a	78	Yes	Yes	1.93	0.38	RETAIL SALES	No	a, b, c, d, f, g,
	178-210-008										
	178-210-010										
	178-210-012										
71	178-320-006	1.61	Parking Lot	28	No	Yes	1.23	0.19	BANK	No	Parking Lot
	178-320-007										
	178-320-012										
	178-320-020										
72	178-330-001	1.99	n/a	60	Yes	No	0.88	0.23	AUTOMOTIVE USES	For Sale; No Vacancies	a, b, c, e, f, h
	178-330-004										
	178-330-007										
73	178-340-002	0.47	Vacant	96	No	No	0.05	0.05	RESID. SINGLE FAMILY	No	Vacant
	178-340-017										
74	178-411-007	0.48	n/a	60	No	Yes	1.48	0.41	OFFICE	No	b, d, f, g,
	178-411-008										
	178-411-009										
75	178-412-010	1.63	Proposed	n/a	No	Yes	0.00	0.09	PARKING LOT	No	Proposed
	178-412-011										
	178-412-012										
76	178-550-013	0.37	n/a	49	Yes	Yes	1.64	0.33	COMMERCIAL	No	b, c, d, f,
	178-550-001										
	178-550-002										
	178-550-003										
	178-550-004										
	178-550-005										
	178-550-006										
	178-550-007										
	178-550-008										
	178-550-009										
	178-550-010										
	178-550-011										
	178-550-012										
77	174-220-002	1.97	n/a	33	Yes	Yes	1.01	0.47	OFFICE	No	a, c, d, f, g,
	174-220-033										
	174-220-034										
	174-220-039										
	174-220-041										
	174-220-043										
	174-220-045										
78	177-260-023	0.76	n/a	39	No	No	1.20	0.52	OFFICE	33% For Lease	a, g, h
79	177-280-014	0.69	n/a	39	No	No	0.69	0.58	OFFICE	No	a, e, g,
80	177-280-018	0.95	n/a	39	No	No	1.16	0.71	OFFICE	65% For Lease	a, g, h
	177-280-017										
81	178-010-015	0.14	n/a	71	No	Yes	0.35	0.26	RESID. MULTIPLE FAMILY	No	b, d, e, f,
82	178-010-016	0.23	n/a	71	No	Yes	0.27	0.15	RESID. SINGLE FAMILY	No	b, d, e, f,
83	178-010-028	0.17	n/a	71	No	Yes	0.29	0.22	RESID. MULTIPLE FAMILY	No	b, d, e, f,
84	178-010-020	0.09	n/a	76	No	Yes	0.11	0.22	RESID. SINGLE FAMILY	No	b, d, e, f,
85	178-040-001	0.28	n/a	70	No	Yes	0.58	0.27	OFFICE	No	b, d, e, f, g,
86	178-071-002	0.16	n/a	71	Yes	Yes	0.50	0.15	RESID. SINGLE FAMILY	No	b, c, d, e, f,
87	178-072-006	0.27	n/a	84	No	Yes	0.60	0.26	RESID. APARTMENTS	No	b, d, e, f,
88	178-072-009	1.10	Parking Lot	n/a	No	No	0.11	0.00	CHURCH	No	Parking Lot
89	178-080-007	0.20	n/a	n/a	Yes	Yes	0.13	0.31	RESID. MULTIPLE FAMILY	No	c, d, e, f,
90	178-080-038	0.41	n/a	81	Yes	Yes	0.11	0.12	RESID. SINGLE FAMILY	No	b, c, d, e, f,
	178-080-022										
	178-080-023										

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**Table 7-9. Suitability Factors Analysis (All Sites) (Continued)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
91	178-080-024	0.37	n/a	73	Yes	Yes	0.35	0.17	RESID. SINGLE FAMILY	No	b, c, d, e, f,
	178-080-025										
	178-080-026										
92	178-080-027	0.23	n/a	70	Yes	Yes	1.91	0.17	RESID. MULTIPLE FAMILY	No	b, c, d, f,
93	178-080-072	1.27	n/a	53	Yes	Yes	0.64	0.68	OFFICE	No	a, b, c, d, e, g,
	178-080-073										
94	178-130-017	0.38	n/a	66	No	Yes	0.05	0.15	OFFICE	No	b, d, e, f, g,
	178-130-022										
95	178-140-004	0.21	Vacant	96	No	Yes	1.00	0.16	RESID. SINGLE FAMILY	No	Vacant
	178-140-007										
96	173-110-018	1.33	n/a	45	No	No	1.03	0.35	OFFICE	No	a, b, f, g,
97	173-110-023	3.39	Vacant	37	No	No	1.51	0.41	RETAIL SALES	No	Vacant
	173-110-024										
98	174-172-012	0.56	n/a	65	Yes		0.51	0.39	AUTOMOTIVE USES	No	a, b, c, e, f,
99	178-340-020	0.59	n/a	34	No	Yes	1.53	0.36	RETAIL SALES	No	a, d, f, g,
100	178-351-008	0.24	n/a	45	No	Yes	2.60	0.65	OFFICE	No	b, d, g,
101	178-351-016	0.72	n/a	50	No	Yes	2.50	1.16	OFFICE	No	a, b, d, g,
102	178-351-018	0.60	n/a	34	No	Yes	1.36	0.36	RETAIL SALES	No	a, d, f, g,
103	178-352-020	0.62	n/a	67	No	No	0.83	0.56	RETAIL SALES	No	a, b, e, g,
104	178-352-022	0.50	n/a	66	No	Yes	0.77	0.46	OFFICE	No	a, b, d, e, f, g,
105	178-402-004	0.77	Parking Lot	51	No	Yes	0.88	0.17	MEDICAL/DENTAL/LABS	No	Parking Lot
	178-412-005										
106	178-412-004	1.54	n/a	42	No	Yes	1.95	0.54	OFFICE	No	a, b, d, g,
	178-412-003										
107	178-412-013	0.55	n/a	31	No	Yes	0.27	0.07	AUTOMOTIVE USES	No	a, d, e, f,
108	178-412-015	0.43	n/a	65	No	Yes	1.14	0.32	RETAIL SALES	No	b, d, f, g,
109	171-150-001	4.06	Proposed	n/a	No	No	0.00	0.01	VACANT	No	Proposed
	171-150-007										
110	173-042-019	1.76	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
111	147-271-003	1.39	Vacant	n/a	No	No	0.00	0.00	GOVERNMENT	No	Vacant
	147-271-010										
112	145-151-020	1.32	Proposed	62	No	No	0.61	0.02	RESID. SINGLE FAMILY	For Sale; Vacant	Proposed
	145-151-021										
113	178-290-009	0.17	n/a	81	No	Yes	0.39	0.24	RESID. MULTIPLE FAMILY	For Sale	b, d, e, f, h
114	178-290-018	0.34	n/a	74	No	Yes	0.41	0.24	RESID. MULTIPLE FAMILY	No	b, d, e, f,
	178-290-019										
115	171-032-036	0.39	Parking Lot	n/a	No	No	0.12	0.00	CHURCH	No	Parking Lot
116	171-091-030	0.89	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
117	186-030-054	3.84	Proposed	n/a	No	No	7.24	0.00	CHURCH	No	Proposed
118	184-092-034	1.32	Proposed	57	No	No	0.02	0.09	RETAIL SALES	No	Proposed
119	174-050-013	1.18	n/a	n/a	No	Yes	0.44	0.07	RESID. MULTIPLE FAMILY	No	a, d, e, f,
	174-050-014										
120	184-050-005	1.82	n/a	74	No	Yes	1.86	0.42	RESID. MULTIPLE FAMILY	No	a, b, d, f,
	184-050-027										
121 <sup>1</sup>	144-082-004	14.34	n/a	53	No	No	5.79	0.02	RECREATIONAL	No	a, b, f,
	144-082-006										
	144-082-011										
122	140-230-004	2.95	n/a	43	No	Yes	4.65	0.07	CHURCH	No	a, b, d, f,
123	183-030-005	0.51	n/a	65	No	Yes	0.32	0.16	RETAIL SALES	No	a, b, d, e, f, g,
124	183-030-029	0.92	n/a	68	No	Yes	0.25	0.20	RETAIL SALES	No	a, b, d, e, f, g,
125	184-042-014	0.58	n/a	66	No	No	1.50	0.29	COMMERCIAL	No	a, b, f, g,
126	179-060-036	1.42	n/a	74	No	Yes	1.65	0.35	RESID. APARTMENTS	No	a, b, d, f,
127	183-030-001	0.34	n/a	51	No	No	0.60	0.13	RESTAURANT	No	b, e, f, g,
	183-030-002										

<sup>1</sup> While the Diablo Hills Golf Course is a 14.34 acre golf course, it is assumed that housing would be developed on a portion of the land, while maintaining the golf course in business.

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By applying this comprehensive methodology and considering multiple characteristics, sites that demonstrate three or more of these factors are identified as prime for redevelopment. This approach ensures a thorough evaluation of each site's potential and facilitates the selection of sites with the highest likelihood of successful revitalization.

Furthermore, as part of the evaluation process, the City developed "Site Profiles" for sites that either:

- Did not meet the threshold of three or more characteristics, or
- Received a public comment.

**The site profiles below only include any sites that received a public comment, as all sites have at least three characteristics that show potential for redevelopment.** These Site Profiles address the public's concerns on their developability by providing detailed documentation and offering insights into the City's decision-making process for including these sites in the Sites Inventory. They provide an in-depth analysis of the unique attributes of each site, highlighting their potential strengths and opportunities for improvement. By creating these Site Profiles, the City aims to maintain transparency and accountability, ensuring that the rationale behind the inclusion or exclusion of specific sites is clearly articulated and justified. This comprehensive approach not only facilitates the selection of sites with the highest potential for successful revitalization but also allows for a comprehensive understanding of the City's decision-making process in site selection.

#### 7.3.5.1 Site Profiles

The following site profiles provide details supporting the inclusion of any sites that received public comment. Each profile includes information such as zoning, density allowances, land-to-improvement value ratios, current uses, owner interest, vacancies, etc.

A Community Benefits Agreement is an option available to developers who may seek additional density and FAR in exchange for providing community benefits such as public infrastructure improvements or publicly accessible private open space. These improvements are focused on supporting additional residential development in the City, including through the implementation of the West and North Downtown Specific Plans, and amenities such as bicycle and pedestrian infrastructure that will reduce the need for an automobile, and consequently the cost of living in Walnut Creek. While available to developers in the two specific plan areas, the Housing Element does not assume the use of Community Benefit Agreements when calculating the capacity of housing sites. Sites 73 and 100 of the below site profiles have access to a community benefits agreement.

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

#### PUBLIC COMMENT - Site 22: Sunnyvale Lot (1537 Sunnyvale Ave)



APN:	170-280-005	Site Description and Factors Supporting Development:
Site Acreage:	0.42 ac	<p>This site is partially vacant, residentially zoned land. A portion of this site contains a section of the parking lot for Walnut Creek United Methodist Church, while the remainder consists of a vacant dirt lot. In recent years, and as attendance has declined, the church has rented a portion of its aging and underutilized facilities to tenants unaffiliated with the church, such as a private school for children on the spectrum (WellSpring Educational Services). This site has been included based on its development potential and relevant physical and financial factors. <i>It is also worth noting that several churches in the city have sold off portions of their property for the development of private homes to raise funds for church operations and/or facilities (particularly as church attendance continues to decline in American society).</i> Examples of churches in Walnut Creek that have already done this include Mt. Diablo Unitarian Universalist Church on Eckley Lane, Faith Christian Fellowship on Bancroft Road, Walnut Creek Church of Christ on Minert Road, Shell Ridge Community Church on La Casa Via, and St. Stephen Catholic Church on Keaveny Court. Additionally, Grace Presbyterian Church on Tice Valley Boulevard has submitted an application for a 6-unit supportive housing development on their property, and City staff has recently been contacted by two more churches in Walnut Creek exploring the possibility of developing housing on their properties.</p>
Existing Zoning:	M-1.5	
Net Unit Potential:	12	
Affordable Units:	12 Mod	
Proposed Density:	29.04 du/ac	

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#### PUBLIC COMMENT - Site 68: California Blvd (1372 S. California Blvd)



APN:	184-070-024	Site Description and Factors Supporting Development:
Site Acreage:	2.15 ac	<p>This is an underutilized retail property occupied by a grocery store and pet food store within a simple one-story building that was constructed in 1961, and that has only seen a new interior demising wall and minor cosmetic upgrades in the time since. The property was rezoned in 2016 from a commercial designation that did not allow residential uses (hence the reason why it had not yet been redeveloped). <b>Trader Joe's</b> is the primary tenant, and they have a history of opening stores in new mixed-use developments throughout the country, with a local example at 1885 University Avenue in Berkeley. A public commenter stated that they spoke with a representative for the property owner who told them that "the length and complexity of getting housing entitled in Walnut Creek made it extremely unlikely the parcel would be redeveloped in the next ten years"; however, the City's entitlement process for even a large mixed-use project would normally only take six to 12 months, and the capacity analysis found a significant delta between the improvement value and the land value of the property. Additionally, the secondary tenant space (currently Pet Food Express, which occupies approximately 40 percent of the building) has already had two tenants in the approximately 15 years since the previous whole-building tenant (an Albertsons supermarket) vacated the building, an indication of the building's relatively weak position in the local retail market. Furthermore, the existing building's FAR of 0.27 is approximately one-sixth the maximum 1.5 FAR permitted by the Zoning Ordinance, and the existing building's approximately 20-foot height is less than half of the 50-foot height limit.</p>
Existing Zoning:	MU-C	
Net Unit Potential:	59	
Affordable Units:	37 VL, 22 Low	
Proposed Density:	58.08 du/ac	
IV:L	1.83	



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#### PUBLIC COMMENT - Site 73: Broadway Dealership (1800 Broadway)



APN:	178-340-002, 178-340-017	<b>Site Description and Factors Supporting Development:</b>  This site consists of two parcels assembled by one owner, totaling 0.46 acres. The larger of the two parcels is vacant, while the smaller one is occupied by a single-family dwelling built in 1926 that is now used as an office for a construction firm. The existing FAR for the site is 0.05, which is approximately one-twentieth of the minimum 1.0 FAR required for new development, one-thirtieth the maximum permitted 1.5 FAR, and one-fiftieth the maximum 2.5 FAR possible with a Community Benefit Agreement. Lastly, the site is located two blocks from a large city park, is a 5-minute walk from the downtown Pedestrian Retail District and is just over a 10-minute walk to the BART station.
Site Acreage:	0.46 ac	
Existing Zoning:	MU-R	
Net Unit Potential:	47	
Affordable Units:	n/a	
Proposed Density:	102.49 du/ac	
IV:L	0.69	

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#### PUBLIC COMMENT - Site 88: St. Paul's Episcopal Church Parking Lot (1901 Trinity)

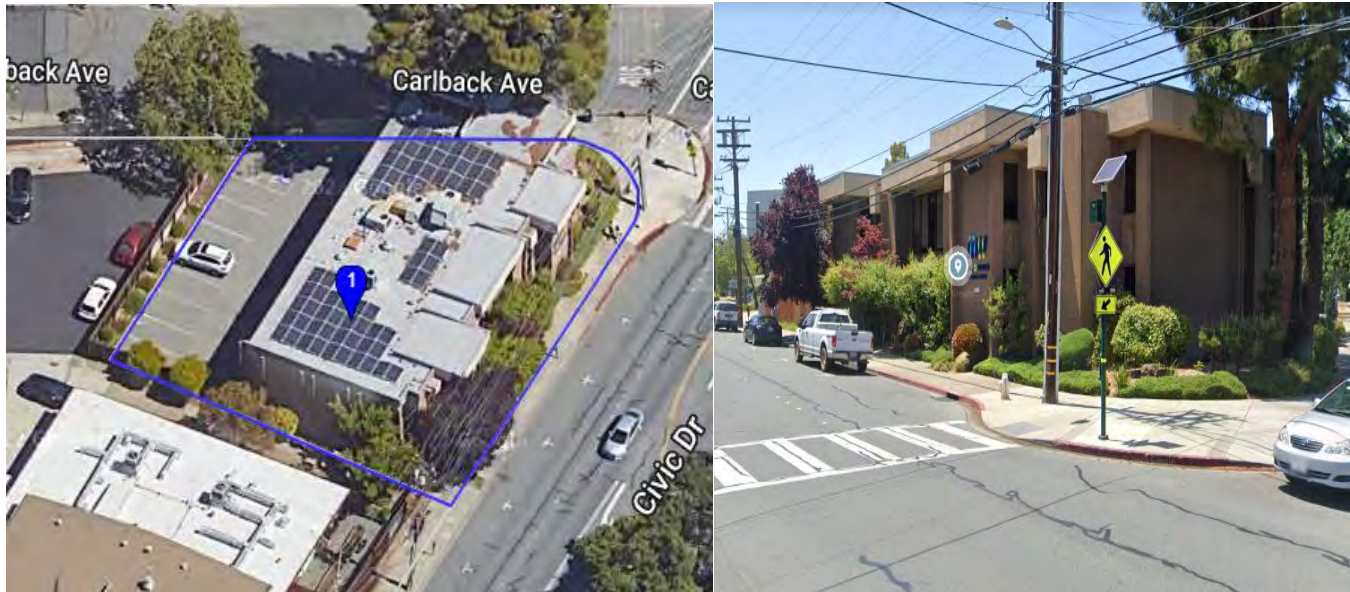


APN:	178-072-009	Site Description and Factors Supporting Development:
Site Acreage:	1.10 ac	<p>This site includes a parking lot for St. Paul's Episcopal Church at 1924 Trinity Avenue, across the street. The site is divided by a PG&amp;E overhead electrical transmission line within a 100-foot right-of-way. While excluded from the capacity analysis, this section may be used for surface parking or open space. Over the past 50 years, development on properties intersected by the transmission line has consistently proven feasible, despite its presence. Examples include a 4-story affordable housing and homeless services facility at 1888 Trinity Avenue called "St. Paul's Commons" and the "Trinity Center," a 3-story townhouse development at 1800 Cole Avenue (1972), a 3-story office building at 1777 N California Blvd (1978), a 4-story office building with underground parking at 1981 N Broadway (1987), and the former Target Garden Center at 1823 N Main Street (1999), soon to be replaced by a new F&amp;M Bank. A developer also proposes a 5-story mixed-use development at 1910 N Broadway (Site 76), similarly bisected by the transmission line.</p> <p>On August 30, 2022, Rev. Krista Fregoso, the Rector of St. Paul's Episcopal Church, responded to an email from Kevin Burke at East Bay for Everyone, regarding the site's inclusion in the Housing Element. Rev. Fregoso's response, also shared with HCD by Mr. Burke, expressed willingness to creatively partner with the City, drawing from their experience with Trinity Commons. While acknowledging the challenges posed by power lines and parking lot usage, Rev. Fregoso affirmed the belief that these issues are not insurmountable. Subsequent conversations between Rev. Fregoso and City staff have confirmed the church's intent.</p>
Existing Zoning:	M-0.75	
Net Unit Potential:	63	
Affordable Units:	39 VL, 24 Low	
Proposed Density:	58.08 du/ac	
IV:L	0.11	

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#### PUBLIC COMMENT - Site 100: Civic Offices (1300 Civic Dr)



APN:	178-351-008	Site Description and Factors Supporting Development:
Site Acreage:	0.24 ac	<p>This site consists of a small two-story office building built in 1977 with a surface parking lot. The property was rezoned in 2019 from a commercial designation that did not allow residential uses (hence the reason why it has not yet been redeveloped), and more than tripled the maximum permitted FAR, thereby further incentivizing redevelopment. <b>The site's existing FAR of 0.67 is two-thirds of the minimum 1.0 FAR required for new development, only slightly more than one-third of the maximum permitted 1.8 FAR, and less than one-quarter the maximum 2.8 FAR possible with a Community Benefit Agreement. Furthermore, the existing building's height of approximately 20 feet is less than half the 45-foot maximum allowed by the zoning.</b> Additionally, the site is located directly across the street from a large city park, is less than a 5-minute walk from the downtown Pedestrian Retail District and is just over a 10-minute walk to the BART station. Lastly, the owners have indicated to City staff that they are exploring development options for this property.</p>
Existing Zoning:	MU-C	
Net Unit Potential:	11	
Affordable Units:	0	
Proposed Density:	49.78 du/ac	
IV:L	2.60	



#### 7.3.6 Sites Located In Specific Plan Areas

HCD's Site Inventory Guidebook requires further analysis for sites located in specific plans or master plan areas. Of the City's 120 sites, 68 are in a specific plan area. More specifically,

- 66 sites are located in either the West Downtown or North Downtown Specific Plan areas, and
- Two sites are located in the Locust Street/ Mt. Diablo Boulevard Specific Plan area.

The City adopted the West Downtown and the North Downtown Specific Plans to provide a clear vision for the trend of redeveloping commercial properties into higher-density residential and mixed-use developments. Due to the location of the Bay Area Rapid Transit (BART) station downtown and the commercial shopping areas and services located in this area, this trend had already been occurring for several years prior to the adoption of these specific plans. The City adopted the Locust Street / Mt. Diablo Boulevard Specific Plan "to guide new development in a way that builds upon, enhances and expands the existing pedestrian-oriented retail district while preserving the diverse and eclectic character of the Traditional Downtown."

Pursuant to page 18 of HCD's Site Inventory Guidebook, the Housing Element must contain specific sites by parcel number (provided in Table 7-10, Specific Plan Area Sites, and in Appendix C) and demonstrate that the sites are available and suitable for development within the planning period, including the following:

- Identify the date of approval of the plans and expiration date – the West Downtown Specific Plan was adopted on September 4, 2018, the North Downtown Specific Plan was adopted on October 15, 2019, and the Locust Street/ Mt. Diablo Boulevard Specific Plan was adopted on July 20, 2010. None of these plans have an expiration date.
- Identify approved or pending projects within these plans that are anticipated in the planning period, including anticipated affordability based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project\_ - since 2014, at least 18 high-density residential development projects have been constructed or proposed (with densities greater than 30 dwelling units per acre) in the West Downtown and North Downtown Specific Plan areas. These developments generally replaced lower-density residential or commercial uses. The downtown offers proximity to the City's BART station and walkable access to goods, services, and recreational opportunities. Six of these developments included commercial space on the ground floor (on average, 7,600 square feet). Five of the 19 developments

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included either mixed-income (lower-income and above moderate-income) or exclusively affordable (lower-income) housing.

- Of the 66 sites located in the West Downtown or North Downtown Specific Plan areas, 10 are pending, approved, or permitted. More information about all 66 sites in the West Downtown and North Downtown Specific Plan areas is provided in Table 7-10, Specific Plan Area Sites. Additional details about the eight pending, approved, or permitted developments, including affordability levels, is available in Table 7-3, Entitled and Pending Development Applications and Table 7-4, Rent and Income Level Summary for Entitled and Pending Developments.
- Although the Locust Street / Mt. Diablo Boulevard Specific Plan is focused on retail use, one high-density, mixed-use development is under construction, and another is proposed. These two developments are included in the Sites Inventory by virtue of being proposed or under construction. Both developments are anticipated to be built (i.e., construction completed) during the 6<sup>th</sup> Cycle planning period. More information about these two sites/developments is provided in Tables 7-3, Entitled and Pending Development Applications, and 7-8, Specific Plan Area Sites.
- In addition, six high-density, mixed-use developments have been proposed or built since 2014 near the downtown area, but not in a Specific Plan area.
- The information for all sites within these Specific Plan areas is provided in Table 7-10, Specific Plan Area Sites, on the following pages. Sites that are not pending or approved are indicated with the status “Capacity.”
- Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.) – general information is contained in Chapter 5, Housing Constraints and site-specific information is provided in Table 7-10.
- Describe any development agreements, and conditions or requirements such as phasing or timing requirements that impact development in the planning period - this requirement does not apply, as there are no existing development agreements.

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**Table 7-10. Specific Plan Area Sites**

Site No.	APN	Address	Area (ac)	Total Units	Specific Plan Area	Specific Plan Adoption Date	Specific Plan Expiration Date	Status	Necessary Steps for Entitlements	Development Agreements
2	178-411-017	1910, 1940-1950 N Main St	0.97	135	North Downtown	10/15/2019	N/A	Construction	See Chapter 5	N/A
3	178-230-028	1556 Mt Diablo Blvd	0.80	42	Locust/ Mt. Diablo	7/20/2010	N/A	Proposed	See Chapter 5	N/A
5	178-160-028	1380 North California	0.68	95	Locust/ Mt. Diablo	7/20/2010	N/A	Construction	See Chapter 5	N/A
6	178-402-003	699 Ygnacio Valley Rd	0.91	93	North Downtown	10/15/2019	N/A	Approved	See Chapter 5	N/A
9	178-140-001	1501 N California Blvd	0.42	27	West Downtown	9/4/2018	N/A	Approved	See Chapter 5	N/A
10	174-180-008	200 Ygnacio Valley Rd	3.56	358	West Downtown	9/4/2018	N/A	Construction	See Chapter 5	N/A
11	174-180-009	200 Ygnacio Valley Rd	3.85	288	West Downtown	9/4/2018	N/A	Approved	See Chapter 5	N/A
15	178-010-036	1524 Oakland Blvd	0.29	4	West Downtown	9/4/2018	N/A	Approved	See Chapter 5	N/A
18	174-150-044	2211 N Main St	0.45	52	North Downtown	10/15/2019	N/A	Approved	See Chapter 5	N/A
20	178-010-006	Oakland Blvd	0.48	27	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
45	174-140-014	1620 Riviera Avenue	0.54	19	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
46	174-140-018	1700 Riviera Avenue	0.30	7	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
47	174-150-009	2221 N Main Street	2.10	83	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
48	178-020-006	2082-2084 Mt. Diablo Blvd	3.41	188	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
49	178-030-003	2042 Mt. Diablo Blvd	1.60	88	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
50	178-040-018	1832 Sharp Ave	4.45	223	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
51	178-080-030	1859 Lacassie Ave	0.45	26	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
52	178-080-075	1801 Lacassie Ave	5.20	26	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
53	178-040-060	1920-1930 Mt. Diablo Blvd.	1.68	92	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
54	178-411-011	Arroyo Way	1.45	148	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
55	178-411-020	1980 N. Main St	0.34	34	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
58	184-041-047	2005 Mt. Diablo Blvd	1.08	58	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
59	184-041-016	Mt Diablo Blvd	1.93	42	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
60	184-041-019	2027 Mt. Diablo Blvd	0.41	22	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
61	184-050-010	1919 Mt. Diablo Blvd	2.44	134	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
62	184-050-058	1815 Mt. Diablo Blvd	2.15	118	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
63	184-050-066	1123 S. California Blvd	3.60	198	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
64	184-050-063	1870 Olympic Blvd	1.64	77	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
70	178-210-007	1766 Locust St	2.79	131	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
71	178-320-006	1735 N Broadway	1.61	147	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
72	178-330-001	Arroyo Way	1.99	253	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
73	178-340-002	1375 Arroyo Way	0.47	48	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
74	178-411-007	577-581 Ygnacio Valley Rd	0.48	22	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
75	178-412-010	N Broadway	1.63	140	North Downtown	10/15/2019	N/A	Proposed	See Chapter 5	N/A
76	178-550-013	1430 Arroyo Way	0.37	36	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A

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**Table 7-10. Specific Plan Area Sites (Continued)**

Site No.	APN	Address	Area (ac)	Total Units	Specific Plan Area	Specific Plan Adoption Date	Specific Plan Expiration Date	Status	Necessary Steps for Entitlements	Development Agreements
77	174-220-002	1756 Lacassie Ave	1.97	108	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
78	177-260-023	1443-1515 Oakland Blvd	0.76	42	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
79	177-280-014	1415 Oakland Blvd	0.69	38	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
80	177-280-018	1407 Oakland Blvd	0.95	52	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
81	178-010-015	1420 Oakland Blvd	0.14	2	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
82	178-010-016	1428 Oakland Blvd	0.23	4	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
83	178-010-028	1973-1977 Dora Ave	0.17	3	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
84	178-010-020	1502 Oakland Blvd	0.09	1	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
85	178-040-001	1806 Bonanza St	0.28	14	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
86	178-071-002	1944 Trinity Ave	0.16	8	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
87	178-072-006	1963 Trinity Ave	0.27	8	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
88	178-072-009	Trinity Ave	1.10	63	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
89	178-080-007	1755 Cole Ave	0.20	8	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
90	178-080-038	10 Lacassie Ct	0.41	21	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
91	178-080-024	31 Lacassie Ct	0.37	18	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
92	178-080-027	1753 Lacassie Ave	0.23	12	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
93	178-080-072	1777 N California Blvd	1.27	69	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
94	178-130-017	1711 Almond Ave	0.38	18	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
95	178-140-004	1721 Stow Ave	0.21	10	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
96	173-110-018	1222-1250 Pine St	1.33	62	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
97	173-110-023	1201-1299 Parkside Dr	3.39	157	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
98	174-172-012	2101 N Main St	0.56	26	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
99	178-340-020	1800-1830 N Broadway	0.59	60	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
100	178-351-008	1300 Civic Dr	0.24	11	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
101	178-351-016	1700 N Broadway	0.72	34	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
102	178-351-018	1756-1790 N Broadway	0.60	61	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
103	178-352-020	1251 Arroyo Way	0.62	29	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
104	178-352-022	1267 Arroyo Way	0.50	51	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
105	178-402-004	1150 Civic Dr	0.77	36	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
106	178-412-004	675 Ygnacio Valley Rd	1.54	72	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
107	178-412-013	605 Ygnacio Valley Rd	0.55	26	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
108	178-412-015	N Broadway	0.43	41	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
120	184-050-005	1204 Alpine Rd	1.82	39	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
TOTAL				4,685						

\* For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

#### **7.3.7 Infrastructure Availability - Site Access to Water, Sewer, and Dry Utilities**

##### **7.3.7.1 Water and Sewer**

An analysis of water and sewer capacity was conducted by a licensed utility engineer with Harris and Associates by reviewing the Urban Water Management Plans for the East Bay Municipal Utility District (EBMUD) and the Contra Costa Water District (CCWD), as described below. In summary, there is sufficient water and sewer supply to meet the City's RHNA for the planning period.

Water service in Walnut Creek is provided by EBMUD and CCWD.

EBMUD supplies water to approximately 1.3 million people in a service area that includes 20 cities and communities in Contra Costa and Alameda counties. Surface water comprises almost 100% of the EBMUD water supply. About 90% of the EBMUD water supply originates from the Mokelumne River on the west slope of the Sierra Nevada and is stored at the Pardee Reservoir about 40 miles northeast of Stockton. The remaining 10% of EBMUD water is comprised of local watersheds and reservoirs in the East Bay hills.

CCWD provides treated and untreated water to approximately 500,000 people in Contra Costa County. The district's service area encompasses most of central and northeastern Contra Costa County, a total area of more than 140,000 acres (including the Los Vaqueros watershed area of approximately 19,000 acres). The District diverts water from the Delta at four intake facilities. The intakes are located at Rock Slough, Old River, Middle River at Victoria Canal, and Mallard Slough. The backbone of the District's water conveyance system is the 48-mile Contra Costa Canal, which starts at Rock Slough and ends at the Martinez Reservoir.

CCWD's and EBMUD 2020 Urban Water Management Plans (UWMP) outline water demand and supply through 2045 for CCWD and 2050 for EBMUD. Both district's UWMPs State they have adequate water supply to meet demands in average and for single dry year droughts. Droughts that extend beyond 1 year (multi-year droughts) compromise both district's ability to meet demands with current sources. Both districts are planning additional sources of supply from groundwater, water reuse, and water wheeling through other districts. Both districts are working aggressively to implement water conservation and efficiency programs and have contingency plans in the event of an extended drought to reduce demand. Currently neither district is refusing additional customer on the system.

Specific Water Master Plans for both districts could not be found. However, given the size and the technical capabilities of the districts it is assumed both have a full understanding of the delivery capabilities of the water distribution systems and are making capital improvement plans

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to address pressure or delivery issues. All proposed sites are within developed portions of the water systems and should be readily available adjacent or in close proximity to each site.

The Central Contra Costa Sanitary District (CCCSD) provides wastewater collection and treatment services for the City. The collection system within the City includes gravity sewer lines and pump stations, and the wastewater treatment plant is located near Martinez.

Treated effluent is discharged to Suisun Bay operating under a National Pollutant Discharge Elimination System (NPDES) permit granted by the San Francisco Bay Regional Water Quality Control Board. The plant has a treatment capacity of 53.8 million gallons per day (mgd) average dry weather flow and 240 mgd wet weather flow. In 2017, the wastewater treatment plant processed about 34 mgd average dry weather flow. The 2017 Comprehensive Wastewater Master Plan (CWMP) made population projections and corresponding projections of wastewater flow and loads were developed and later compared to the treatment plants flow and load capacity. The CWMP assumed flows would rebound to a post drought 34 mgd and would steadily increase at an average rate of less than 1% per year for the next 20 years. No projects were included in the Capital Investment Program (CIP) to address or facilitate population growth. Additionally, the CWMP also recommended no improvements to pipelines within the service area to accommodate planned growth.

As with the water system, all proposed sites are within developed portions of the wastewater system and should be readily available adjacent or in close proximity to each site. Furthermore, the City will apply for infill infrastructure grants, as described in Program H-2.A- Pursue State and Federal Funding for Affordable Housing in the Housing Plan.

Government Code, Section 65589.7 (a) requires that any “housing element adopted by the legislative body and any amendments made to that element [be] immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body.” Pursuant to this requirement, the City will immediately deliver the Housing Element to EBMUD and CCWD. The City will include a cover memo describing the Housing Element, including the City’s housing needs and regional housing need.

#### **7.3.7.2 Dry Utilities**

All sites in the inventory lie within the City limits of Walnut Creek and are provided electrical service by Pacific Gas and Electric (PG&E). Additional dry utilities include telecommunications providers, cable providers, and solid waste disposal (Central Contra Costa Solid Waste Authority).

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#### 7.3.8 Maps of Sites

The City compiled, organized, and mapped the entire Sites Inventory data into a series of maps, shown as Figure 7-2. Sites Inventory Maps

#### 7.3.9 Suitability of Sites for Moderate-Income Housing

AB 725 (2020) requires housing elements due after January 1, 2022 (metropolitan and suburban jurisdictions) to allocate 25% of their RHNA numbers for moderate- and above moderate-income housing to sites with zoning that allows at least four units of housing, with moderate-income sites being capped at a density of 100 units per acre. The Sites Inventory was prepared in adherence to these requirements.

All of the City's moderate-income units are allocated to 34 sites, all of which allow at least four units of housing per parcel and none of which allow a density of 100 units per acre. The City's above moderate-income units are allocated to 66 sites. Of these 66 sites, 45 allow at least four units of housing per parcel, representing 97% of the above moderate-income units in the Sites Inventory. Table 7-11, Suitability of Above Moderate and Moderate-Income Sites, shows sites that only contain moderate and above moderate-income units.

The City's moderate-income units are designated on sites with the following zoning:

- M-0.75, Multiple Family Residential District, allows up to 58.1 units per acre
- M-1.5, Multiple Family Residential District, allows up to 29.0 units per acre
- M-2.5, Multiple Family Residential District, allows up to 17.4 units per acre
- M-3, Multiple Family Residential District, allows up to 14.5 units per acre
- MU-C, Commercial Mixed-Use District, allows up to 49.8 units per acre in the North Downtown Specific Plan area and up to 58.1 units per acre in the West Downtown Specific Plan area, and requires ground-floor commercial use
- MU-D, Downtown Mixed-Use District, allows up to 58.1 units per acre
- M-U, Mixed Use Planned Development District, corresponds to the Golden Triangle area of the North Downtown Specific Plan, located immediately north of the BART station. Maximum residential density is determined by the Planning Commission when making a recommendation to the City Council on the Planned Development Permit. The Sites Inventory uses 40.0 units per acre as a proxy base density, because the General Plan describes the Multifamily Downtown (MFD) General Plan designation as high-density "residential neighborhoods consisting of apartments and condominiums... generally in close proximity to BART" and the MFD designation has a minimum density of 40.0 units



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per acre. (Three developments built since 2019 in the MU-PD zone have realized densities ranging between 65 and 92 units per acre.)

None of the zoning designations for sites with moderate-income units permits a base density of 100 units per acre.

The City will credit the following moderate-income units toward the RHNA:

- **Entitled and Pending Projects:** 21 units (see Table 7-3, Entitled and Pending Development Applications, for more details).
- **Potential ADUs:** 110 units (per Table 7-7, Potential ADU Production by Income Level, the average of 12.5 moderate-income ADUs permitted annually is multiplied by eight for the number of years in the 6<sup>th</sup> Cycle planning period and increased by 10% due to the PRADU program).



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**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
1	2800 Mitchell Dr	143-040-103	9.49	P-D	0.00	100%	-	-	-	254	254	1-story office/industrial	1.87	Proposed development on part of site.
3	1556 Mt Diablo Blvd	178-230-028	0.80	P-R	49.78	100%	-	-	-	42	42	1-story retail and parking	0.03	Proposed development.
4	1665 Carmel Dr	178-290-008	0.27	M-1	43.56	100%	-	-	-	8	8	Residential under construction	1.06	Proposed development.
5	1380 North California	178-160-028	0.68	P-R	49.78	100%	-	-	-	95	95	Residential under construction	1.41	Proposed development.
8	1394 Walden Rd	172-130-015	0.46	M-2.5	17.42	100%	-	-	-	6	6	Single family home	0.11	Proposed 7-unit development.
9	1501 N California Blvd	178-140-001	0.42	MU-D	58.10	100%	-	-	-	27	27	1-story retail	0.49	Proposed development.
10	200 Ygnacio Valley Rd	174-180-008	3.56	P-D	58.10	100%	-	-	-	358	358	Residential under construction	1.48	Proposed development.
11	200 Ygnacio Valley Rd	174-180-009	3.85	P-D	58.10	100%	-	-	-	288	288	Vacant	0.00	Proposed development.
12	1487, 1493, 1500 Carmel Dr	178-261-033	0.16	P-D	43.56	100%	-	-	-	11	11	Three duplexes	0.43	Proposed 17-unit development.
13	1229 Lincoln Ave	178-261-002	0.18	M-1	43.56	100%	-	-	-	3	3	Vacant	0.00	Proposed development.
14	1835 Weaver Lane	145-042-012	1.96	P-D	4.40	100%	-	-	-	7	7	Burned down single family home	0.00	Proposed 7-unit development.
15	1524 Oakland Blvd	178-010-036	0.29	P-D	29.04	100%	-	-	-	4	4	Vacant	0.00	Proposed development.
16	2680 Walnut Blvd	179-030-001	1.67	R-10	4.40	100%	-	-	-	12	12	Two single family homes	0.39	Proposed 14-unit development.
17	50 Garron Ct	182-010-022	2.24	R-20	2.20	100%	-	-	-	3	3	Single family home	0.12	Proposed 4-unit development.
18	2211 N Main St	174-150-044	0.45	MU-PD	40.00	100%	-	-	-	52	52	Parking lot	0.00	Proposed development.
19	1072 Ygnacio Valley Rd	173-172-021	0.34	M-2	21.78	100%	-	-	-	4	4	Vacant	0.00	Proposed development.
20	Oakland Blvd	178-010-006	0.48	M-0.75	58.08	1	-	-	-	27	27	Vacant	0.00	Vacant, residentially zoned land.
21	1224 Lincoln Ave	178-290-001	0.93	M-1	43.56	1	-	-	-	34	34	1-story office, 7 residential units.	0.45	Site zoned for higher density than current use and nearby example of redevelopment (Site 4).
22	1537 Sunnyvale Ave	170-280-005	0.42	M-1.5	29.04	1	-	-	12	-	12	Vacant	0.00	Vacant, residentially zoned land.
23	1081 Scots Ln	180-210-034	0.59	R-15	2.90	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
24	416 Oakvale Ct	177-231-032	0.51	R-15	2.90	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
25	15 Holcomb Ct	183-270-006	0.55	M-2	21.78	1	-	-	-	11	11	Vacant	0.00	Vacant, residentially zoned land.
26	132 Lancaster Rd	184-402-004	0.50	R-8	5.40	1	-	-	-	2	2	Vacant	0.00	Vacant, residentially zoned land.
27	1690 2nd Ave	171-100-040	0.38	R-8	5.40	1	-	-	-	2	2	Vacant	0.00	Vacant, residentially zoned land.
28	186 Wootten Dr	174-021-009	0.57	R-8	5.40	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
29	1032 Millbrook Ct	139-025-021	0.43	R-10	4.40	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.

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**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**	
							Very Low	Low	Mod.	Above Mod.	Total				
30	Hacienda Dr	179-100-011	0.32	R-10	4.40	1	-	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
31	1860 San Miguel Dr	180-020-008	0.74	M-3	14.52	1	-	-	-	-	10	10	Vacant	0.00	Vacant, residentially zoned land.
32	2123 Walnut Blvd	173-030-033	0.56	R-20	2.20	1	-	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
33	2109 Overlook Dr	174-210-043	0.20	M-3	14.52	1	-	-	-	-	2	2	Vacant	0.00	Vacant, residentially zoned land.
34	1611 Orchard Ln	184-370-034	0.56	R-20	2.20	1	-	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
35	1388 Walden Rd	172-130-014	0.28	M-2.5	17.42	1	-	-	-	-	3	3	Single family home	1.34	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
36	1380 Walden Rd	172-130-053	0.39	M-2.5	17.42	1	-	-	-	-	5	5	Single family home	1.42	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
37	1374 Walden Rd	172-130-054	0.53	M-2.5	17.42	1	-	-	-	-	8	8	Single family home	1.80	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
38	1408 Walden Rd	172-130-017	0.52	M-2.5	17.42	1	-	-	-	2	6	8	Single family home	2.92	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
39	81 Shady Ln	172-130-018	0.27	M-2.5	17.42	1	-	-	-	1	2	3	Single family home	0.42	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
40	71 Shady Ln	172-130-019	0.26	M-2.5	17.42	1	-	-	-	1	2	3	Single family home	0.67	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
41	61 Shady Ln	172-130-020	0.26	M-2.5	17.42	1	-	-	-	1	2	3	Single family home	0.25	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
42	51 Shady Ln	172-130-021	0.26	M-2.5	17.42	1	-	-	-	1	2	3	Single family home	0.59	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
43	1424 Walden Rd	172-130-049	0.36	M-2.5	17.42	1	-	-	-	1	4	5	Single family home	2.04	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
44	1412 Walden Rd	172-130-069	0.47	M-2.5	17.42	1	-	-	-	2	5	7	Single family home	1.01	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).

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**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
45	1620 Riviera Avenue	174-140-014	0.54	MU-PD	40.00	1	-	-	19	-	19	Two 1-story office / live-work units.	0.34	Site zoned for high density as part of ND, current use is nonresidential, and nearby examples of redevelopment (e.g., Riviera Family Apartments).
46	1700 Riviera Avenue	174-140-018	0.30	MU-PD	40.00	1	-	-	7	-	7	5-unit apartment building	2.15	Site zoned for higher density as part of ND than current use and nearby examples of redevelopment (e.g., Riviera Family Apartments).
53	1920-1930 Mt. Diablo Blvd.	178-040-060	1.68	MU-C	58.08	95%	-	-	92	-	92	1-story retail	1.53	Site zoned for high density as part of WD, current use is high-vacancy nonresidential, and nearby examples of redevelopment (e.g., Eighteen74 Bonanza).
55	1980 N. Main St	178-411-020	0.34	MU-R	102.49	1	-	-	-	34	34	Gas station	2.58	Site zoned for high density as part of ND, current use is nonresidential, and nearby examples of redevelopment (e.g., AVE Walnut Creek).
56	31-45 Quail Ct	183-050-021	5.03	P-D	43.56	1	-	-	-	219	219	3-story office/retail	3.75	Site zoned for high density, current use is nonresidential, and site is included in City's General Plan mixed-use designation.
57	1275 Newell Ave	183-260-027	5.25	M-1.5	29.04	1	-	-	152	-	152	Park n ride lot.	0.00	Vacant, residentially zoned land.
58	2005 Mt. Diablo Blvd	184-041-047	1.08	MU-C	58.08	0.95	-	-	58	-	58	1-story retail	0.60	Site zoned for high density as part of WD, current use is nonresidential, and nearby examples of redevelopment (e.g., downtown).
60	2027 Mt. Diablo Blvd	184-041-019	0.41	MU-C	58.08	0.95	-	-	22	-	22	1-2 story office/retail	1.43	Site zoned for high density as part of WD, current use is nonresidential, and nearby examples of redevelopment (e.g., downtown).

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
70	1766 Locust St	178-210-007	2.79	MU-C	49.78	0.95	-	-	131	-	131	Auto dealership and repair	1.93	Site zoned for high density as part of ND, current use is nonresidential, and nearby examples of redevelopment (e.g., 1716 Lofts).
74	577-581 Ygnacio Valley Rd	178-411-007	0.48	MU-C	49.78	0.95	-	-	22	-	22	1-2 story retail	1.48	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (555 YVR).
76	1430 Arroyo Way	178-550-013	0.37	MU-R	102.49	0.95	-	-	-	36	36	1-story office/retail	1.64	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (AVE Walnut Creek).
81	1420 Oakland Blvd	178-010-015	0.14	M-1.5	29.04	1	-	-	2	-	2	Two single family homes	0.35	Site zoned for higher density than current use and nearby examples of redevelopment (downtown).
82	1428 Oakland Blvd	178-010-016	0.23	M-1.5	29.04	1	-	-	4	-	4	Two single family homes	0.27	Site zoned for higher density than current use and nearby examples of redevelopment (downtown).
83	1973-1977 Dora Ave	178-010-028	0.17	M-1.5	29.04	1	-	-	3	-	3	Single family home	0.29	Site zoned for higher density than current use and nearby examples of redevelopment (downtown).
84	1502 Oakland Blvd	178-010-020	0.09	M-1.5	29.04	1	-	-	1	-	1	Single family home	0.11	Site zoned for higher density than current use and nearby examples of redevelopment (downtown).
85	1806 Bonanza St	178-040-001	0.28	MU-D	58.10	0.95	-	-	6	8	14	1-story office	0.58	Site zoned for high density as part of the WD, current use is nonresidential, and nearby examples of redevelopment (e.g., Eighteen74 Bonanza and Lyric).
86	1944 Trinity Ave	178-071-002	0.16	M-0.75	58.08	1	-	-	8	-	8	Single family home	0.50	Site zoned for higher density than current use and nearby examples of redevelopment (e.g., St. Paul's Commons).

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
87	1963 Trinity Ave	178-072-006	0.27	M-0.75	58.08	1	-	-	-	8	8	7-unit apartment building	0.60	Site zoned for higher density than current use and nearby examples of redevelopment (e.g., St. Paul's Commons).
89	1755 Cole Ave	178-080-007	0.20	M-0.75	58.08	1	-	-	8	-	8	Triplex	0.13	Site zoned for higher density than current use and nearby examples of redevelopment (e.g., Mercer).
90	10 Lacassie Ct	178-080-038	0.41	M-0.75	58.08	1	-	-	21	-	21	Three single family homes	0.11	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Vaya and Mercer).
91	31 Lacassie Ct	178-080-024	0.37	M-0.75	58.08	1	-	-	18	-	18	Three single family homes	0.35	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Vaya and Mercer).
92	1753 Lacassie Ave	178-080-027	0.23	M-0.75	58.08	1	-	-	12	-	12	Single family home	1.91	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Vaya and Mercer).
94	1711 Almond Ave	178-130-017	0.38	MU-D	58.10	0.95	-	-	18	-	18	Two single family homes	0.05	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Eighteen74 Bonanza and Lyric).
95	1721 Stow Ave	178-140-004	0.21	MU-D	58.10	0.95	-	-	-	10	10	Single family home	1.00	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Eighteen74 Bonanza and Lyric).
99	1800-1830 N Broadway	178-340-020	0.59	MU-R	102.49	1	-	-	-	60	60	2-story office	1.53	Site zoned for high density as part of ND and current use is underperforming nonresidential.
100	1300 Civic Dr	178-351-008	0.24	MU-C	49.78	0.95	-	-	-	11	11	1-story retail	2.60	Site zoned for high density as part of ND, current use is nonresidential, and nearby examples of redevelopment (e.g., The Arroyo Residences).

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
101	1700 N Broadway	178-351-016	0.72	MU-C	49.78	0.95	-	-	34	-	34	2-story office	2.50	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., 1716 Lofts).
102	1756-1790 N Broadway	178-351-018	0.60	MU-R	102.49	1	-	-	-	61	61	4-story office/retail	1.36	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., 1716 Lofts).
104	1267 Arroyo Way	178-352-022	0.50	MU-R	102.49	1	-	-	-	51	51	1-story retail	0.77	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., 1716 Lofts).
106	675 Ygnacio Valley Rd	178-412-004	1.54	MU-C	49.78	0.95	-	-	54	18	72	1-story restaurant.	1.95	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., The Arroyo Residences).
107	605 Ygnacio Valley Rd	178-412-013	0.55	MU-C	49.78	0.95	-	-	7	19	26	2-story office/retail	0.27	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., The Arroyo Residences & Brio Apartments).
108	N Broadway	178-412-015	0.43	MU-R	102.49	0.95	-	-	-	41	41	Gas station	1.14	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., The Arroyo Residences & Brio Apartments).
109	2641-2643 Larkey Ln	171-150-001	4.06	P-D	4.40	1	-	-	-	6	6	1-story medical office	0.00	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., The Arroyo Residences & Brio Apartments).

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
110	Southwest of Homestead Ave and Seven Hills Ranch Rd	173-042-019	1.76	R-20	2.20	1	-	-	-	3	3	Single family home	0.00	Proposed 7-unit development.
111	Bancroft Rd	147-271-003	1.39	R-10	4.40	1	-	-	-	5	5	Vacant	0.00	Vacant, residentially zoned land.
112	730 Minert Rd	145-151-020	1.32	R-10	4.40	1	-	-	-	15	15	Vacant	0.61	Vacant, residentially zoned land.
113	1679 Carmel Dr	178-290-009	0.17	M-1	43.56	1	-	-	-	6	6	Two single family homes	0.39	Proposed 17-unit development.
114	1654 Carmel Dr	178-290-018	0.34	M-1	43.56	1	-	-	-	10	10	Single family home	0.41	Site zoned for higher density than current use and nearby example of redevelopment (e.g., Site 4).
115	SE of Geary Rd & Coralie Dr	171-032-036	0.39	R-8	5.40	1	-	-	-	2	2	Two duplexes	0.12	Site zoned for higher density than current use and nearby example of redevelopment (e.g., Site 4).
116	Jolie Lane	171-091-030	0.89	R-8	5.40	1	-	-	-	3	3	Vacant	0.00	Vacant (based on aerial), residentially zoned land.
119	2318 San Juan Ave	174-050-013	1.18	D-3	14.50	1	-	-	-	12	12	Vacant	0.44	Vacant, residentially zoned land.
120	1204 Alpine Rd	184-050-005	1.82	MU-D	58.10	0.95	-	-	-	39	39	A duplex and a triplex	1.86	Site zoned for higher density than current use, and nearby examples of similar redevelopment (e.g., downtown).
TOTAL							-	-	720	1,985	2,705			

\* For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

\*\* ND indicates the North Downtown Specific Plan Area. WD indicates the West Downtown Specific Plan Area.

## 7.4 Sites to Accommodate Low and Very Low- Income RHNA

### 7.4.1 Sites Used in Previous Planning Periods' Housing Elements

#### 7.4.1.1 Legal Requirements

Per Assembly Bill 1397 and as stated in the Sites Inventory Guidebook (Part B, page 11), sites that were used in the previous Planning Periods' Housing Elements are required to satisfy certain conditions to be designated for lower-income units in the current Planning Period's Sites Inventory. Any non-vacant sites included in the 5<sup>th</sup> Cycle Housing Element and any vacant sites included in both the 4<sup>th</sup> and 5<sup>th</sup> Cycle Housing Elements must meet the following criteria in order to be eligible to be counted toward the City's lower-income housing capacity, the following must apply:

- The sites must be designated in the site inventory (Appendix C); and
- Page 12 of the HCD Housing Element Sites Inventory Guidebook also requires that if sites have been used in previous housing elements, the Housing Element must include *“a program in the housing element requiring rezoning within 3 years of the beginning of the planning period to allow residential use by right at specified densities (see Step 2) for housing developments in which at least 20% of the units are affordable to lower-income households. This program can be an overlay on these specific sites. Please be aware that the intent of this requirement is to further incentivize the development of housing on sites that have been available over one or more planning periods. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20% would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for “by right” processing. However, the jurisdiction would have to make findings on the approval of that project pursuant to No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law. Sites where zoning already permits residential “use by right” as set forth in Government Code section 65583.2 (i) at the beginning of the planning period would be considered to meet this requirement.”*

HCD defines “use by right” as meaning the jurisdiction shall not require:

- A conditional use permit.
- A planned unit development permit.
- Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act “CEQA”)



#### 7.4.1.2 Non-Vacant, Lower-Income Sites Used in a Previous Planning Period

There are 17 non-vacant sites designated for lower-income units in the City's 6<sup>th</sup> Cycle Sites Inventory that were identified in the 5<sup>th</sup> Cycle Housing Element Sites Inventory. There is one vacant site designated for lower-income units in the City's 6<sup>th</sup> Cycle Sites Inventory that was identified in the 5<sup>th</sup> Cycle Housing Element Sites Inventory.

All 17 of these sites are zoned for mixed-use development, including maximum permitted residential density between 40.0 and 102.5 units per acre. In addition, all 17 sites are subject to design review that does not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code (i.e., the California Environmental Quality Act), and do not require a conditional use permit, a planned unit development permit, or other discretionary review, regardless of the affordability level of the units. In other words, these sites currently allow by-right residential development and satisfy the requirements to be included in the Sites Inventory. Table 7-12, Lower-Income Sites Used in a Prior Planning Period, provides additional details for all of the 17 sites.

The site inventory table in Appendix C indicates the non-vacant sites that were previously included in the 5<sup>th</sup> Cycle Housing Element. Including a previously used site further requires that sites deemed adequate for lower-income housing should be more than 0.5 acre and less than 10 acres in size. The City's Sites Inventory does not contain any lower-income sites smaller than 0.5 acres or larger than 9.99 acres in size. The exception is Site 51, owned by the Presbyterian Church of Walnut Creek. This site is 0.45 acres in size and is designated for lower-income units due to the advantages offered by Assembly Bill 1851 for the development of affordable housing on church property.

The Housing Plan includes Program H-2.S. Previous Sites Inventory to continue to allow residential developments by right on non-vacant sites designated for lower-income households that were used in the 5<sup>th</sup> Cycle sites inventory and Program H-2.T., Clarify Mixed-Use Commercial Requirements to amend the Zoning Ordinance to clarify that the Commercial Mixed-Use ("MU-C") zone requirement for commercial uses to be the primary use on the ground floor can be satisfied with 50% of the floor area on the ground floor (excluding parking) consisting of commercial uses. The City's current regulations already allow residential development by right pursuant to Government Code Section 65583.2 (i), and the City has consistently interpreted the current language ("commercial uses must be the primary use on the ground floor") to mean "at least 50%." These programs are a clarification and continuation of the City's current policy for the MU-C zone and other residential zones.

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-12. Lower-Income Sites Used in a Prior Planning Period**

Site No.	Address	Area (ac)	Zoning	Permitted Density	Density Realism*	Status**	Units					Improvement: Land Value Ratio	Notes***
							Very Low	Low	Mod.	Above Mod.	Total		
2	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	Construction	11	-	-	124	135	2.96	Allows by-right residential
47	2221 N Main Street	2.10	MU-PD	40.00	100%	Capacity	53	30	-	-	83	0.94	Allows by-right residential
48	2082-2084 Mt. Diablo Blvd	3.41	MU-C	58.08	95%	Capacity	119	69	-	-	188	0.96	Allows by-right residential
49	2042 Mt. Diablo Blvd	1.60	MU-C	58.08	95%	Capacity	55	33	-	-	88	0.38	Allows by-right residential
50	1832 Sharp Ave	4.45	M-0.75	58.08	100%	Capacity	60	35	128	-	223	0.24	Allows by-right residential
51	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	Capacity	16	10	-	-	26	0.00	Allows by-right residential
52	1801 Lacassie Ave	5.20	M-0.75	58.08	100%	Capacity	16	10	-	-	26	7.12	Allows by-right residential
54	Arroyo Way	1.45	MU-R	102.49	100%	Capacity	93	55	-	-	148	0.18	Allows by-right residential
61	1919 Mt. Diablo Blvd	2.44	MU-C	58.08	95%	Capacity	85	49	-	-	134	0.77	Allows by-right residential
62	1815 Mt. Diablo Blvd	2.15	MU-C	58.08	95%	Capacity	74	44	-	-	118	0.48	Allows by-right residential
63	1123 S. California Blvd	3.60	MU-C	58.08	95%	Capacity	198	-	-	-	198	0.23	Allows by-right residential
64	1870 Olympic Blvd	1.64	MU-D	58.10	95%	Capacity	23	-	54	-	77	1.30	Allows by-right residential
65	1295 S. Main St	3.01	MU-C	58.08	95%	Capacity	52	31	-	-	83	0.29	Allows by-right residential
67	1531-1599 Botelho Dr, 1320-1330 S. California Blvd	2.56	MU-C	58.08	95%	Capacity	53	31	-	-	84	0.54	Allows by-right residential
68	1372-1388 S. California Blvd	2.15	MU-C	58.08	95%	Capacity	37	22	-	-	59	1.83	Allows by-right residential
69	1355 S. California Blvd	4.00	MU-C	58.08	95%	Capacity	139	81	-	-	220	1.17	Allows by-right residential
125	2079 Mt Diablo Blvd	0.58	O-C	Det. by CUP, except in specific plan area where applicable*	95%	Capacity	7	25	-	-	32	1.50	
TOTAL							1,084	500	182	124	1,890		

\* For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

\*\* Sites that are not pending or approved are indicated with the status "Capacity."

\*\*\* For these sites, residential "use by right" in accordance with Government Code section 65583.2 (i) is permitted as of January 31, 2023. Therefore, these sites can be included in the Sites Inventory.

#### 7.4.2 Zoning Appropriate to Accommodate Low- and Very Low-Income RHNA

The HCD Sites Inventory Guidebook restricts the designation of sites for lower-income units to properties allowing at least 30 units per acre (for a “jurisdiction in a metropolitan county,” the designation that applies to the City).

The Sites Inventory identifies 3,084 total potential lower-income housing units on 37 sites that are suitable for lower-income housing development, based on the criteria established by State law and HCD, with special considerations described below. These units are attributed to sites that:

- Have zoning with a minimum residential density of at least 30 dwelling units per acre.
  - The exception is Site 7, owned by Habitat for Humanity. While the site is zoned for 14.5 units per acre, the project is approved for 42 units (22 units per acre), including 22 low-income units and 20 moderate-income units. Although the density is less than 30 units per acre, Habitat for Humanity will qualify residents by income and restrict rents / purchase prices to those that are affordable at the indicated income levels.

Details on lower-income sites are available in the Sites Inventory table, in Appendix C.

#### 7.4.3 Size of Sites

The HCD Sites Inventory Guidebook restricts the designation of sites for lower-income units to sites that are between 0.5 and 10 acres in size. The City’s sites with lower-income units designated satisfy the following requirements:

- Have a minimum parcel size of 0.5 acre.
  - The exception is Site 51, owned by the Presbyterian Church of Walnut Creek. This site is 0.45 acres in size and is designated for lower-income units due to the advantages offered by Assembly Bill 1851 for the development of affordable housing on church property.
- Have a maximum parcel size of 9.99 acres.

All lower-income sites are within the size range provided by HCD. Details on lower-income sites are available in the Sites Inventory table, in Appendix C.

## 7.5 Housing Capacity Analysis/Past Housing Production

For the purposes of assessing future development likelihood, the City reviewed recent development. This review illuminates housing development interest and viability, particularly in the City’s downtown area.

### 7.5.1 5<sup>th</sup> Cycle Housing Production and Density

During the 5<sup>th</sup> Cycle Housing Element Planning Period, the City issued building permits for approximately 2,000 residential units, summarized in Table 7-13, 2015–2021 Housing Units with Issued Permits by Affordability. Two hundred three (203) of the permitted units are rent- and income-restricted, with approximately 5% of all permitted units at the very low-income level, approximately 1.5% at the low-income level, and approximately 4% at the moderate-income level.

**Table 7-13. 2015–2021 Housing Units with Issued Permits by Affordability**

Permitted Units Issued By Affordability								
Income Levels	2015	2016	2017	2018	2019	2020	2021	Total Units
Very Low	0	42	0	43	0	11	3	99
Low	0	16	0	7	0	3	4	30
Moderate	3	12	6	16	9	11	17	74
Above Moderate	562	392	119	94	368	157	106	1,798
Total Units	565	462	125	160	377	182	130	2,001

Source: City of Walnut Creek – 2021 Housing Element Annual Progress Report.

There have been at least 26 high-density residential or mixed-use developments in the City in recent years, mainly in the downtown area. As shown in Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, developments built or proposed in mixed-use zones focusing on commercial use (i.e., the MU-C zone and similar or related zones) averaged 85 units per acre, or 152% of the permitted density. It is important to know that Table 7-14 includes all of the proposed and developed projects in the last fourteen years. Developments built or proposed in mixed-use zones focusing on residential use (i.e., the MU-R zone) averaged 112 units per acre, or 110% of the permitted density. Developments built or proposed in the MU-PD zone, which can focus on residential or commercial use, averaged 90 units per acre, or 224% of permitted density, and were all residential-only developments. Finally, developments built or proposed in the City’s various single-family and multifamily zones averaged 17 units per acre, or 130% of permitted density. The primary method to achieve densities higher than what is permitted is through the use of density bonuses.

The trend of high-density residential developments is likely to continue in the City. A comparison of developments under construction, approved, or under review shows that they are similar in size and density to their recently constructed counterparts. Furthermore, programs are identified as part of the 6<sup>th</sup> Cycle Housing Element Update to encourage high-density residential development.

Both downtown specific plans will likely see similarly high densities in the future, as it is located in the center of the City where all of the businesses are located and features the BART Station. Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, provides a list of high-density residential projects in the City that are completed, under construction, or approved.

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-14. Proposed and Recently Built Development Projects - Walnut Creek**

Zoning	Project Name	Address	Specific Plan / Neighb.	Developed/ Proposed Land Use	Lot Size (acres)	Realized FAR as a % of Permitted FAR	Permitted Density	Year Built or Approved/ Permitted	Completed	Under Construction	Approved/ Pending	Total	Realized Density (du/ac)	Realized Density as a % of Permitted Density
MU-C / MU-D Developments														
MU-C	Agora	1536-1560 Newell Ave	South Downtown	49 condominiums, 38,079 s.f. retail	0.84	100%	49.8	2016	49			49	58	117%
O-C	<sup>2</sup> Eighteen 74 (aka Bonanza Heritage Condominiums)	1874 and 1882 Bonanza St	West Downtown	15 condominiums (replacing 2 units)	0.40	78%	49.8	2017	15			15	38	75%
P-R	<sup>3</sup> Lyric	1500-1530 N California Blvd	East of Downtown	141 residential units, ground floor retail	1.22	n/a	58.1	2017	141			141	116	199%
P-D	<sup>3</sup> Vaya	1800 Lacassie Ave	West Downtown	178 apartments (replacing 20 units)	1.79	n/a	58.1	2018	178			178	99	171%
P-R	<sup>2</sup> 1380 North California	1380 North California	Locust Street/ Mt. Diablo Boulevard	95 condominiums, 15,000 s.f. commercial	0.67	n/a	49.8	2022 <sup>1</sup>		95		95	142	285%
P-D	<sup>3</sup> Walnut Creek Transit Village Phase 2	200 Ygnacio Valley Rd	West Downtown	358 apartment, 15,000 s.f. retail	3.56	110%	58.1	2022 <sup>1</sup>		358		358	101	173%
P-D	<sup>3</sup> Walnut Creek Transit Village Phase 3	200 Ygnacio Valley Rd	West Downtown	238 residential units, 12,000 s.f. retail	3.85	68%	58.1	2013			238	238	62	106%
MU-D	1501 N California Blvd	1501 N California Blvd	West Downtown	27 condominiums, 6,000 s.f. commercial	0.42	99%	58.1	2020			27	27	64	111%
MU-D														
MU-C	699 YVR	699 Ygnacio Valley Rd	North Downtown	96 affordable units, 2,622 s.f. commercial	0.87	99%	49.8	2021			96	96	110	222%
P-R	<sup>2</sup> 1532 Mt. Diablo Mixed Use	1556 Mt Diablo Blvd	Locust Street/ Mt. Diablo Boulevard	30 condominiums, 9,500 s.f. commercial	0.76	n/a	49.8	2021			30	30	39	79%
P-R														
MU-C / MU-D Developments Subtotal					14.38	107%	56.1		383	453	391	1,227	85	152%
MU-R Developments														
MU-R	555 YVR	555 Ygnacio Valley Rd	North Downtown	87 condominiums (with 6 live-work units)	0.73	81%	102.5	2009	87			87	119	116%
MU-R	AVE Walnut Creek	1960 N Main St	North Downtown	126 apartments	1.28	81%	102.5	2014	126			126	98	96%
MU-R	The Arroyo Residences	1250 Arroyo Way	North Downtown	107 apartments	1.00	98%	102.5	2014	107			107	107	104%
MU-R	1716 Lofts	1716 N Main St	North Downtown	48 residential units, 2,900 s.f. commercial	0.50	78%	102.5	2019 / 2020	48			48	96	94%
MU-R	1910 Noma Apartments	1910, 1940-1950 N Main St	North Downtown	135 units, 7,000 s.f. commercial	0.97	132%	102.5	2022 <sup>1</sup>		135		135	139	136%
MU-R Developments Subtotal					4.48	94%	102.5		368	135	-	503	112	110%

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**Table 7-14. Proposed and Recently Built Development Projects - Walnut Creek (Continued)**

Zoning	Project Name	Address	Specific Plan / Neighb.	Developed/ Proposed Land Use	Lot Size (acres)	Realized FAR as a % of Permitted FAR	Permitted Density	Year Built or Approved/ Permitted	Completed	Under Construction	Approved/ Pending	Total	Realized Density (du/ac)	Realized Density as a % of Permitted Density
MU-PD Developments														
MU-PD	Riviera Apartments	1515 Riviera Ave	North Downtown	30 affordable units	0.36	100%	40.0	2019	30			30	83	208%
MU-PD	Riv Condominiums	1605 Riviera Ave	North Downtown	48 condominiums	0.52	100%	40.0	2019	48			48	92	231%
MU-PD	Riviera Family Apartments	1738 Riviera Ave	North Downtown	28 affordable units	0.43	106%	40.0	2019	28			28	65	163%
MU-PD	2211 N Main Residences	2211 N Main St	North Downtown	52 residential units	0.45	124%	40.0	2017			52	52	116	289%
MU-PD Developments Subtotal					1.76	107%	40.0		106	-	52	158	90	224%
Subdivision & Multifamily Residential Developments														
M-2	Arboleda	1550 Third Ave	North of Downtown	48 affordable units	0.89	n/a	21.8	2015	48			48	54	248%
M-1.5	Homestead Terrace Homes	1279 - 1281 Homestead Avenue	San Miguel	12 condominiums	0.61	n/a	29.0	2016	12			12	20	68%
M-0.75	Trinity Condominiums	1950 & 1962 Trinity Avenue	West Downtown	12 condominiums	0.30	55%	58.1	2018	12			12	40	69%
O-C <sup>4</sup>	Analisa Townhomes	10-40 Analisa Ln	Walnut Knolls	12 townhomes (replacing 3 units)	0.97	148%	2.9	2019	12			12	12	427%
M-0.75	St. Paul's Commons	1860 Trinity Ave	West Downtown	45 affordable units	0.65	53%	58.1	2020	45			45	69	119%
R-8	BAHB Address Co.	1728 San Luis Rd	North of Downtown	6 units	1.63	n/a	5.4	2021 / 2022	6			6	4	68%
D-3	Duplexes	1790 & 1794 San Miguel Dr	Walnut Knolls	2 duplexes (i.e., 4 units)	0.44	n/a	14.5	2022	4			4	9	63%
P-D <sup>5</sup>	Pioneer Village Townhomes	128 Pioneer Ave	North of Downtown	19 townhomes (replacing 3 units)	1.43	n/a	5.4	2022	19			19	13	246%
P-D		148 Pioneer Ave												
P-D		158 Pioneer Ave												
M-1 <sup>6</sup>	Lincoln Avenue Triplex	1229 Lincoln Ave	East of Downtown	3 condominiums	0.11	n/a	43.6	2010		4		4	37	86%
M-3	Habitat for Humanity - Las Juntas	1250 Las Juntas Way	Contra Costa Centre	42 residential units	2.09	n/a	14.52	2018		42		42	20	139%
M-3		1250 Las Juntas Way												
M-3		1250 Las Juntas Way												
M-3		1250 Las Juntas Way												
M-3		1250 Las Juntas Way												

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-14. Proposed and Recently Built Development Projects - Walnut Creek (Continued)**

Zoning		Project Name	Address	Specific Plan / Neighb.	Developed/ Proposed Land Use	Lot Size (acres)	Realized FAR as a % of Permitted FAR	Permitted Density	Year Built or Approved/ Permitted	Completed	Under Construction	Approved/ Pending	Total	Realized Density (du/ac)	Realized Density as a % of Permitted Density
P-D	7	Secluded Woods Subdivision	1835 Weaver Lane	Bancroft	7 single-family homes (replacing 1 unit), preservation of 2 historic structures	1.90	n/a	4.4	2022		8		8	4	96%
P-D	8	Carmel Dr. Townhomes	1487, 1493, 1500 Carmel Dr	East of Downtown	17 townhomes (replacing 6 units)	0.15	n/a	43.6	2019			17	17	113	260%
M-1		Parkview Condos	1665 Carmel Dr	East of Downtown	8 condominiums	0.19	n/a	43.6	2020			8	8	43	98%
P-D	9	Fifteen24 Residential	1524 Oakland Blvd	West Downtown	6 condominiums (replacing 2 units)	0.27	n/a	29.0	2020			6	6	22	77%
R-20		50 Garron Ct	50 Garron Ct	Rudgear Estates	4-lot subdivision (replacing 1 unit)	2.19	n/a	2.2	2022			4	4	2	83%
R-20	2.2														
M-2		1072 YVR (Zandi) Lofts	1072 Ygnacio Valley Rd	San Miguel	5 units (replacing 1 unit)	0.34	n/a	21.8	Under review			5	5	15	68%
M-2.5		Walden Townhomes	1394 Walden Rd	North of Downtown	7 townhomes (replacing 1 units)	0.43	n/a	17.4	Under review			7	7	16	93%
M-2.5			1394 Walden Rd												
R-10		2670-80 Walnut Blvd. Subdivision	2680 Walnut Blvd	East of Downtown	14-lot subdivision (replacing 2 units)	1.53	n/a	4.4	Under review			14	14	9	208%
			2670 Walnut Blvd												
Subdivision & Multifamily Residential Development's Subtotal						15.93	40%	13.0		158	54	61	273	17	131%

1 Development projected to be built after 07/01/2022.

2 Located near the MU-C zone and proposed or built at a similar scale as developments in the MU-C zone or has an underlying Specific Plan MU-C designation. For the purposes of this analysis, evaluated as if it were zoned MU-C.

3 Located near the MU-D zone and proposed or built at a similar scale as developments in the MU-D zone or has an underlying Specific Plan MU-D designation. For the purposes of this analysis, evaluated as if it were zoned MU-D.

4 Adjacent to the R15 zone. For the purposes of this analysis, evaluated as if it were zoned R15.

5 Adjacent to the R-8 zone. For the purposes of this analysis, evaluated as if it were zoned R-8.

6 Walnut Creek (the creek) runs through part of the site. Lot size is adjusted in this table to calculate the net density.

7 Adjacent to the R-10 zone. For the purposes of this analysis, evaluated as if it were zoned R-10.

8 Adjacent to the M-1 zone. For the purposes of this analysis, evaluated as if it were zoned M-1.

9 Adjacent to the M-1.5 zone. For the purposes of this analysis, evaluated as if it were zoned M-1.5.

Source: City of Walnut Creek Site Inventory



#### 7.5.2 Housing Potential Assumptions – General

Sites with a proposed development are included if the developer:

- 1) has either applied and/or received entitlement approval or has expressed interest in developing a Site; and
- 2) is expected to receive a permit or certificate of occupancy after the beginning of the City's RHNA Projection Period (i.e., June 30, 2022).

In these cases, projected site densities are based on owner-proposed development densities. Recent development trends in the City were analyzed in order to determine a realistic density for sites. Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, summarizes the analysis of recent high-density developments in the City.

For sites without a currently proposed development, projected densities were estimated using a combination of several factors that are dependent on a site's unique characteristics, including:

- The site's ownership and projected development scenario;
- Whether the site is constrained by environmental conditions; and
- The size of the site.

In addition to these factors, the City applied a Realistic Capacity Factor to all sites without a currently proposed development.

The methodology utilized for the factors listed above is as follows:

- A **Mixed-Use Factor** for sites that are part of a church site or involve the redevelopment of significant retail space outside downtown.
  - On the church sites, the factor ranges from 9% to 40% and is set to account for the fact that the residential development would not take up the entire site. It is important to note that there are several completed and planned affordable housing projects involving faith-based organizations in or near Walnut Creek, including the following:
    - Trinity Commons completed a workforce housing project with 45 units in 0.65 acres (in addition to 6,900 square-feet of ground floor space for the Trinity Center, which provides services to people who are homeless and those experiencing poverty).
    - Multi-Faith Action Coalition and Hope Solutions are working together to put housing on their property.
    - Grace Presbyterian Church plans to put six tiny homes in its parking lot (Site 118).
    - Clayton Valley Presbyterian Church is currently considering a project.

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- Orinda Community Church is interested in providing more senior housing.

Furthermore, the Housing Plan includes Program H-2.Q. Faith-Based Properties, for the City to assist faith-based organizations with the development of affordable housing.

- On the retail-space sites, **the factor ranges from 50% to 60% and is set to account for the expectation that a developer may want to replace the current commercial spaces.** This factor is applied to Sites 65 through 68.
- An **Environmental Factor** for sites that overlap with Walnut Creek or Tice Creek.
  - **This factor ranges between 33% and 100%, depending on an approximation of how much of the site is not in a creek area.** This factor accounts for the expectation that no construction would occur in the creek areas.
- An **Acreage Factor** focused on lower-income sites.
  - All lower-income sites are between 0.5 and 10 acres in size. The one exception is Site 51, a 0.45-acre church property. Because this site is almost 0.5 acres and considering the advantages offered by Assembly Bill 1851 for the development of affordable housing on church property, **the Acreage Factor is 100% for all sites.**
- A **Floor Area Ratio Factor** for all sites.
  - As shown in Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, the average realized floor area as a percentage of the allowable floor area ranges between 94% and 107% for MU-C, MU-D, MU-R, and MU-PD-zoned developments and is 40% for the three (3) subdivision and multifamily developments on properties where residential FAR is regulated. It is important to note that fifteen of the 18 subdivision and multifamily developments are on properties where residential FAR is not regulated, and the 40% metric represents only a small fraction of the actual residential development in those zones. **Therefore, the applied Floor Area Ratio Factor is 100% for all sites.**
- A **Realistic Capacity Factor** for all sites.
  - As Table 7-3, Entitled and Pending Development Applications, and Table 7-14, Proposed and Recently Built Development Projects, show, it is the norm for recently constructed and proposed developments in the City to achieve more than 100% permitted density. Table 7-14, in particular, includes all of the proposed and developed projects in the last fourteen years. The City, therefore, believes that applying a Realistic Capacity Factor of 100% to all sites would be justified. However, in order to estimate capacity more conservatively, the Sites Inventory applies the following Realistic Capacity Factors:

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- **95% for all MU-C, Mixed-Use Commercial, and MU-D, Mixed-Use Downtown, sites.** As shown in Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, these zones regularly see developments proposed and built with higher densities, with a recent average of 152% realized density as a percentage of permitted density.
- **100% for all other sites,** a conservative estimate considering the realized density as a percentage of permitted density ranges from 110% to 224% for different zoning categories, per Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek.

In addition to applying the factors listed above, the City considered the likelihood of nonresidential development. It is notable that ***for more than thirty years, no new developments located in the City’s mixed-use zoning districts have consisted of only commercial uses.*** Therefore, the likelihood of any 100% non-residential developments is extremely low.

Furthermore, all of the sites in the Sites Inventory are zoned either for exclusive residential development or for mixed-use development that includes residential, or the sites have a planned development zoning that includes residential use. The exceptions are sites 3, 5, and 118, which are zoned for commercial use, but have a mixed-use, mostly residential development under construction or proposed.

The City believes that the combination of these factors provides realistic estimates of potential development on the sites. Actual densities will depend on property owners and may exceed 100% of zoned maximums if State-allowed density bonuses are utilized.

Projected housing development counts are net of any existing residential units on the sites. These “net potential units” are shown for each site in the Housing Element Sites Inventory in Appendix C.

Although the majority of the City is already built out, the City expects that future housing development project applications will match the current trend of proposed residential densities near the maximum density allowed or will seek density bonuses as allowed by State law.

The City’s Zoning Ordinance provides residential and mixed-use land use designations with maximum densities expressed as a minimum of lot square feet per dwelling unit. For this Housing Element, these density limits are converted to and shown as dwelling units per acre, for easier comparison. Table 7-15, Allowable Densities for Residential Zones in the City, below outlines the maximum densities allowed under each zoning designation included in the Sites Inventory. ***Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, identifies realized densities, ranging between 110% and 224% for different zones.*** This

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demonstrates that actual development has significantly exceeded permitted density under the current Zoning Ordinance, supporting the realistic capacity assumptions made in the Sites Inventory.

**Table 7-15. Allowable Densities for Residential and Mixed-Use Zones in the City**

Zoning Designation	Site Count	Max of Density	Area (ac)	Units				Total
				Very Low	Low	Mod.	Above Mod.	
Single Family	16	5.4	14.1	-	-	-	54	54
Multi Family	38	58.1	29.5	131	101	398	168	798
Mixed Use - Residential	10	102.5	7.7	302	160	-	408	870
Mixed Use - Downtown	12	58.1	12.3	261	113	78	84	536
Mixed Use - Commercial	27	58.1	47.0	1,116	529	420	314	2,379
Mixed Use - Planned Development	4	As Approved by City	3.4	53	30	26	52	161
Planned Development	12	As Approved by City	51.0	61	121	-	1,147	1,329
Central Retail	4	As Approved by City	3.4	27	33	-	91	151
Duplex Residential	1	14.5	1.2	-	-	-	12	12
Office Commercial	1	As Approved by City	0.6	7	25	-	-	32
Pedestrian - Retail	2	49.78	1.5	-	-	-	137	137
<b>TOTAL</b>	<b>127</b>		<b>171.6</b>	<b>1,958</b>	<b>1,112</b>	<b>922</b>	<b>2,467</b>	<b>6,459</b>

Source: City of Walnut Creek Zoning Ordinance and Site Inventory

### 7.5.3 Housing Potential Methodology – Sites with Mixed Use Zoning

Of the City’s reasonably developable housing capacity, 53 sites, representing 3,946 units, have mixed-use zoning. The mixed-use zoning designations include the following:

- MU-R, Residential Mixed-Use District,
- MU-C, Commercial Mixed-Use District,
- MU-D, Downtown Mixed-Use District, and
- M-U, Mixed Use Planned Development District.

The total number and percentage of sites in the inventory that have these mixed-use zoning designations and the number of units assigned to these sites are shown in Table 7-15, Mixed Use Sites and Net Potential Units. More specifically, sites currently zoned for a mix of uses represent approximately 61% of potential units at all income levels and approximately 84% of potential lower-income units in the Sites Inventory.

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**Table 7-16. Mixed Use Sites and Net Potential Units**

Sites/ Units	Totals (All Zones)	Total Lower- Income	Mixed Use Zoned Sites	Percent Of Total	Mixed Use Lower- Income	Percent Of Total Lower- Income
Sites	127	44	53	42%	30	68%
Net Potential Units	6,459	3,070	3,946	61%	2,564	84%

The City calculated realistic residential development potential on the mixed-use sites using the methodology described in the prior section of this Chapter.

## 7.6 Vacant Sites (including Suitability for Lower-Income Housing)

The Sites Inventory identifies vacant developable residential sites throughout the City that can develop within the current RHNA cycle. Twenty (20) sites are currently vacant and zoned for residential use or mixed-use (16% of total sites) and allow for the development of 113 future housing units (approximately 3% of total net potential units). Seventeen (17) of these vacant sites are zoned for a maximum density less than 30 units per acre. The other three vacant sites are less than 0.5 acres in size. Therefore, none of the vacant sites are suitable for lower-income housing. The City is largely developed, and the acreage representing improved residential or mixed-use property is substantial and limits site availability.

All sites identified with lower-income units and specific information about the suitability of each site are presented in Table 7-12. Lower-Income Sites Used in a Prior Planning Period, Suitability of Lower-Income Sites.

## 7.7 Non-Vacant Sites (including Suitability for Lower-Income Housing)

The Sites Inventory identifies 103 sites that are not vacant, as defined by California Government Code. Non-vacant sites have various existing uses including parking lots, low-density residential, retail, and office. To assess the likelihood of non-vacant sites redeveloping into residential uses during the 6<sup>th</sup> Cycle Housing Element planning period due, the City referred to recent and current trends in what developments are being built and proposed in both the City and the region.

The projects shown in Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, and detailed further in this section, recently built and proposed developments are, in fact, redevelopment of existing parking lots, low-density residential, retail, and office uses. The City expects the market trends supporting this redevelopment to continue, as detailed further in this Section.

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California Government Code, Section 65583.2(g)(1), states that, for non-vacant sites, the City shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the following:

- ***The extent to which existing uses may constitute an impediment to additional residential development.***

The City's experience with the redevelopment of commercial uses into residential uses suggests that existing commercial uses are not an impediment. To quantify and evaluate the potential impediment of existing uses, the City calculated the ratio of the current assessed improvement value to the current assessed land value. Generally, lower ratios suggest that existing uses are less likely to constitute an impediment to redevelopment. Proposed and in-process residential developments have ratios between 0 and 1.87 (excluding a church property with a ratio above 7.0, because the church is proposing to build residential units on part of its parking lot). Based on this, the City generally considers ratios under 2.0 to suggest that existing uses do not constitute an impediment.

Of the 103 sites, 90 have an improvement: land value ratio under 2.00. The remaining 13 sites are still considered feasible for residential development for the following reasons:

- Site 2 has been approved for development, including 11 very low income units.
- Sites 38 and 43 are aging single-family homes (built in 1949) that can be redeveloped with multifamily. Site 8 (a proposed development) serves as an example of this happening on the same street.
- For Site 46, the City has received expressions of interest from developers in acquiring and redeveloping the property.
- Sites 52, 59, and 117 are church properties, where the church can build residential units on part of its parking lot.
- Sites 55, 100, and 101 are aging office/retail buildings (built between 1975 and 1978) located in the North Downtown Specific Plan area, adjacent to recent high-density residential developments.
- Site 56 is an aging office building (built in 1970) located slightly south of downtown, with multiple vacancies. The site was included in the City's General Plan 2025 with a Mixed-Use Commercial designation allowing a mixed-use floor area ratio of up to 1.5, one of only two areas in the City, outside of downtown, permitted for such mixed-use intensity.

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- Site 121 is a golf course with capacity for housing development, which the owner has expressed interest in developing.
- Site 122 consists of a church property and church leadership has expressed interest in developing a portion of their lot into housing.

It should be noted that several of the proposed and in-process developments are currently cleared sites. Prior to their clearing, they may have had improvement: land value ratios above 2.0.

It is also important to note that Section 7.8, Senate Bill (SB) 330: Replacement Housing Requirements, addresses replacement housing requirements, and the Housing Plan includes Program H-5.E. Replacement Housing, a replacement housing program for any units that are occupied or have been occupied in the prior 5 years by, or subject to an affordability requirement for, lower-income households to be replaced.

- ***The City's past experience converting existing uses to higher-density residential development.***

Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, lists key details of 37 recent and proposed developments. The City has a strong track record of non-residential and low-density residential properties being redeveloped into high(er)-density residential development. Since 2009 (and all except for one since 2014), 25 developments with a density greater than 30 units per acre have been built or proposed, totaling 2,022 units. The following provides additional context for some of these developments that replaced prior uses.

- Walnut Creek Transit Village – 596 residential units and 27,000 square feet of retail replacing parking lots. Phase 2 is 358 residential units and 15,000 square feet of retail currently under construction. Phase 3 is 238 residential units and 12,000 square feet of retail approved in 2013. (Phase 1 was a parking garage on a nearby parcel, built to maintain the quantity of parking for the transit station.)
- 555 YVR – 87 condominiums built in 2009, replacing a two-story office building.
- AVE Walnut Creek – 126 apartments built in 2014, replacing a two-story motel (the Walnut Creek Motor Lodge).
- The Arroyo Residences – 6-story multifamily building with 107 apartment units and two levels of above ground parking built in 2014, replacing a one-story office building.
- Agora – 49 residential units completed in 2016, replacing an eight-story office building and parking lot.



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- Bonanza Heritage Condominiums – 15 condominium units in a three-story building over a parking garage, built in 2017, replacing two single-family homes.
- Lyric – six-story building with 141 residential units and ground floor retail built in 2017, replacing a café, a bank, and a parking lot.
- Vaya – 178 residential units completed in 2018, replacing 20 single-family, duplex, and multifamily units. (The developer provided relocation assistance to the tenants, some of whom moved to affordable housing units elsewhere in the City.)
- Riviera Apartments (1515 Riviera Avenue) – 30 affordable units completed in 2018.
- Riv Condominiums (1605 Riviera Avenue) – 48 condominiums completed in 2019, replacing a small apartment building.
- Riviera Family Apartments (1738 Riviera Avenue) – 28 affordable units built in 2019, replacing two single-family dwellings and a duplex.
- 1716 Lofts – 48 residential units and 2,900 square feet of commercial space built in 2019/2020, replacing a surface parking lot and a car storage lot for a nearby car dealership.
- Analisa Townhomes – 12 townhomes built in 2020, replacing three homes.
- Homestead Terrace Homes – 12 condominiums built in 2016 replacing two duplexes.
- 1910 NOMA – 135 residential units and 7,000 square feet of commercial space, currently under construction. Replacing a one-story restaurant and parking lot, the project includes 11 very low-income units for a density bonus.
- 1380 N California Blvd – 95 units (including 20 “hotel” units designed to be convertible to full residential dwelling units) and 15,000 square feet of commercial space currently under construction, replacing a one-story McDonalds restaurant and parking lot.
- Oakmont Senior Housing – 254 apartment units proposed to replace approximately 95,000 square feet of office space.
- 699 Ygnacio – 96 affordable units and approximately 2,622 square feet of commercial space approved in 2021, replacing a gas station and related structures.

These developments demonstrate a clear track record of existing uses being redeveloped with high(er)-density residential development.



- ***The current market demand for existing use.***

The current market demand for existing uses is detailed in the previous bullet point (“The City’s past experience converting existing uses to higher density residential development”). It is important to note that the demand for residential units is very high due to a large number of jobs in the City, direct highway and transit access to the San Francisco Bay Area, highly ranked schools, and an excellent public safety record. With the increased popularity of e-commerce and changes to the demand for office space and hotels due to the COVID-19 pandemic (and the popularity of virtual meetings and remote working), the financial viability of commercial uses in the City are showing further signs of increasing redevelopment opportunities that were already occurring prior to the pandemic.

- ***Development trends for lower-income units – Region.***

In order to understand the feasibility of affordable housing development in Walnut Creek, the City collected information on the development of 100% affordable developments in the region. Specifically, the City analyzed privately-owned (not publicly owned), non-vacant, commercial sites that were developed into 100% affordable housing in Contra Costa and Alameda Counties. These projects are completed, 100% affordable housing projects (no market rate units).

The City performed this analysis by reviewing California Tax Credit Allocation Committee’s (CTCAC) data on projects approved for funding. As shown in Table 7-17, Non-Vacant Commercial Sites Redeveloped Into Affordable Housing (2016-2022) – Alameda and Contra Costa Counties, this analysis yielded the following conclusions:

- Since 2016, CTCAC has assisted 8 developers build 100% affordable developments on privately-owned sites that replaced non-vacant, commercial sites in Alameda and Contra Costa Counties.
- All projects were 100% affordable housing units. Of the 8 developments, all 8 are exclusively affordable to lower income households only (very low- and low-income households).
- The developments were built on sites with previous retail, commercial, industrial, and office uses:
  - One (1) of the 8 developments were built on a parcel with a former retail building.
  - Three (3) of the 8 developments was built on a parcel with a former industrial building.

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- Three (3) of the 8 developments were built on parcels with a former office building.
- One (1) of the 8 developments was built on a parcel with a former auto repair building.
- The average density is 83 units per acre.
- Overall, the findings of this analysis provide evidence of the following:
  - Residential developments built on commercial properties are feasible in the region;
  - Residential developments that are 100% affordable to a majority of lower-income households are feasible in the region; and
  - High densities for 100% affordable housing built on commercial parcels are feasible in the region.

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**Table 7-17. Non-Vacant Commercial Sites Redeveloped Into Affordable Housing (2016-2022) – Alameda and Contra Costa Counties**

City	Address	Year Built	# of units					Total # Units	Lot Size (ac)	Density (du/ac)	Previous Use	Zoning
			Mgr.	Very Low	Low	Mod.	Above Mod.					
Richmond	25 Harbour Way	2016	1	7	54	0	0	62	0.93	67	Industrial Warehouse	Commercial Mixed-Use
Pittsburg	901 Los Medanos St	2022	1	29	0	0	0	30	0.49	61	Industrial Warehouse	Downtown High-Density Residential
Richmond	2100-2200 Nevin Ave	2021	3	81	187	0	0	271	1.72	158	Office Building	Commercial Mixed-Use
Fremont	47003 Mission Falls Ct	2019	0	90	0	0	0	90	2.25	40	Office Building	Residential
San Lorenzo	15888 Hesperian Blvd	2017	1	76	0	0	0	77	1.37	56	Office Building	Specific Plan
Livermore	1665 Chestnut St	2021	1	33	8	0	0	42	0.75	56	Large Retail Buildings	Specific Plan
Hayward	28901-28987 Mission Blvd	2016	0	151	0	0	0	151	1.44	105	Auto Repair Building	Planned Development
Oakland	7120 Hawley St	2022	1	27	31	0	0	59	0.46	128	Industrial Warehouse	Transit Oriented Development
Average										83		

Source: CoStar, California Tax Credit Allocation Committee

- ***An analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development.***

It is important to note that leases and contracts related to privately owned properties are not public information, and the City does not have any power to require or compel property owners to provide this information. The City researched existing office space listings to understand current vacancies from publicly available information.

- The building located on Site 3 was listed as 56% vacant.
- The building located on Site 58 was listed for sale fully vacant.
- The building located on Site 66 was listed as 18% vacant.
- The building located on Site 67 was listed as 16% vacant.
- The building located on Site 69 was listed for sale fully vacant.
- The building located on Site 72 was listed for sale with no vacancies.
- The building located on Site 78 was listed as 33% vacant.
- The building located on Site 80 was listed as 65% vacant.
- The building located on Site 112 was listed for sale fully vacant.
- The building located on Site 113 was listed for sale fully vacant.

In addition to actual proposals and developments, the City has received indications of interest from owners and developers to redevelop commercial and low-density residential properties with a high(er)-density residential use.

Development trends, market conditions, and regulatory and other incentives and standards (such as density bonuses) continue to support such redevelopment.

- ***An analysis of suitability.***

As discussed in Section 7-117.3.5, the City employed a comprehensive methodology to analyze the development suitability for each site. This analysis speaks to the residential developability of non-vacant sites by considering their conditions prior to redevelopment. Please refer to Section 7.3.5, Determination of Suitability Methodology, for a full description of the methodology.

The following sections address the legal requirements outlined in California Government Code, Section 65583.2(g)(1) in more detail. It is not possible for the City to include an analysis of existing leases or other contracts, as this information is not publicly available. Furthermore, suitability of Lower-Income Sites, provides details for lower-income sites, including the sites' existing use and reason for selection as a site suitable for redevelopment to residential use.

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-18. Suitability of Lower-Income Sites**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
2	1910, 1940-1950 N Main St	178-411-017	0.97	MU-R	102.49	100%	11	-	-	124	135	Under construction	2.96	Proposed development with a density bonus.
6	699 Ygnacio Valley Rd	178-402-003	0.91	MU-C	49.78	100%	68	24	-	1	93	Former gas station	0.00	Proposed 100% affordable development, with City financial support.
7	1250 Las Juntas Way	148-180-055	2.09	M-3	14.52	100%	-	22	20	-	42	Vacant	0.00	Proposed development by Habitat for Humanity.
47	2221 N Main Street	174-150-009	2.10	MU-PD	40.00	100%	53	30	-	-	83	Gas station and 1-story retail	0.94	ND. Underutilized retail/ office properties assembled by a single owner. Adjacent to recent high-density residential development.
48	2082-2084 Mt. Diablo Blvd	178-020-006	3.41	MU-C	58.08	95%	119	69	-	-	188	Gas station and 1-story retail	0.96	WD. Underutilized retail/ office properties.
49	2042 Mt. Diablo Blvd	178-030-003	1.60	MU-C	58.08	95%	55	33	-	-	88	1-story retail	0.38	WD. Underutilized retail/ office properties.
50	1832 Sharp Ave	178-040-018	4.45	M-0.75	58.08	100%	60	35	128	-	223	1-story retail, office, and single family homes	0.24	WD. Underutilized retail/ office properties assembled by a single owner..
51	1859 Lacassie Ave	178-080-030	0.45	M-0.75	58.08	100%	16	10	-	-	26	Parking lot	0.00	WD. Church parking lot.
52	1801 Lacassie Ave	178-080-075	5.20	M-0.75	58.08	100%	16	10	-	-	26	Church and parking lot	7.12	WD. Church parking lot.
54	Arroyo Way	178-411-011	1.45	MU-R	102.49	100%	93	55	-	-	148	Parking lot and car storage lot	0.18	Parking lot and car storage lot.
59	Mt Diablo Blvd	184-041-016	1.93	MU-D	58.10	95%	42	-	-	-	42	Church and parking lot	4.22	WD. Church parking lot.
61	1919 Mt. Diablo Blvd	184-050-010	2.44	MU-C	58.08	95%	85	49	-	-	134	1-2 story office/retail	0.77	WD. Underutilized retail/ office properties.
62	1815 Mt. Diablo Blvd	184-050-058	2.15	MU-C	58.08	95%	74	44	-	-	118	1-2 story office/retail	0.48	WD. Underutilized retail/ office properties.
63	1123 S. California Blvd	184-050-066	3.60	MU-C	58.08	95%	198	-	-	-	198	1-story retail	0.23	WD. Underutilized retail/ office property.
64	1870 Olympic Blvd	184-050-063	1.64	MU-D	58.10	95%	23	-	54	-	77	2-story office, 2-story apartments	1.30	WD. Underutilized retail/ office properties.
65	1295 S. Main St	184-070-011	3.01	MU-C	58.08	95%	52	31	-	-	83	1-story retail	0.29	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Adjacent to recent high-density residential development.

Table 7-18. Suitability of Lower-Income Sites (Continued)

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
2	1910, 1940-1950 N Main St	178-411-017	0.97	MU-R	102.49	100%	11	-	-	124	135	Under construction	2.96	Proposed development with a density bonus.
6	699 Ygnacio Valley Rd	178-402-003	0.91	MU-C	49.78	100%	68	24	-	1	93	Former gas station	0.00	Proposed 100% affordable development, with City financial support.
7	1250 Las Juntas Way	148-180-055	2.09	M-3	14.52	100%	-	22	20	-	42	Vacant	0.00	Proposed development by Habitat for Humanity.
47	2221 N Main Street	174-150-009	2.10	MU-PD	40.00	100%	53	30	-	-	83	Gas station and 1-story retail	0.94	ND. Underutilized retail/ office properties assembled by a single owner. Adjacent to recent high-density residential development.
48	2082-2084 Mt. Diablo Blvd	178-020-006	3.41	MU-C	58.08	95%	119	69	-	-	188	Gas station and 1-story retail	0.96	WD. Underutilized retail/ office properties.
49	2042 Mt. Diablo Blvd	178-030-003	1.60	MU-C	58.08	95%	55	33	-	-	88	1-story retail	0.38	WD. Underutilized retail/ office properties.
50	1832 Sharp Ave	178-040-018	4.45	M-0.75	58.08	100%	60	35	128	-	223	1-story retail, office, and single family homes	0.24	WD. Underutilized retail/ office properties assembled by a single owner..
51	1859 Lacassie Ave	178-080-030	0.45	M-0.75	58.08	100%	16	10	-	-	26	Parking lot	0.00	WD. Church parking lot.
52	1801 Lacassie Ave	178-080-075	5.20	M-0.75	58.08	100%	16	10	-	-	26	Church and parking lot	7.12	WD. Church parking lot.
54	Arroyo Way	178-411-011	1.45	MU-R	102.49	100%	93	55	-	-	148	Parking lot and car storage lot	0.18	Parking lot and car storage lot.
59	Mt Diablo Blvd	184-041-016	1.93	MU-D	58.10	95%	42	-	-	-	42	Church and parking lot	4.22	WD. Church parking lot.
61	1919 Mt. Diablo Blvd	184-050-010	2.44	MU-C	58.08	95%	85	49	-	-	134	1-2 story office/retail	0.77	WD. Underutilized retail/ office properties.
62	1815 Mt. Diablo Blvd	184-050-058	2.15	MU-C	58.08	95%	74	44	-	-	118	1-2 story office/retail	0.48	WD. Underutilized retail/ office properties.
63	1123 S. California Blvd	184-050-066	3.60	MU-C	58.08	95%	198	-	-	-	198	1-story retail	0.23	WD. Underutilized retail/ office property.
64	1870 Olympic Blvd	184-050-063	1.64	MU-D	58.10	95%	23	-	54	-	77	2-story office, 2-story apartments	1.30	WD. Underutilized retail/ office properties.
65	1295 S. Main St	184-070-011	3.01	MU-C	58.08	95%	52	31	-	-	83	1-story retail	0.29	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Adjacent to recent high-density residential development.



## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
66	1550 Newell Ave	184-070-016	1.80	MU-C	58.08	95%	31	18	-	-	49	1-story retail	0.36	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Adjacent to recent high-density residential development.
67	1531-1599 Botelho Dr, 1320-1330 S. California Blvd	184-070-023	2.56	MU-C	58.08	95%	53	31	-	-	84	1-story retail	0.54	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Located near recent high-density residential development.
68	1372-1388 S. California Blvd	184-070-024	2.15	MU-C	58.08	95%	37	22	-	-	59	1-story retail	1.83	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Located near recent high-density residential development.
69	1355 S. California Blvd	184-080-018	4.00	MU-C	58.08	95%	139	81	-	-	220	1-story retail	1.17	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Located near recent high-density residential development.
71	1735 N Broadway	178-320-006	1.61	MU-C	49.78	95%	94	53	-	-	147	Auto dealership and car storage lot	1.23	ND. Underutilized retail/ office properties assembled by a single owner. Adjacent to recent high-density residential development.
72	Arroyo Way	178-330-001	1.99	MU-R	102.49	100%	165	87	-	1	253	1-story retail	0.88	ND. Underutilized retail/ office properties. Adjacent to recent high-density residential development.
73	1375 Arroyo Way	178-340-002	0.50	MU-R	102.49	100%	33	18	-	-	51	Auto dealership and car storage lot	0.05	ND. Underutilized retail/ office properties.
75	N Broadway	178-412-010	1.63	MU-C	49.78	100%	12	-	-	128	140	Auto dealership and car storage lot	0.00	ND. Underutilized retail/ office properties.
77	1756 Lacassie Ave	174-220-002	1.97	MU-D	58.10	95%	69	39	-	-	108	Former Department of Motor Vehicles office	1.01	ND. Underutilized retail/ office properties assembled by a single owner. Located near recent high-density residential development.

**Table 7-18. Suitability of Lower-Income Sites (Continued)**

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
78	1443-1515 Oakland Blvd	177-260-023	0.76	MU-D	58.10	95%	26	16	-	-	42	Gas station and 1-3-story office	1.20	WD. Underutilized retail/ office properties assembled by a few owners. Located near recent high-density residential development.
79	1415 Oakland Blvd	177-280-014	0.69	MU-D	58.10	95%	24	14	-	-	38	2-3-story office	0.69	WD. Underutilized retail/ office properties.
80	1407 Oakland Blvd	177-280-018	0.95	MU-D	58.10	95%	33	19	-	-	52	2-story office	1.16	WD. Underutilized retail/ office properties.
88	Trinity Ave	178-072-009	1.10	M-0.75	58.08	100%	39	24	-	-	63	3-story office	0.11	WD. Underutilized retail/ office properties.
93	1777 N California Blvd	178-080-072	1.27	MU-D	58.10	95%	44	25	-	-	69	Parking lot	0.64	WD. Church parking lot.
96	1222-1250 Pine St	173-110-018	1.33	MU-C	49.78	95%	40	22	-	-	62	3-story office	1.03	WD. Underutilized retail/ office properties. Adjacent to high-density residential development.
97	1201-1299 Parkside Dr	173-110-023	3.39	MU-C	49.78	95%	-	20	-	137	157	2-story office	1.51	ND. Underutilized retail/ office property.
98	2101 N Main St	174-172-012	0.56	MU-C	49.78	95%	17	9	-	-	26	Auto dealership and car storage lot	0.51	ND. Underutilized retail/ office property.
103	1251 Arroyo Way	178-352-020	0.62	MU-C	49.78	95%	19	10	-	-	29	2-story retail	0.83	ND. Underutilized retail/ office property.
105	1150 Civic Dr	178-402-004	0.77	MU-C	49.78	95%	23	13	-	-	36	1-story office	0.88	ND. Underutilized retail/ office properties. Adjacent to recent high-density residential development.
117	2100 Tice Valley Blvd	186-030-054	3.84	P-D	0.00	100%	6	-	-	-	6	Church and parking lot	7.24	Church parking lot. Proposed development.
118	1271 S California Blvd	184-092-034	1.32	C-R	49.78	100%	-	11	-	83	94	Retail	0.02	Unoccupied retail
121	Heather Dr	144-082-004	14.34	P-D	0.00	100%	20	118	-	-	138	Golf course	5.79	There is potential to increase the density in portions where housing already exists or is already allowed.
122	200 La Casa Via	140-230-004	2.95	P-D	0.00	100%	2	-	-	-	2	Church	4.65	Church leadership has expressed an interest in developing housing
123	1426 S Main St	183-030-005	0.51	C-R	Det. by CUP, except in specific plan area where applicable*	100%	1	-	-	8	9	Retail	0.32	Property owner has an SB 330 pre-application on file.

**Table 7-18. Suitability of Lower-Income Sites (Continued)**

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
2	1910, 1940-1950 N Main St	178-411-017	0.97	MU-R	102.49	100%	11	-	-	124	135	Under construction	2.96	Proposed development with a density bonus.
6	699 Ygnacio Valley Rd	178-402-003	0.91	MU-C	49.78	100%	68	24	-	1	93	Former gas station	0.00	Proposed 100% affordable development, with City financial support.
7	1250 Las Juntas Way	148-180-055	2.09	M-3	14.52	100%	-	22	20	-	42	Vacant	0.00	Proposed development by Habitat for Humanity.
47	2221 N Main Street	174-150-009	2.10	MU-PD	40.00	100%	53	30	-	-	83	Gas station and 1-story retail	0.94	ND. Underutilized retail/ office properties assembled by a single owner. Adjacent to recent high-density residential development.
48	2082-2084 Mt. Diablo Blvd	178-020-006	3.41	MU-C	58.08	95%	119	69	-	-	188	Gas station and 1-story retail	0.96	WD. Underutilized retail/ office properties.
49	2042 Mt. Diablo Blvd	178-030-003	1.60	MU-C	58.08	95%	55	33	-	-	88	1-story retail	0.38	WD. Underutilized retail/ office properties.
50	1832 Sharp Ave	178-040-018	4.45	M-0.75	58.08	100%	60	35	128	-	223	1-story retail, office, and single family homes	0.24	WD. Underutilized retail/ office properties assembled by a single owner..
51	1859 Lacassie Ave	178-080-030	0.45	M-0.75	58.08	100%	16	10	-	-	26	Parking lot	0.00	WD. Church parking lot.
52	1801 Lacassie Ave	178-080-075	5.20	M-0.75	58.08	100%	16	10	-	-	26	Church and parking lot	7.12	WD. Church parking lot.
54	Arroyo Way	178-411-011	1.45	MU-R	102.49	100%	93	55	-	-	148	Parking lot and car storage lot	0.18	Parking lot and car storage lot.
59	Mt Diablo Blvd	184-041-016	1.93	MU-D	58.10	95%	42	-	-	-	42	Church and parking lot	4.22	WD. Church parking lot.
61	1919 Mt. Diablo Blvd	184-050-010	2.44	MU-C	58.08	95%	85	49	-	-	134	1-2 story office/retail	0.77	WD. Underutilized retail/ office properties.
62	1815 Mt. Diablo Blvd	184-050-058	2.15	MU-C	58.08	95%	74	44	-	-	118	1-2 story office/retail	0.48	WD. Underutilized retail/ office properties.
63	1123 S. California Blvd	184-050-066	3.60	MU-C	58.08	95%	198	-	-	-	198	1-story retail	0.23	WD. Underutilized retail/ office property.
64	1870 Olympic Blvd	184-050-063	1.64	MU-D	58.10	95%	23	-	54	-	77	2-story office, 2-story apartments	1.30	WD. Underutilized retail/ office properties.
65	1295 S. Main St	184-070-011	3.01	MU-C	58.08	95%	52	31	-	-	83	1-story retail	0.29	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Adjacent to recent high-density residential development.

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
124	1459-1479 Newell Ave	183-030-029	0.92	C-R	Det. by CUP, except in specific plan area where applicable*	100%	5	22	-	-	27	Retail	0.25	Multi-family residential is permitted by the specific plan and requires a CUP by zoning.
125	2079 Mt Diablo Blvd	184-042-014	0.58	O-C	Det. by CUP, except in specific plan area where applicable*	95%	7	25	-	-	32	One-story Motel	1.50	Old, one-story motel.
126	154 Sierra Dr	179-060-036	1.42	P-D	0.00	100%	33	3	-	-	36	Apartments	1.65	Old apartments with a low FAR.
127	S Main St	183-030-001	0.61	C-R	Det. by CUP, except in specific plan area where applicable*	100%	21	-	-	-	21	Vacant 1-story retail	0.60	Proposed development with a density bonus.
TOTAL							1,958	1,112	202	482	3,754			

\*For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

\*\* ND indicates the North Downtown Specific Plan Area. WD indicates the West Downtown Specific Plan Area.

## 7.8 Senate Bill 330/Replacement Housing Requirements

Adopted in 2019, Senate Bill (SB) 330 implements new requirements applicable to the Sites Inventory to conserve existing affordable housing units and units that are occupied by households with lower incomes. Pursuant to SB 330, sites with existing residential units cannot be counted toward the City’s lower-income capacity unless the City has adopted a mechanism to preserve or require replacement of existing units that are, or within the last 5 years were, affordable to households with low or very-low-incomes or occupied by households with low or very-low-incomes (referred to by SB 330 as “Protected Units”).

California Government Code, Section 65583.2(g)(3), requires that existing residential units on non-vacant sites be replaced with units affordable to the same or lower-income level when demolished. More specifically, replacement housing must be provided for the following types of non-vacant sites:

- Sites that currently have residential uses; and
- Sites that had residential uses within the past 5 years, which have been vacated or demolished that:
  - Are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income;
  - Are or were subject to any other form of rent or price control through a public entity’s valid exercise of its police power; or
  - Are or were occupied by low or very low-income households.

Of the 103 non-vacant sites in the Sites Inventory, 39 have existing residential uses totaling 186 units. Site 121, located at 1148-1152 Alpine Road and 1204 Alpine Road contains 61 of these existing units and has capacity for a total of 100 units. The other 38 sites contain between one and 20 units and have a capacity for a total of between two and 238 units. The capacity of these sites is generally double or more the current number of units, providing an opportunity for the financial return needed to cover the cost of replacement housing.

Nine of the sites with existing residential uses are proposed or in-process developments, replacing 12 existing units with 655 total new units (643 net new units). There are no proposed developments that propose fewer residential units than currently, exist on the property nor have there been any recent developments with fewer residential units than previously existed on the property. Only net new units are counted in the Sites Inventory for the capacity determination.

To ensure that any demolished units are replaced, the City is including a program for replacement units (See Policy H-5.9 and Proposed Program H-5.E. Replacement Housing).

Pursuant to this program, the City will review all available information for a property (obtained from the property owner), reach out directly to existing tenants to determine residents' income levels, calculate the number of units with lower-income households, and determine if proposed units are sufficient for replacement. If the City determines that the number of residential units occupied by lower-income households exceeds the proposed replacement units, the City will work with the developer to ensure the appropriate number of affordable units are built to replace any existing units.

## 7.9 Senate Bill 1333 Requirements – “No Net Loss”

Recent modifications to housing element law adopted through SB 1333, known as the “No Net Loss” provision, require that the City maintain adequate capacity to accommodate the remaining unmet portion of its RHNA target for each of the income categories throughout the 8-year Housing Element Planning Period. The City must also monitor housing production as the planning period progresses and ensure that the City does not reduce the housing capacity below what is needed to meet its RHNA target by income level through either of the following methods:

- Adoption of reductions in allowable residential densities for sites identified in the Sites Inventory through community plan update/amendment or rezone.
- Approval of development or building permits for sites identified in the inventory that authorize the construction or development of fewer units (by income level) than identified as possible in the inventory.

In order to address the “No Net Loss” provisions, the City completed the following steps in preparing the Sites Inventory:

- Evaluated the need to reduce the estimates of site housing capacity based on topography, environmental features, site acreage, and expectations for mixed-use development. Where deemed appropriate, the City applied such reductions.
- Further reduced estimated site housing capacity to ensure estimates are conservative, ranging between 95% and 100% of the net potential housing units, based on site-specific zoning and units' designated income levels. As described in Section 7.4 and elsewhere in this Chapter, average realized density of proposed and recently built developments ranges between 110% and 224% for different zones.
- Identified sufficient sites with housing capacity to provide a reasonable capacity buffer (20% of gross RHNA numbers for the lower-income levels and 15% for the moderate-income level) above the City's RHNA targets to ensure that the City maintains adequate capacity to meet its targets.

The Housing Plan includes Program H-1.C. Maintain/Update the Site Inventory to maintain and update the Sites Inventory on an annual basis in connection with the preparation of the Annual Progress Report to ensure that the City maintains sufficient housing capacity.

## 7.10 Development Trends and Market Conditions

The City performed an analysis of development trends and market conditions (for the City and the region as a whole) for the existing use types of non-vacant sites in the Sites Inventory. These use types primarily include retail and office.

### 7.10.1 Retail (City and Region)

Changes in consumer preferences over the last several years with the advent of e-commerce has changed the retail business model to reduce demand for larger and more traditional brick-and-mortar space. The effect of e-commerce on the evolution of retail presents opportunities to repurpose existing retail uses for new mixed-use and residential developments. This trend has already occurred in the Bay Area as evidenced by Richmond's Hilltop Mall and San Francisco's 5M Development, both examples of underused retail to residential mixed-use conversions. Other recent projects include the Orbisonia Heights project in Bay Point (Pittsburg) and the MacArthur and Central Station projects in Oakland (both include affordable units).

The COVID-19 pandemic has accelerated the evolution of the retail commercial real estate market away from the large traditional brick-and-mortar footprints as evidenced by the following data:

- According to the John Cumbelich and Associates (a San Francisco Bay Area commercial real estate firm specializing in retail properties) Q1 2023 Retail Market Report for the City of Walnut Creek (this report is specific to the City rather than the County or the region), **retail vacancy in the City was 9.7%, which exceeds the 5.1% East Bay Area retail vacancy rate** reported by the Kidder Mathews (a commercial real estate firm specializing in West Coast commercial properties) Retail Market Report for the same period.
- The John Cumbelich and Associates Q1 2023 Retail Market Report for Walnut Creek showed an overall retail vacancy rate of 13.5% during one of the heights of the pandemic with a decrease to 9.7% vacancy in Q1 2023. While Walnut Creek retail vacancy rates have recovered with less COVID-19 restrictions and more people shopping in person, they have not reached pre-pandemic levels, and vacancy rates even show a slight increase from Q3 and Q4 2022 (8.9% for both). Furthermore, retail vacancy rates in the East Bay Area (per the Kidder Mathews Market Report Q1 2023) have slightly increased to 5.1% since Q1 2022. Before this, East Bay retail vacancy rates remained at

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5% since Q1 2021. This data indicates a stronger retail market in the region vs. the City, along with the emergence of an uptrend in vacancy rates in both the City and the region.

- It is important to note that according to the market reports referenced above, retail vacancy rates began to increase significantly starting in Q1 of 2019, prior to the pandemic. More specifically, Kidder Mathews shows East Bay retail vacancies increasing from 3% to nearly 4% between Q4 2018 to Q1 2019 and John Cumbelich and Associates reports that Walnut Creek retail vacancies jumped from 3.6% to 6% over this same period. ***Despite the overall decrease in the last couple of years, vacancy rates did not recover to pre-pandemic levels.***

Retailers who vacated space in the City include Neiman Marcus (86,000 square feet building), Sur La Table, Paia Mercantile, Flashlight Books, CycleScape, Mattress Firm and a number of restaurants. According to the John Cumbelich and Associates Q1 2023 Retail Market Report, “some 34,452 [square feet] in newly vacant space hit the market in Q1, against only 8,347 [square feet] in new leases, resulting in net negative absorption of 26,106 [square feet]” in Q1 2023.

This change in the retail market combined with the availability of vacant and underutilized retail properties create opportunities for redevelopment of existing retail for residential uses in Walnut Creek. The descriptions of recent and proposed developments starting on page 7-43 (under the heading “The City’s past experience converting existing uses to higher density residential development”) provide examples of retail properties being redeveloped with a high-density residential use. Twenty-eight sites in the Sites Inventory have an automotive use (i.e., gas station or auto dealership), bank, restaurant, retail sales, or shopping center use description. Table 7-19 provides examples of retail properties being converted to high-density residential. This supports the redevelopment of the 26 retail sites in the Sites Inventory into residential developments.

#### 7.10.2 Office (City and Region)

##### **West and North Downtown**

The significant number of residential development projects that have occurred in the West and North Downtown Specific Plan areas are the strongest evidence that the existing non-residentially zones sites (as contained in the Sites Inventory) will be redeveloped with residential uses.



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#### **Market Data**

The County's once-solid office market has struggled, as the COVID-19 pandemic became a catalyst for remote work. This has led to a rise in vacancy and availability of sublet space along with declines in rents.

- According to the Colliers (a leading real estate and investment firm) 2023 Q1 Walnut Creek Office Report, vacancy rates have ticked down from 18.9% in Q1 2022 to 17.6% in Q1 2023. However, office vacancy rates in the City have not recovered to pre-pandemic levels. Furthermore, CoStar (the industry leader in commercial real estate analytics) reports that vacancy rates in the East Bay have increased from 10.5% by the end of 2020, to 13.4% in Q1 2023 and, just like Walnut Creek, the East Bay has not recovered to pre-pandemic levels. The lasting effects of the COVID-19 pandemic seem to point towards a decrease in office demand in combination with the ever-growing need for housing.
- As shown in Figure 7-1. Submarket Vacancy, CoStar reports that the BART/Downtown Walnut Creek submarket has the third highest office vacancy rate at 21%, which has remained high since 2020. In addition, CoStar forecasts that vacancies will remain high through at least 2027.

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Figure 7-1. Submarket Vacancy**

No.	Submarket	Vacancy		
		SF	Percent	Rank
1	Alameda	294,235	6.5%	6
2	Antioch/Pittsburg	183,504	7.1%	10
3	Berkeley	491,871	7.5%	12
4	Bishop Ranch	1,663,678	24.3%	26
5	Concord/Pleasant Hill	1,536,508	19.7%	23
6	Danville/Alamo	136,278	9.1%	14
7	Dublin	424,161	15.2%	17
8	E Hayward/Castro Valley	-	-	-
9	Emeryville	1,026,189	22.4%	25
10	Fremont	352,649	6.9%	8
11	Hayward/Castro Valley	158,892	4.1%	2
12	Lamorinda	126,765	7.0%	9
13	Livermore	315,868	15.3%	18
14	Martinez/Pacheco/Hercules	68,943	3.8%	1
15	Newark	181,506	16.1%	20
16	Oakland-Downtown	3,371,290	15.9%	19
17	Oakland-North	288,331	8.8%	13
18	Oakland-Port/Jack London	152,058	10.9%	15
19	Oakland-South/Airport	357,474	7.2%	11
20	Oakland-West	39,762	4.5%	3
21	Pleasanton	1,394,385	11.9%	16
22	Richmond/San Pablo	171,450	5.8%	4
23	San Leandro	166,524	6.3%	5
24	San Ramon	384,592	16.2%	21
25	Union City	16,721	6.6%	7
26	Walnut Creek-BART/DT	1,737,344	20.6%	24
27	Walnut Creek-Shadelands	393,635	16.5%	22

- The Colliers Q1 2023 Office Report also details vacancy rates for the I-680 Corridor and Downtown Walnut Creek. As reported by Colliers, the I-680 Corridor has an overall office vacancy rate of 23%, while Downtown Walnut Creek has a 20.9% vacancy rate. Both vacancy rates are higher than the 17.6% vacancy rate of the City, as a whole.
- Current data indicates that the impacts of the COVID-19 pandemic on the office market are not expected to be temporary. The March 2023 Bay Area Council Employer Network Poll, 70% of Bay Area employers expect their employees to work in person 3 days or less per week. Furthermore, according to a Colliers 2023 U.S. Office Research Report, “roughly 1.4 billion square feet of leases expiring before 2026 could result in nearly 300 million square feet of space being returned to the market.” In addition to lease expiration, Colliers reports that office space needs vary widely and “most common are space

reductions of 20% to 30%, particularly when relocating, but some large companies have slashed space by more than 60%.”

- According to the Cushman & Wakefield National Office Market Report for Q1 2023, the office vacancy rate sits at 18.6%, which is an increase from prior periods.

An example of the above market forces in effect can be seen in Station Plaza. Station Plaza was an office building with a prime location near the BART station in Walnut Creek that sold at a loss due to high vacancy rates, per *The Mercury News*. These trends present an opportunity to redevelop a number of sites in the City with existing office space to residential uses.

These market conditions and trends provide factual support that non-vacant sites in these areas have a strong likelihood of being redeveloped for residential uses. Table 7-19 provides examples of office properties being converted to high-density residential. This supports the redevelopment of the 20 office sites in the Sites Inventory into residential developments.

#### 7.10.3 Commercial to Residential Conversion (Regional Trends)

Throughout this Chapter 7, Sites Inventory, the City provides an overwhelming amount of proof of the decreasing demand for commercial buildings and the increasing demand for housing. Specifically, Table 7-19. Recent Commercial to Residential Conversions - Region, shows the demand of commercial to residential conversion. **Error! Reference source not found.** shows the following:

- 53 commercial to residential projects in Contra Costa County, totaling 6,017 units.
  - Of the total 6,017 units, 1,957 are affordable, broken down as follows:
    - 1,157 lower income
    - 800 moderate income
- As shown in Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, of the 2,161 units proposed and built in the City over the last 15 years, 366 (17%) are the result of commercial property redeveloping into residential units.

##### 7.10.3.1 Nexus – Regional Trends and Real Estate/Economic Market Data

As evidenced by the data presented in this Chapter 7, Sites Inventory, there is a clear nexus between the redevelopment of commercial properties to residential, changes in the economy (including the retail and office markets), and the likelihood that the sites in the Sites Inventory will redevelop. Specifically, Table 7-14 and Table 7-19 provide evidence of the trends summarized in this Section 7.10, including changes in demand for retail and office uses after the COVID-19 pandemic.

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

In the realm of retail, the rise of e-commerce and changing consumer preferences have reduced the demand for traditional brick-and-mortar spaces. The COVID-19 pandemic has further accelerated this transformation, as the retail market experienced significant changes resulting from increased reliance in online retailers, such as Amazon. Vacancy rates increased in the early stages of the pandemic but have shown signs of recovery as restrictions eased. This shift has prompted the repurposing of existing retail properties for mixed-use and residential developments. Examples like Richmond's Hilltop Mall and San Francisco's 5M Development demonstrate successful conversions from underused retail to residential mixed-use projects. Similarly, the office market has been affected by the COVID-19 pandemic and the rise of remote work. The need for social distancing changed where people work and continued in the long run.

The shifts from brick-and-mortar to e-commerce and in-office to remote work are particularly pronounced in the Bay Area, where the tech industry is undergoing significant changes. This shift has been exacerbated by significant lay-offs in the tech industry and recent bank failures and concerns, including the failure of Silicon Valley Bank. The Colliers 2023 U.S. Office Research Report states the following:

*It is unclear which occupiers will drive demand into the future, since tech firms, the key driver in many markets, are retrenching, leading to layoffs, hiring freezes, and sublease offerings. In fact, major tech employers announced more than 40,000 layoffs in January.*

These market conditions, combined with the availability of vacant or underutilized commercial properties, present opportunities for the redevelopment of retail and office spaces into residential uses. **The data and trends presented support the likelihood of non-vacant sites being redeveloped for residential purposes, showcasing the ongoing trend of commercial to residential development conversions. As such, the 51 (or 40% of the total 127) commercial and office properties included in the Sites Inventory are suitable for redevelopment.**

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
Antioch	Delta Fair Village	2710-3040 Delta Fair Blvd	Not available	Existing: Convenience Commercial Proposed: Planned Development	Focus Area (GP-18-02)	13.4	4000 sf commercial building; 210 apartments	0	0	0	210	210	Incomplete
Concord	Galindo Terrace	1313-1321 Galindo Street	Gas station, billboard, two-story building	Downtown Mixed Use	Downtown Mixed Use	0.5	61-unit affordable housing plus 1 manager's unit	53	8	1	0	62	Approved
Concord	RMG Affordable Housing	1335 Galindo Street	Redev. of an underutilized commercial retail	Downtown Mixed Use	Downtown Mixed Use	0.6	75-unit redevelopment project; supportive housing for residents with special needs.	15	15	0	45	75	Approved
Concord	The Argent	2400 Willow Pass Road	Single-story former Blockbuster video building	Downtown Mixed Use	Downtown Mixed Use	1.6	181-unit redevelopment project	20	0	0	161	181	Approved
Concord	Clayton Road Townhomes	3512 Clayton Road	Storage facility	Residential Medium and Commercial Mixed Use	Medium Density Residential & Commercial Mixed Use	3.9	70-unit three-story residential townhomes	0	0	0	70	70	Approved
Concord	Salmon Run Apartments	2324 Clayton Road	Office building	Downtown Mixed Use	Downtown Mixed Use	0.5	Office building conversion project 32 apartment units; offsite parking lot	0	0	0	32	32	Approved
Concord	The Grant	(North) 1776 Grant Street (South) 1676 Grant Street	Redev. of underutilized commercial office and retail	Downtown Mixed Use	Downtown Mixed Use	2.0	Mixed-Use Development; 228-unit apartment project with 4,600 square feet of commercial space	0	0	0	228	228	Under Construction
Danville	600 Hartz Avenue Mix Use Project	600 Hartz Avenue	Restaurant	DBD11	Downtown Master Plan - commercial/residential	1.2	Mixed-use commercial and 37-unit condominium development	0	0	6	27	33	Approved by Planning Commission
Danville	Diablo Mixed Use Development	198 Diablo Road	Service Station	DBD2	Downtown Master Plan - old town retail transition	0.4	10,496 sf two-story mixed-use building; second floor residential	0	0	0	3	3	Approved by Planning Commission

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
El Cerrito	Mayfair: Phase II – Affordable	11690 San Pablo Avenue	Vacant/ Parking Lot	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.5	100% deed-restricted affordable housing with 1 manager's unit	44	24	0	1	69	Under Construction
El Cerrito	The Lexington	6501 Fairmount Avenue	Commercial Building	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	40 Market rate apartments (assumed 50/50 mod/above mod) with 5 moderate-income inclusionary units; 1,841 sf commercial	0	0	25	20	45	Building Permit under review as of February 2023
El Cerrito	Potrero Property	6115/6111 Potrero Avenue 11335-41 San Pablo Avenue	Commercial Building	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	63 Market rate apartments (assumed 50/50 mod/above mod) with 5,000 sf commercial, including outdoor patio along San Pablo Avenue.	0	0	31	32	63	Approved April 2022
El Cerrito	10192 San Pablo Ave	10192 San Pablo Avenue	Former Rob's Auto	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	42 Market rate apartments (assumed 50/50 mod/above mod) and 2 live-work units (above mod)	0	0	21	23	44	Approved January 2019; Expired 1/24/2023; New entitlement submitted 11/14/2022; Pending Design Review Board consideration
El Cerrito	Polaris Apartments	11965 San Pablo Avenue	Fast food restaurant (currently unoccupied building, parking lot, landscaping)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.5	135 Market rate apartments (assumed 50/50 mod/above mod) with 9 moderate-income inclusionary units	0	0	76	68	144	Approved June 2019; entitlement extension granted to 12/18/2024
El Cerrito	Wall Avenue Apartments	11795 San Pablo Avenue	Three vacant structures: commercial building, SFR, converted garage/residence	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.6	117 Market rate apartments (assumed 50/50 mod/above mod) with 6 low-income and 7 moderate-income inclusionary units, with 3,695 sf commercial	0	6	65	59	130	Approved 10/2/2019; entitlement expires 4/2/2023

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
El Cerrito	El Cerrito Plaza BART TOD	6774 Central Avenue	BART	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	7.5	351 deed-restricted lower-income units and 392 market-rate units (assumed 50/50 mod/above mod)	35	316	196	196	743	Developer selected, planning underway. Partial entitlement application submitted
El Cerrito	10919 San Pablo Avenue	10919 San Pablo Avenue	Former auto-repair shop, garage door supply shop, two single-family homes, one vacant single-story commercial structure	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	0.5	Mixed-use: 90 dwelling units and two ground floor commercial spaces	0	0	45	45	90	Under Construction
El Cerrito	The Civic	10290 San Pablo Avenue	Office buildings, garage, parking lot	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	50 residential units, 4 live-work units	0	0	25	29	54	Under Construction
El Cerrito	10810 San Pablo	10810 San Pablo	Covered and uncovered parking	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	0.6	40 units	0	0	0	40	40	Entitled
El Cerrito	Avenue Lofts	10167 San Pablo Avenue	Vacant/ formerly auto shop	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	62 dwelling units	0	0	0	62	62	Entitled
El Cerrito	The Griffin	11048/ 11060 San Pablo	Sporting goods store and associated parking lot	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	1.5	170 dwelling units	0	0	0	170	170	Entitled
El Cerrito	10135 San Pablo Avenue	10135 San Pablo Avenue	Parking lot	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.5	72 residential units; 4,455 sq ft ground floor retail	0	0	0	72	72	Entitled



## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
El Cerrito	921 Kearney Street	921 Kearney Street	Vacant building	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	59 dwelling units	0	0	0	59	59	Entitled
El Cerrito	1711 Eastshore Drive	1711 Eastshore Drive	Former Orchard Supply Hardware Site	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	3.8	239 market-rate apartments and 2 managers' units (assumed 50/50 mod/above mod) with 69 low- and 5 moderate-income inclusionary units	0	69	125	121	315	Application submitted March 2022; deemed complete; pending environmental review and DRB consideration
Lafayette	Oak Hill	1001, 1007, 1009 Oak Hill Rd	Commercial/ Retail Buildings with Parking lots	Special Retail Business (SRB)	Downtown Core/ Downtown Retail District (DSP)	1.1	Redevelopment of four parcels containing three existing commercial/retail buildings for a multifamily building containing 51 rental units with 6 below market rate units	0	6	0	45	51	
Lafayette	Lennar Homes 'The Brant'	3666 Mt Diablo Boulevard	Restaurant, Office Building, Auto Repair and Parking	General Commercial District 1 (C-1)	West End Commercial	2.0	Mixed Use Project 66 condominiums including 10 BMR units 5400 sf commercial including full service restaurant	2	2	6	56	66	Under Construction
Lafayette	Woodbury Highlands	5 Woodbury Highlands Court	Two Office Complexes and Parking	C	West End District	6.6	99-unit condominium project with 15 BMR units; club house; outdoor areas	0	0	15	84	99	Under Construction
Lafayette	Lenox Lafayette Circle	210 Lafayette Circle	Restaurant and Parking	Special Retail Business (SRB)	Downtown Core	0.4	3-story (34' high) mixed use building with 12 dwelling units; 2 BMR units; 700 sf ground floor commercial live/work space	0	0	2	10	12	Under Construction



## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
Lafayette	Lafayette Lane (Corporate Terrace)	3470 & 3462 Mt. Diablo Blvd	Office Complex and Parking	General Commercial District 1 (C-1)	East End Commercial	4.2	166 multiple-family residential units (38 BMR rental units) in five 4-story residential buildings; two detached community buildings; one office building	38	0	128	0	166	Entitled
Lafayette	Lynx/Schadek	3458 Mt Diablo & 1005 2nd St	Construction Office and Parking	General Commercial District 1 (C-1)	East End Commercial	0.6	9 multifamily rental units, including 1 BMR unit; two 3-story buildings; public plaza with public seating, landscaping, and art installations	0	1	0	8	9	Approved, not yet under construction
Lafayette	The Mill at Brown Avenue	3408 Mt Diablo	Gas Station/Auto Repair	General Commercial District 1 (C-1)	East End Commercial	0.4	13 condominium units including 2 BMR units within two 3-story buildings	0	0	2	11	13	Under Construction
Lafayette	950 Hough	950 Hough Avenue	Retail Service and Parking	Retail Business (RB); Downtown Retail District	High Density Multifamily Residential	0.4	4-story condominium project; 20 units (3 BMR units)	0	0	3	14	17	Entitled
Lafayette	Lenox Homes 'SIX'	954 Mountain View Drive	Single story buildings	Retail Business (RB)	Downtown Core	0.3	6 new for-sale condominiums	0	0	0	6	6	Completed
Oakley	Hamman Minor Subdivision	2540 Oakley Road	Vacant building	LI	Light Industrial	4.0		0	0	0	3	3	
Oakley	Oakley Road	2480 Oakley Road	Vacant building	LI	Light Industrial	4.4		0	0	0	22	22	Entitled
Pinole	Vista Woods	600 Roble Avenue 1109 San Pablo Avenue 1230 San Pablo Avenue	Vacant land with abandoned commercial structures	Very High Density Residential (VHDR)	Mixed Use Sub Area (MUSA)	2.0	179-unit 100% affordable senior housing complex	0	0	0	179	179	Under Construction

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
Pinole	Appian Village	2151 Appian Way	Vacant Doctors Medical Center Pinole Campus	Residential Mixed Use and Commercial Mixed Use	Service Sub-Area	7.4	154-unit stacked-flat/townhome-style multifamily residential development at the vacant Doctor's Hospital Site	0	0	0	154	154	Demolition phase: building permit for new buildings under review
Pinole	BCRE Project	2801 Pinole Valley Road	Existing office commercial building	Office Professional Mixed Use (OPMU)	Service Sub-Area	1.7	Office/commercial addition and new 29-unit apartment building	0	0	0	29	29	Grading permit review
Pinole	Pinole Vista	1500 Fitzgerald Drive	Vacant K-Mart	Commercial Mixed Use (CMU)	Service Sub-Area	5.9	223-unit apartment building	0	0	0	233	233	Approved
Pittsburg	The Atchison Mixed-Use Development	2575 Railroad Avenue	Vacant; former auto dealership and auto body shop	CC Community Commercial	Railroad Avenue Subarea - Community Commercial	3.9	202 mixed-income, affordable residential units + 13,669 sf Commercial	100	100	0	2	202	Approved
Pittsburg	Liberty Residential Subdivision	350 Central Avenue	Undeveloped; former self-service car wash and bottling facility by PepsiCo	Existing: Service Commercial, RS-5 Single Family Residential Proposed: Planned Development	Existing: Service Commercial; Low Density Residential Proposed: Medium Density Residential	5.0	57-unit single-family development	0	0	0	57	57	Under Construction
Pleasant Hill	Blake-Griggs Multi-Family Development	85 Cleveland	Vacant Wells Fargo Bank administrative offices	DSP (Subarea D)	Mixed Use Sub Area (MUSA)	2.3	General Plan Amendment and Related Entitlements for a 189 unit Multi-family project	0	19	0	170	189	Approved by City Council. Post Approval Follow-Up.
Pleasant Hill	401 Taylor Boulevard	401 Taylor Boulevard II	Vacant office building	Professional and Administrative Office	Existing: Office Proposed: Multi-Family Very Low Density	5.0	31 new single-family detached homes + 6 ADUs	0	0	0	37	37	

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
Richmond	Cherry Blossom Row Project	2301 Columbia Avenue and two vacant non-contiguous parcels on Dalai Lama Avenue	Vacant	CG General Commercial	Medium Intensity Mixed Use (Commercial Emphasis)	4.7	100 townhome-style condominiums	0	0	10	90	100	Entitled
Richmond	Nevin Plaza Project	2400 Nevin Avenue	7-story Nevin Plaza - Multifamily residential uses and offices	CM-5 Commercial Mixed-Use	High-Intensity Mixed Use	0.9	1. Comprehensive renovation of the existing 7-story structure to provide 138 residences on floors 2 to 7 with all systems including mechanical, electrical and plumbing upgraded as needed; and 2. Construction of a 5-story structure providing 70-units in 4 stories above a concrete podium with one-level of on-site parking.	0	90	0	2	92	Preliminary
San Ramon	Trumark Townhomes	2481 Deerwood Drive	Office Building	Existing: Administrative Office (OA) Proposed: Medium High Density Residential (RMH) and Open Space 2 (OS-2)	Existing: Office Proposed: Multi-Family High Density Residential & Open Space	4.4	Ten 3-story townhomes; 61 units	0	0	0	61	61	In Review

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
San Ramon	Iron Horse Village	3401 Crow Canyon Road & 12943 Alcosta Boulevard	Office buildings, parking lot, landscaping	NCRSP - Office Mixed Use	Mixed Use	9.5	Preliminary Housing Development Application; New horizontal mixed use development, 117 units; 86 single-family detached condominium units (with an option for up to 64 attached JADUs; 31 multifamily townhome units (including 8 live/work units)	0	0	0	117	117	In Review
San Ramon	Deerwood & Omega Apartments	2233 San Ramon Valley Boulevard	Masonry supply yard	Village Center Mixed Use (VCMU) San Ramon Village Specific Plan	Mixed Use	3.0	160 workforce housing units + 2 manager units	0	0	0	162	162	Concept Review
San Ramon	City Village	2400-2440 Camino Ramon	3 office buildings	NCRSP, MDR	MU	31.0	404-unit for-sale residential project	4	6	10	384	404	Approved; Building permits issued December 2022
San Ramon	TTLT Townhomes	500 Deerwood Road	Outdoor Commercial	SRVSP	MU	2.5	57 dwelling units within 6 multi-family buildings	3	2	4	48	57	Approved
San Ramon	CityWalk Master Plan (Phase 3)	BR 2600: SE-1	Office Parking Area	CCMU	MUCC	135.0		23	22	0	255	300	Approved
San Ramon	Windflower Fields	2701 Hooper Drive	Commercial Recreation	SRVSP, RO	MU	3.6	47 condo units within eight multi-family buildings	6	6	4	47	63	Approved
San Ramon	Aspen Wood Senior Apartments	9000 Alcosta Boulevard	Vacant Commercial	MF VHD	MF, VHD	1.4	123-unit senior apartment development; 100% affordable income	26	96	0	1	123	Approved
TOTAL UNITS								369	788	800	4,060	6,017	

#### 7.11 Assembly Bill 1486 City-Owned Land

The Site Inventory does not contain any City-owned properties. The City evaluated City-owned properties and determined that none of them has capacity for new residential development.

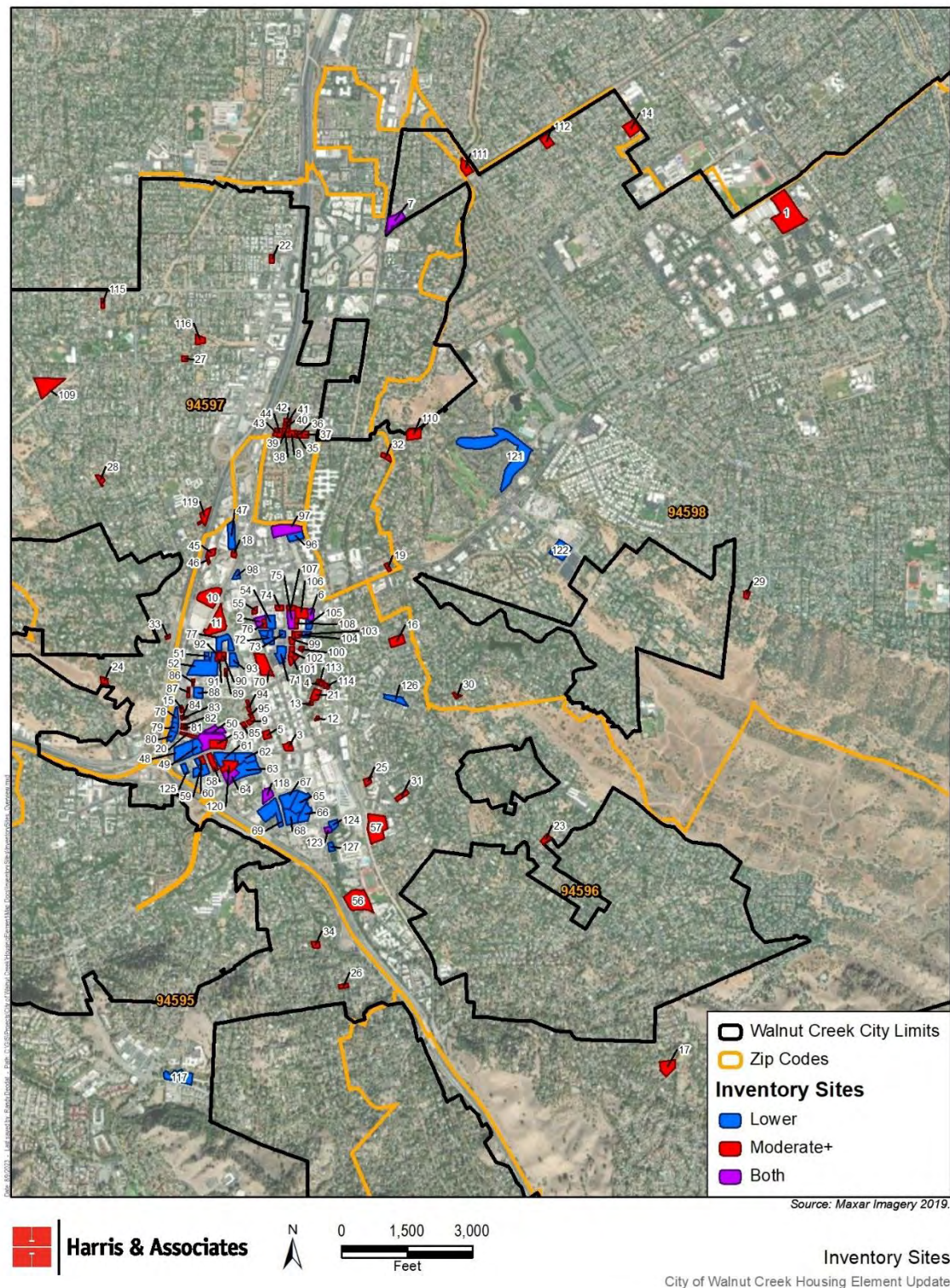
#### 7.12 Summary

As stated above, through its Sites Inventory, the City has identified 127 sites adequate for development of housing and that have the following characteristics:

- Housing capacity that is reasonably developable within the planning period for at least 6,469 net housing units under the sites' existing zoning.
- Non vacant sites designated for lower-income units and used in the previous, 5<sup>th</sup> Cycle Housing Element are currently zoned to allow by-right residential development, allowing their use in the current Housing Element.
- Each identified site is adjacent to developed land and/or is the subject of a proposed housing development project.
- Based on the review of the documentation outlined in this Chapter, each site has sufficient utility supply available and is accessible to support housing development.
- Environmental constraints are factored into the Sites Inventory; however, most sites are not impacted by any environmental constraints. The City did receive a public comment expressing concern over Sites 55, 89, and 94, as they are located near an electrical transmission line. However, the electrical transmission line is not a concern, as the City has considered it during its planning. (See Chapter 3, Section 3.22 of this Housing Element for more information on environmental constraints.)
- Sites identified for lower-income capacity, in accordance with State law, have a parcel size of at least 0.5 acres and less than 10 acres and have a zoning designation that permits development density of 30 or more dwelling units per acre, the City's default lower-income density pursuant to California Government Code, Section 65583.2.



Figure 7-2. Sites Inventory Maps



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
1	143-040-103	2800 Mitchell Dr	9.49	P-D	-	100%	254.00				254.00
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135.00	11.00			124.00
3	178-230-028	1556 Mt Diablo Blvd	0.80	P-R	49.78	100%	42.00				42.00
	178-230-029	1532 Mt Diablo Blvd		P-R							
4	178-290-008	1665 Carmel Dr	0.27	M-1	43.56	100%	8.00				8.00
5	178-160-028	1380 North California	0.68	P-R	49.78	100%	95.00				95.00
6	178-402-003	699 Ygnacio Valley Rd	0.91	MU-C	49.78	100%	93.00	68.00	24.00		1.00
7	148-180-055	1250 Las Juntas Way	2.09	M-3	14.52	100%	42.00		22.00	20.00	
	148-180-056			M-3							
	148-180-057			M-3							
	148-180-058			M-3							
	148-180-059			M-3							
	148-180-060			M-3							
8	172-130-015	1394 Walden Rd	0.46	M-2.5	17.42	100%	6.00				6.00
	172-130-016			M-2.5							
9	178-140-001	1501 N California Blvd	0.42	MU-D	58.10	100%	27.00				27.00
	178-140-006			MU-D							
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358.00				358.00
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	288.00				288.00
12	178-261-033	1487, 1493, 1500 Carmel Dr	0.16	P-D	-	100%	11.00				11.00
13	178-261-002	1229 Lincoln Ave	0.18	M-1	43.56	100%	3.00				3.00
14	145-042-012	1835 Weaver Lane	1.96	P-D	4.40	100%	7.00				7.00
15	178-010-036	1524 Oakland Blvd	0.29	P-D	29.04	100%	4.00				4.00
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
17	182-010-022	50 Garron Ct	2.24	R-20	2.20	100%	3.00				3.00
	182-010-031			R-20							
18	174-150-044	2211 N Main St	0.45	MU-PD	40.00	100%	52.00				52.00

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

							Units				
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Total Net Units	Very Low	Low	Mod.	Above Mod.
19	173-172-021	1072 Ygnacio Valley Rd	0.34	M-2	21.78	100%	4.00				4.00
20	178-010-006	Oakland Blvd	0.48	M-0.75	58.08	100%	27.00				27.00
21	178-290-001	1224 Lincoln Ave	0.93	M-1	43.56	100%	34.00				34.00
	178-290-002	1611 Carmel Dr		M-1	43.56						
	178-290-003	1615 Carmel Dr		M-1	43.56						
	178-290-004	1617 Carmel Dr		M-1	43.56						
	178-290-005	1619 Carmel Dr		M-1	43.56						
	178-290-006			M-1	43.56						
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12.00			12.00	
23	180-210-034	1081 Scots Ln	0.59	R-15	2.90	100%	1.00				1.00
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1.00				1.00
25	183-270-006	15 Holcomb Ct	0.55	M-2	21.78	100%	11.00				11.00
26	184-402-004	132 Lancaster Rd	0.50	R-8	5.40	100%	2.00				2.00
27	171-100-040	1690 2nd Ave	0.38	R-8	5.40	100%	2.00				2.00
28	174-021-009	186 Wootten Dr	0.57	R-8	5.40	100%	1.00				1.00
29	139-025-021	1032 Millbrook Ct	0.43	R-10	4.40	100%	1.00				1.00
30	179-100-011	Hacienda Dr	0.32	R-10	4.40	100%	1.00				1.00
31	180-020-008	1860 San Miguel Dr	0.74	M-3	14.52	100%	10.00				10.00
	180-020-009	1862 San Miguel Dr		M-3	14.52	100%					
32	173-030-033	2123 Walnut Blvd	0.56	R-20	2.20	100%	1.00				1.00
33	174-210-043	2109 Overlook Dr	0.20	M-3	14.52	100%	2.00				2.00
34	184-370-034	1611 Orchard Ln	0.56	R-20	2.20	100%	1.00				1.00
35	172-130-014	1388 Walden Rd	0.28	M-2.5	17.42	100%	3.00				3.00
36	172-130-053	1380 Walden Rd	0.39	M-2.5	17.42	100%	5.00				5.00
37	172-130-054	1374 Walden Rd	0.53	M-2.5	17.42	100%	8.00				8.00
38	172-130-017	1408 Walden Rd	0.52	M-2.5	17.42	100%	8.00			2.00	6.00
39	172-130-018	81 Shady Ln	0.27	M-2.5	17.42	100%	3.00			1.00	2.00
40	172-130-019	71 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
41	172-130-020	61 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
42	172-130-021	51 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
43	172-130-049	1424 Walden Rd	0.36	M-2.5	17.42	100%	5.00			1.00	4.00
44	172-130-069	1412 Walden Rd	0.47	M-2.5	17.42	100%	7.00			2.00	5.00
45	174-140-014	1620 Riviera Avenue	0.54	MU-PD	40.00	100%	19.00			19.00	
	174-140-015	1630 Riviera Avenue		MU-PD	40.00	100%					
	174-140-016	1638 Riviera Avenue		MU-PD	40.00	100%					
46	174-140-018	1700 Riviera Avenue	0.30	MU-PD	40.00	100%	7.00			7.00	
47	174-150-009	2221 N Main Street	2.10	MU-PD	40.00	100%	83.00	53.00	30.00		
	174-150-010	2225 N Main Street		MU-PD	40.00	100%					
	174-150-013	2255 N Main Street		MU-PD	40.00	100%					
	174-150-014	2263 N Main Street		MU-PD	40.00	100%					
	174-150-041	Adjacent to 2241 N Main Street		MU-PD	40.00	100%					
	174-150-046	2235 N Main Street		MU-PD	40.00	100%					
	174-150-047	2241 N Main Street		MU-PD	40.00	100%					
	174-150-052	2295 N Main Street		MU-PD	40.00	100%					
	174-150-073	2329 N Main Street		MU-PD	40.00	100%					
48	178-020-006	2082-2084 Mt. Diablo Blvd	3.41	MU-C	58.08	95%	188.00	119.00	69.00		
	178-020-009	2074-2076 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-020-011	2086-2094 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-020-002	1220 Oakland Blvd		MU-C	58.08	95%					
	178-020-008	2098 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-030-006	2044-2066 Mt. Diablo Blvd		MU-C	58.08	95%					
49	178-030-003	2042 Mt. Diablo Blvd	1.60	MU-C	58.08	95%	88.00	55.00	33.00		
	178-030-004	2008-2040 Mt. Diablo Blvd		MU-C	58.08	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
50	178-040-018	1832 Sharp Ave	4.45	M-0.75	58.08	100%	223.00	60.00	35.00	128.00	
	178-040-019	1842 Sharp Ave		M-0.75	58.08	100%					
	178-040-020	1852 Sharp Ave		M-0.75	58.08	100%					
	178-040-021	1860 Sharp Ave		M-0.75	58.08	100%					
	178-040-022	1914 Sharp Ave		M-0.75	58.08	100%					
	178-040-023	1920 Sharp Ave		M-0.75	58.08	100%					
	178-040-024	1928 Sharp Ave		M-0.75	58.08	100%					
	178-040-025	Sharp Ave (no address)		M-0.75	58.08	100%					
	178-040-062	1925 Sharp Ave		M-0.75	58.08	100%					
	178-040-027	1919 Sharp Ave		M-1	43.56	100%					
	178-040-028	1909-1911 Sharp Ave		M-1	43.56	100%					
	178-040-029	1859 Sharp Ave		M-0.75	58.08	100%					
	178-040-030	1825 Sharp Ave		M-0.75	58.08	100%					
	178-040-031	1809 Sharp Ave		M-1	43.56	100%					
	178-040-032	1801-1805 Sharp Ave		M-1	43.56	100%					
	178-040-063	1921 Sharp Ave		M-1	43.56	100%					
	178-030-005	1960 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-036	1948-1950 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-037	1952-1954 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-066	1936-1946 Mt. Diablo Blvd.		MU-C	58.08	95%					
51	178-080-030	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	26.00	16.00	10.00		
52	178-080-075	1801 Lacassie Ave	5.20	M-0.75	58.08	100%	26.00	16.00	10.00		
53	178-040-060	1920-1930 Mt. Diablo Blvd.	1.68	MU-C	58.08	95%	92.00			92.00	
	178-040-079	1902 Mt. Diablo Blvd.		MU-C	58.08	95%					
54	178-411-011	Arroyo Way	1.45	MU-R	102.49	100%	148.00	93.00	55.00		
	178-411-013	1410 Arroyo Way		MU-R	102.49	100%					
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34.00				34.00
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219.00				219.00
57	183-260-027	1275 Newell Ave	5.25	M-1.5	29.04	100%	152.00	-		152.00	

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
58	184-041-047	2005 Mt. Diablo Blvd	1.08	MU-C	58.08	95%	58.00			58.00	
	184-041-002	1111 Alpine Ave		MU-C	58.08	95%					
	184-041-003	1119 Alpine Ave		MU-C	58.08	95%					
	184-041-004	1147 Alpine Ave		MU-D	58.10	95%					
	184-041-005	1149 Alpine Ave		MU-D	58.10	95%					
	184-041-006	1155 Alpine Ave		MU-D	58.10	95%					
	184-041-007	1161 Alpine Ave		MU-D	58.10	95%					
59	184-041-016	Mt Diablo Blvd	1.93	MU-D	58.10	95%	42.00	42.00			
60	184-041-019	2027 Mt. Diablo Blvd	0.41	MU-C	58.08	95%	22.00			22.00	
	184-041-020	2021 Mt. Diablo Blvd		MU-C	58.08	95%					
61	184-050-010	1919 Mt. Diablo Blvd	2.44	MU-C	58.08	95%	134.00	85.00	49.00		
	184-050-011	1909 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-012			MU-C	58.08	95%					
	184-050-013	1889 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-014			MU-C	58.08	95%					
	184-050-015	1849 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-016	1829 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-062	1929 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-068	1160 Alpine Ave		MU-D	58.10	95%					
	184-050-069	1148-1152 Alpine Ave		MU-D	58.10	95%					
62	184-050-058	1815 Mt. Diablo Blvd	2.15	MU-C	58.08	95%	118.00	74.00	44.00		
	184-050-059	1813 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-060	1821 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-065	1101-1105 S. California Blvd		MU-C	58.08	95%					
63	184-050-066	1123 S. California Blvd	3.60	MU-C	58.08	95%	198.00	198.00			
64	184-050-063	1870 Olympic Blvd	1.64	MU-D	58.10	95%	77.00	23.00		54.00	
	184-050-070	1900 Olympic Blvd		MU-D	58.10	95%					
	184-050-002	1248 Alpine Rd		MU-D	58.10	95%					
	184-050-003	1238 Alpine Rd		MU-D	58.10	95%					
	184-050-004	1208 Alpine Rd		MU-D	58.10	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
65	184-070-011	1295 S. Main St	3.01	MU-C	58.08	95%	83.00	52.00	31.00		
66	184-070-016	1550 Newell Ave	1.80	MU-C	58.08	95%	49.00	31.00	18.00		
	184-070-017	1536 Newell Ave		MU-C	58.08	95%					
67	184-070-023	1531-1599 Botelho Dr, 1320-1330 S. California Blvd	2.56	MU-C	58.08	95%	84.00	53.00	31.00		
68	184-070-024	1372-1388 S. California Blvd	2.15	MU-C	58.08	95%	59.00	37.00	22.00		
69	184-080-018	1355 S. California Blvd	4.00	MU-C	58.08	95%	220.00	139.00	81.00		
	184-080-019	1387 S California Blvd		MU-C	58.08	95%					
	184-080-020	1375 S. California Blvd, 1387 S. California Blvd		MU-C	58.08	95%					
	184-080-023	1313 S. California Blvd		MU-C	58.08	95%					
	184-080-032	1301 S. California Blvd, 1601 Botelho Dr, 1661-1667 Botelho Dr		MU-C	58.08	95%					
	184-080-034	1651 Botelho Dr		MU-C	58.08	95%					
	184-080-035	1661-1667 Botelho Dr		MU-C	58.08	95%					
	184-080-036	130 Petticoat Ln		MU-C	58.08	95%					
70	178-210-007	1766 Locust St	2.79	MU-C	49.78	95%	131.00			131.00	
	178-210-008	1551 Lacassie Ave		MU-C	49.78	95%					
	178-210-010	1785 N Main St		MU-C	49.78	95%					
	178-210-012	1707 N Main St		MU-C	49.78	95%					
71	178-320-006	1735 N Broadway	1.61	MU-C	49.78	95%	147.00	94.00	53.00		
	178-320-007	1743 N Broadway		MU-C	49.78	95%					
	178-320-012	1413 Carlback Ave		MU-R	102.49	100%					
	178-320-020	1799 N Broadway		MU-R	102.49	100%					
72	178-330-001	Arroyo Way	1.99	MU-R	102.49	100%	253.00	165.00	87.00		1.00
	178-330-004	East of Main St & Arroyo Way		MU-R	102.49	100%					
	178-330-007	1890 N Main St		MU-R	102.49	100%					
73	178-340-002	1375 Arroyo Way	0.50	MU-R	102.49	100%	51.00	33.00	18.00		
	178-340-017	1800 Broadway		MU-R	102.49	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
74	178-411-007	577-581 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22.00			22.00	
	178-411-008	587 Ygnacio Valley Rd		MU-C	49.78	95%					
	178-411-009	1991 N Broadway		MU-C	49.78	95%					
75	178-412-010	N Broadway	1.63	MU-C	49.78	100%	140.00	12.00	-	-	128.00
	178-412-011	1910 N Broadway		MU-C	49.78	95%					
	178-412-012	Southeast of Ygnacio Valley Rd & Broadway		MU-C	49.78	95%					
76	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36.00				36.00
	178-550-001			MU-R	102.49	95%					
	178-550-002			MU-R	102.49	95%					
	178-550-003			MU-R	102.49	95%					
	178-550-004			MU-R	102.49	95%					
	178-550-005			MU-R	102.49	95%					
	178-550-006			MU-R	102.49	95%					
	178-550-007			MU-R	102.49	95%					
	178-550-008			MU-R	102.49	95%					
	178-550-009			MU-R	102.49	95%					
	178-550-010			MU-R	102.49	95%					
	178-550-011			MU-R	102.49	95%					
	178-550-012			MU-R	102.49	95%					
77	174-220-002	1756 Lacassie Ave	1.97	MU-D	58.10	95%	108.00	69.00	39.00		
	174-220-033	1801 N California Blvd		MU-D	58.10	95%					
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd		MU-D	58.10	95%					
	174-220-039	245 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-041	265 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-043	255 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-045	1766 Lacassie Ave		MU-D	58.10	95%					
78	177-260-023	1443-1515 Oakland Blvd	0.76	MU-D	58.10	95%	42.00	26.00	16.00		
79	177-280-014	1415 Oakland Blvd	0.69	MU-D	58.10	95%	38.00	24.00	14.00		

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
80	177-280-018	1407 Oakland Blvd	0.95	MU-D	58.10	95%	52.00	33.00	19.00		
	177-280-017	1371 Oakland Blvd		MU-D	58.10	95%					
81	178-010-015	1420 Oakland Blvd	0.14	M-1.5	29.04	100%	2.00			2.00	
82	178-010-016	1428 Oakland Blvd	0.23	M-1.5	29.04	100%	4.00			4.00	
83	178-010-028	1973-1977 Dora Ave	0.17	M-1.5	29.04	100%	3.00			3.00	
84	178-010-020	1502 Oakland Blvd	0.09	M-1.5	29.04	100%	1.00			1.00	
85	178-040-001	1806 Bonanza St	0.28	MU-D	58.10	95%	14.00			6.00	8.00
86	178-071-002	1944 Trinity Ave	0.16	M-0.75	58.08	100%	8.00			8.00	
87	178-072-006	1963 Trinity Ave	0.27	M-0.75	58.08	100%	8.00				8.00
88	178-072-009	Trinity Ave	1.10	M-0.75	58.08	100%	63.00	39.00	24.00		
89	178-080-007	1755 Cole Ave	0.20	M-0.75	58.08	100%	8.00			8.00	
90	178-080-038	10 Lacassie Ct	0.41	M-0.75	58.08	100%	21.00			21.00	
	178-080-022	20 Lacassie Ct		M-0.75	58.08	100%					
	178-080-023	30 Lacassie Ct		M-0.75	58.08	100%					
91	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18.00			18.00	
	178-080-025	21 Lacassie Ct		M-0.75	58.08	100%					
	178-080-026	1745 Lacassie Ave		M-0.75	58.08	100%					
92	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12.00			12.00	
93	178-080-072	1777 N California Blvd	1.27	MU-D	58.10	95%	69.00	44.00	25.00		
	178-080-073	1777 N California Blvd		MU-D	58.10	95%					
94	178-130-017	1711 Almond Ave	0.38	MU-D	58.10	95%	18.00			18.00	
	178-130-022	1716 Stow Ave		MU-D	58.10	95%					
95	178-140-004	1721 Stow Ave	0.21	MU-D	58.10	95%	10.00				10.00
	178-140-007	Southwest corner of Stow Ave & California Blvd		MU-D	58.10	95%					
96	173-110-018	1222-1250 Pine St	1.33	MU-C	49.78	95%	62.00	40.00	22.00		
97	173-110-023	1201-1299 Parkside Dr	3.39	MU-C	49.78	95%	157.00		20.00		137.00
	173-110-024	Southwest corner of Parkside Dr & Civic Dr		P-D	49.78	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
98	174-172-012	2101 N Main St	0.56	MU-C	49.78	95%	26.00	17.00	9.00		
99	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60.00				60.00
100	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11.00				11.00
101	178-351-016	1700 N Broadway	0.72	MU-C	49.78	95%	34.00			34.00	
102	178-351-018	1756-1790 N Broadway	0.60	MU-R	102.49	100%	61.00				61.00
103	178-352-020	1251 Arroyo Way	0.62	MU-C	49.78	95%	29.00	19.00	10.00		
104	178-352-022	1267 Arroyo Way	0.50	MU-R	102.49	100%	51.00				51.00
105	178-402-004	1150 Civic Dr	0.77	MU-C	49.78	95%	36.00	23.00	13.00		
	178-412-005	Northwest of Arroyo Way & Civic Dr		MU-C	49.78	95%					
106	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72.00			54.00	18.00
	178-412-003	635 Ygnacio Valley Rd		MU-C	49.78	95%					
107	178-412-013	605 Ygnacio Valley Rd	0.55	MU-C	49.78	95%	26.00			7.00	19.00
108	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41.00				41.00
109	171-150-001	2641-2643 Larkey Ln	4.06	P-D	4.40	100%	6.00				6.00
	171-150-007	Northeast corner of Conejo Way and San Luis Rd		P-D	4.40	100%					
110	173-042-019	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.76	R-20	2.20	100%	3.00				3.00
111	147-271-003	Bancroft Rd	1.39	R-10	4.40	100%	5.00				5.00
	147-271-010	Bancroft Rd		R-10	4.40	100%					
112	145-151-020	730 Minert Rd	1.32	R-10	4.40	100%	15.00				15.00
	145-151-021	Southwest of Minert Rd and Arkell Rd		R-10	4.40	100%					
113	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6.00				6.00
114	178-290-018	1654 Carmel Dr	0.34	M-1	43.56	100%	10.00				10.00
	178-290-019	1632 Carmel Dr		M-1	43.56	100%					
115	171-032-036	SE of Geary Rd & Coralie Dr	0.39	R-8	5.40	100%	2.00				2.00
116	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3.00				3.00
117	186-030-054	2100 Tice Valley Blvd	3.84	P-D	-	100%	6.00	6.00			

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

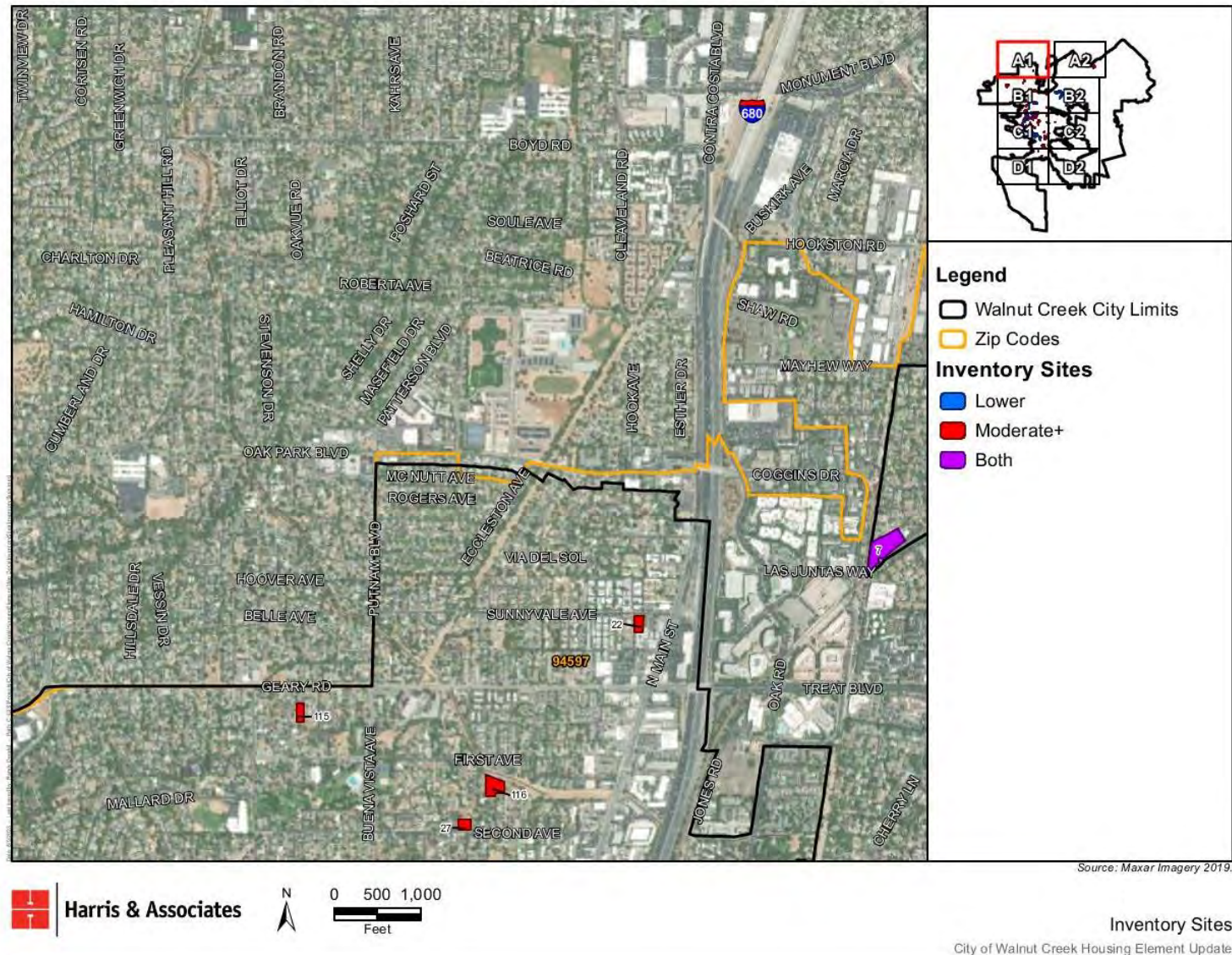
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
118	184-092-034	1271 S California Blvd	1.32	C-R	49.78	100%	94.00		11.00		83.00
119	174-050-013	2318 San Juan Ave	1.18	D-3	14.50	100%	12.00				12.00
	174-050-014	2314 San Juan Ave		D-3	14.50	100%					
120	184-050-005	1204 Alpine Rd	1.82	MU-D	58.10	95%	39.00				39.00
	184-050-027	1148-1152 Alpine Rd		MU-D	58.10	95%					
121	144-082-004	Heather Dr	14.34	P-D	-	100%	138.00	20.00	118.00		-
	144-082-006	Kinross Dr		P-D	-	100%					
	144-082-011	Marchbanks Dr		P-D	-	100%					
122	140-230-004	200 La Casa Via	2.95	P-D	-	100%	2.00	2.00			-
123	183-030-005	1426 S Main St	0.51	C-R	Det. by CUP, except in specific plan area where applicable*	100%	9.00	1.00			8.00
124	183-030-029	1459-1479 Newell Ave	0.92	C-R	Det. by CUP, except in specific plan area where applicable*	100%	27.00	5.00	22.00		-
125	184-042-014	2079 Mt Diablo Blvd	0.58	O-C	Det. by CUP, except in specific plan area where applicable*	95%	32.00	7.00	25.00		-
126	179-060-036	154 Sierra Dr	1.42	P-D	-	100%	36.00	33.00	3.00		
127	183-030-001	S Main St	0.61	C-R	Det. by CUP, except in specific plan area where applicable*	100%	21.00	21.00			-
	183-030-002	1448 S Main St		C-R	Det. by CUP, except in specific plan area where applicable*	100%					



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-3. Sites Inventory Maps (Area A1)



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-21. Inventory Sites (Area A1)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
7	148-180-055	1250 Las Juntas Way	2.09	M-3	14.52	100%	42.00		22.00	20.00	
	148-180-056			M-3							
	148-180-057			M-3							
	148-180-058			M-3							
	148-180-059			M-3							
	148-180-060			M-3							
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12.00			12.00	
27	171-100-040	1690 2nd Ave	0.38	R-8	5.40	100%	2.00				2.00
115	171-032-036	SE of Geary Rd & Coralie Dr	0.39	R-8	5.40	100%	2.00				2.00
116	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3.00				3.00



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-4. Sites Inventory Maps (Area A2)



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-22. Inventory Sites (Area A2)**

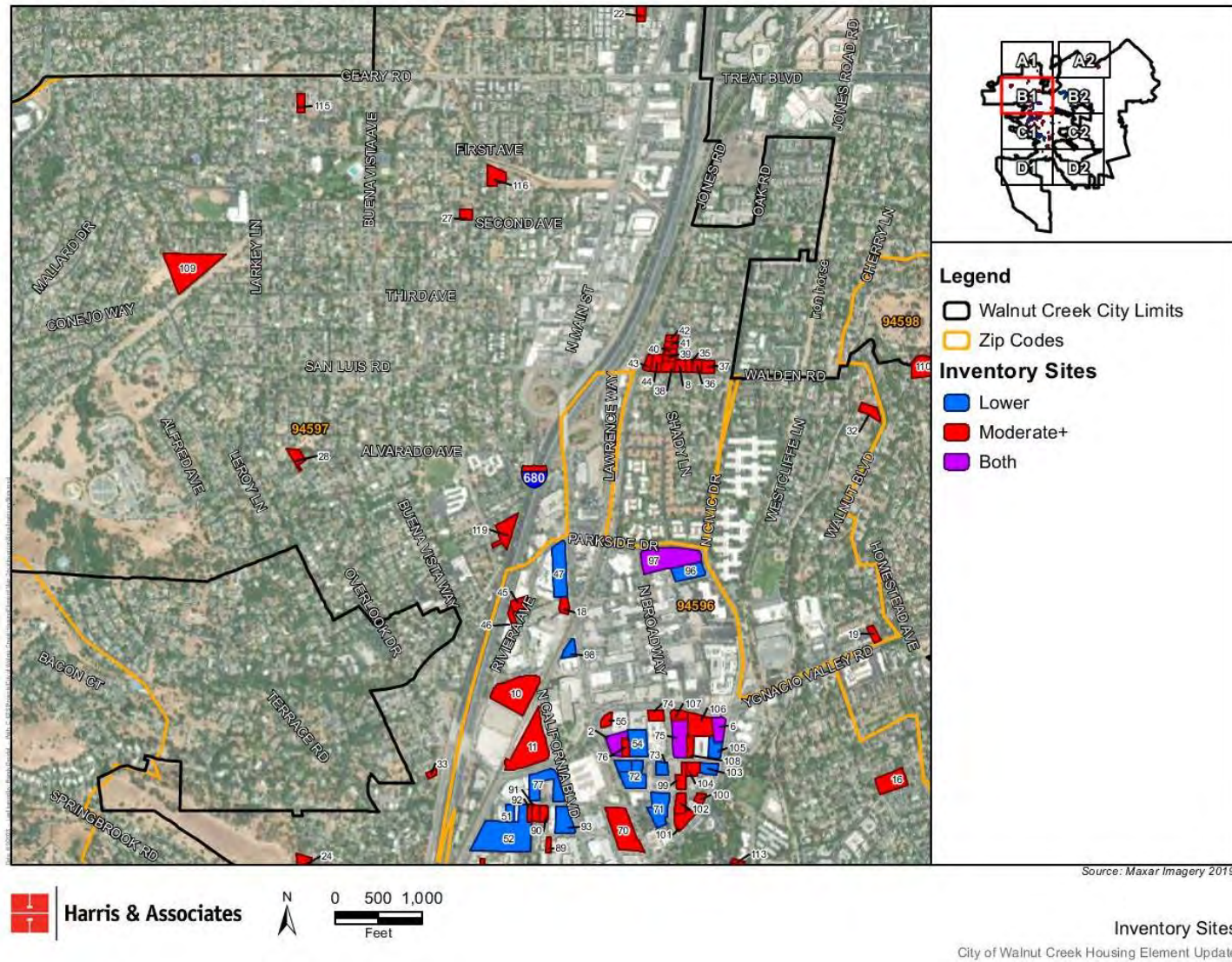
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
1	143-040-103	2800 Mitchell Dr	9.49	P-D	-	100%	254.00				254.00
14	145-042-012	1835 Weaver Lane	1.96	P-D	4.40	100%	7.00				7.00
111	147-271-003	Bancroft Rd	1.39	R-10	4.40	100%	5.00				5.00
	147-271-010	Bancroft Rd		R-10	4.40	100%					
112	145-151-020	730 Minert Rd	1.32	R-10	4.40	100%	15.00				15.00
	145-151-021	Southwest of Minert Rd and Arkell Rd		R-10	4.40	100%					



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-5. Sites Inventory Maps (Area B1)



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-23. Inventory Sites (Area B1)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135.00	11.00			124.00
6	178-402-003	699 Ygnacio Valley Rd	0.91	MU-C	49.78	100%	93.00	68.00	24.00		1.00
8	172-130-015	1394 Walden Rd	0.46	M-2.5	17.42	100%	6.00				6.00
	172-130-016			M-2.5							
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358.00				358.00
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	288.00				288.00
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
18	174-150-044	2211 N Main St	0.45	MU-PD	40.00	100%	52.00				52.00
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12.00			12.00	
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1.00				1.00
27	171-100-040	1690 2nd Ave	0.38	R-8	5.40	100%	2.00				2.00
28	174-021-009	186 Wootten Dr	0.57	R-8	5.40	100%	1.00				1.00
35	172-130-014	1388 Walden Rd	0.28	M-2.5	17.42	100%	3.00				3.00
36	172-130-053	1380 Walden Rd	0.39	M-2.5	17.42	100%	5.00				5.00
37	172-130-054	1374 Walden Rd	0.53	M-2.5	17.42	100%	8.00				8.00
38	172-130-017	1408 Walden Rd	0.52	M-2.5	17.42	100%	8.00			2.00	6.00
39	172-130-018	81 Shady Ln	0.27	M-2.5	17.42	100%	3.00			1.00	2.00
40	172-130-019	71 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
41	172-130-020	61 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
42	172-130-021	51 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
43	172-130-049	1424 Walden Rd	0.36	M-2.5	17.42	100%	5.00			1.00	4.00
44	172-130-069	1412 Walden Rd	0.47	M-2.5	17.42	100%	7.00			2.00	5.00
45	174-140-014	1620 Riviera Avenue	0.54	MU-PD	40.00	100%	19.00			19.00	
	174-140-015	1630 Riviera Avenue		MU-PD	40.00	100%					
	174-140-016	1638 Riviera Avenue		MU-PD	40.00	100%					
46	174-140-018	1700 Riviera Avenue	0.30	MU-PD	40.00	100%	7.00			7.00	
47	174-150-009	2221 N Main Street	2.10	MU-PD	40.00	100%	83.00	53.00	30.00		
	174-150-010	2225 N Main Street		MU-PD	40.00	100%					
	174-150-013	2255 N Main Street		MU-PD	40.00	100%					
	174-150-014	2263 N Main Street		MU-PD	40.00	100%					
	174-150-041	Adjacent to 2241 N Main Street		MU-PD	40.00	100%					
	174-150-046	2235 N Main Street		MU-PD	40.00	100%					
	174-150-047	2241 N Main Street		MU-PD	40.00	100%					
	174-150-052	2295 N Main Street		MU-PD	40.00	100%					
	174-150-073	2329 N Main Street		MU-PD	40.00	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Table 7-23. Inventory Sites (Area B1) (Continued)

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
51	178-080-030	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	26.00	16.00	10.00		
52	178-080-075	1801 Lacassie Ave	5.20	M-0.75	58.08	100%	26.00	16.00	10.00		
54	178-411-011	Arroyo Way	1.45	MU-R	102.49	100%	148.00	93.00	55.00		
	178-411-013	1410 Arroyo Way		MU-R	102.49	100%					
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34.00				34.00
70	178-210-007	1766 Locust St	2.79	MU-C	49.78	95%	131.00			131.00	
	178-210-008	1551 Lacassie Ave		MU-C	49.78	95%					
	178-210-010	1785 N Main St		MU-C	49.78	95%					
	178-210-012	1707 N Main St		MU-C	49.78	95%					
71	178-320-006	1735 N Broadway	1.61	MU-C	49.78	95%	147.00	94.00	53.00		
	178-320-007	1743 N Broadway		MU-C	49.78	95%					
	178-320-012	1413 Carlback Ave		MU-R	102.49	100%					
	178-320-020	1799 N Broadway		MU-R	102.49	100%					
72	178-330-001	Arroyo Way	1.99	MU-R	102.49	100%	253.00	165.00	87.00		1.00
	178-330-004	East of Main St & Arroyo Way		MU-R	102.49	100%					
	178-330-007	1890 N Main St		MU-R	102.49	100%					
73	178-340-002	1375 Arroyo Way	0.50	MU-R	102.49	100%	51.00	33.00	18.00		
	178-340-017	1800 Broadway		MU-R	102.49	100%					
74	178-411-007	577-581 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22.00			22.00	
	178-411-008	587 Ygnacio Valley Rd		MU-C	49.78	95%					
	178-411-009	1991 N Broadway		MU-C	49.78	95%					
75	178-412-010	N Broadway	1.63	MU-C	49.78	100%	140.00	12.00	-	-	128.00
	178-412-011	1910 N Broadway		MU-C	49.78	95%					
	178-412-012	Southeast of Ygnacio Valley Rd & Broadway		MU-C	49.78	95%					
76	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36.00				36.00
	178-550-001			MU-R	102.49	95%					
	178-550-002			MU-R	102.49	95%					
	178-550-003			MU-R	102.49	95%					
	178-550-004			MU-R	102.49	95%					
	178-550-005			MU-R	102.49	95%					
	178-550-006			MU-R	102.49	95%					
	178-550-007			MU-R	102.49	95%					
	178-550-008			MU-R	102.49	95%					
	178-550-009			MU-R	102.49	95%					
	178-550-010			MU-R	102.49	95%					
	178-550-011			MU-R	102.49	95%					
	178-550-012			MU-R	102.49	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-23. Inventory Sites (Area B1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
77	174-220-002	1756 Lacassie Ave	1.97	MU-D	58.10	95%	108.00	69.00	39.00		
	174-220-033	1801 N California Blvd		MU-D	58.10	95%					
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd		MU-D	58.10	95%					
	174-220-039	245 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-041	265 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-043	255 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-045	1766 Lacassie Ave		MU-D	58.10	95%					
89	178-080-007	1755 Cole Ave	0.20	M-0.75	58.08	100%	8.00			8.00	
90	178-080-038	10 Lacassie Ct	0.41	M-0.75	58.08	100%	21.00			21.00	
	178-080-022	20 Lacassie Ct		M-0.75	58.08	100%					
	178-080-023	30 Lacassie Ct		M-0.75	58.08	100%					
91	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18.00			18.00	
	178-080-025	21 Lacassie Ct		M-0.75	58.08	100%					
	178-080-026	1745 Lacassie Ave		M-0.75	58.08	100%					
92	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12.00			12.00	
93	178-080-072	1777 N California Blvd	1.27	MU-D	58.10	95%	69.00	44.00	25.00		
	178-080-073	1777 N California Blvd		MU-D	58.10	95%					
96	173-110-018	1222-1250 Pine St	1.33	MU-C	49.78	95%	62.00	40.00	22.00		
97	173-110-023	1201-1299 Parkside Dr	3.39	MU-C	49.78	95%	157.00		20.00		137.00
	173-110-024	Southwest corner of Parkside Dr & Civic Dr		P-D	49.78	100%					
98	174-172-012	2101 N Main St	0.56	MU-C	49.78	95%	26.00	17.00	9.00		
99	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60.00				60.00
100	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11.00				11.00



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

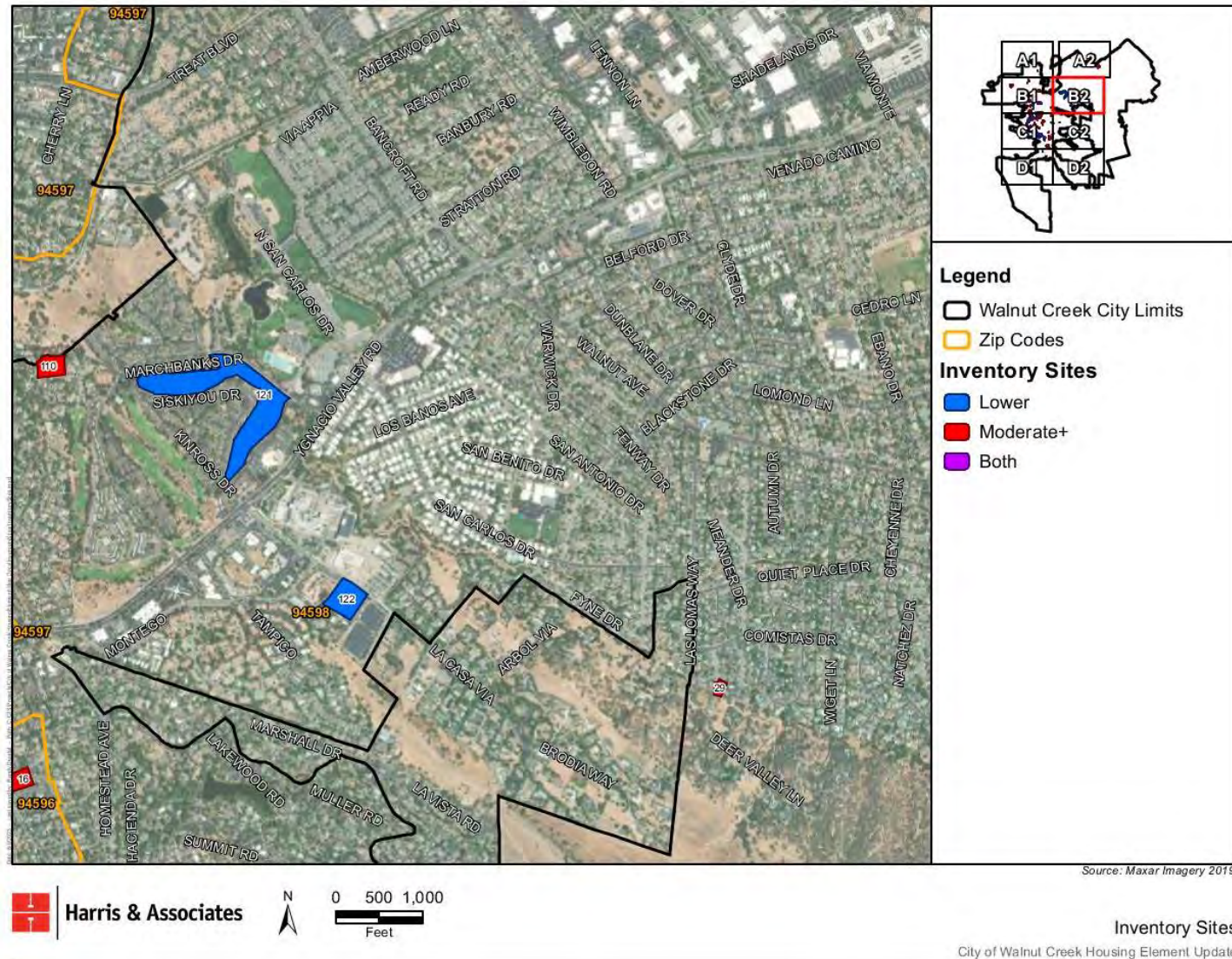
**Table 7-23. Inventory Sites (Area B1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
101	178-351-016	1700 N Broadway	0.72	MU-C	49.78	95%	34.00			34.00	
102	178-351-018	1756-1790 N Broadway	0.60	MU-R	102.49	100%	61.00				61.00
103	178-352-020	1251 Arroyo Way	0.62	MU-C	49.78	95%	29.00	19.00	10.00		
104	178-352-022	1267 Arroyo Way	0.50	MU-R	102.49	100%	51.00				51.00
105	178-402-004	1150 Civic Dr	0.77	MU-C	49.78	95%	36.00	23.00	13.00		
	178-412-005	Northwest of Arroyo Way & Civic Dr		MU-C	49.78	95%					
106	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72.00			54.00	18.00
	178-412-003	635 Ygnacio Valley Rd		MU-C	49.78	95%					
107	178-412-013	605 Ygnacio Valley Rd	0.55	MU-C	49.78	95%	26.00			7.00	19.00
108	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41.00				41.00
109	171-150-001	2641-2643 Larkey Ln	4.06	P-D	4.40	100%	6.00				6.00
	171-150-007	Northeast corner of Conejo Way and San Luis Rd		P-D	4.40	100%					
110	173-042-019	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.76	R-20	2.20	100%	3.00				3.00
113	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6.00				6.00
115	171-032-036	SE of Geary Rd & Coralie Dr	0.39	R-8	5.40	100%	2.00				2.00
116	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3.00				3.00
119	174-050-013	2318 San Juan Ave	1.18	D-3	14.50	100%	12.00				12.00
	174-050-014	2314 San Juan Ave		D-3	14.50	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-6. Sites Inventory Maps (Area B2)



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-24. Inventory Sites (Area B2)**

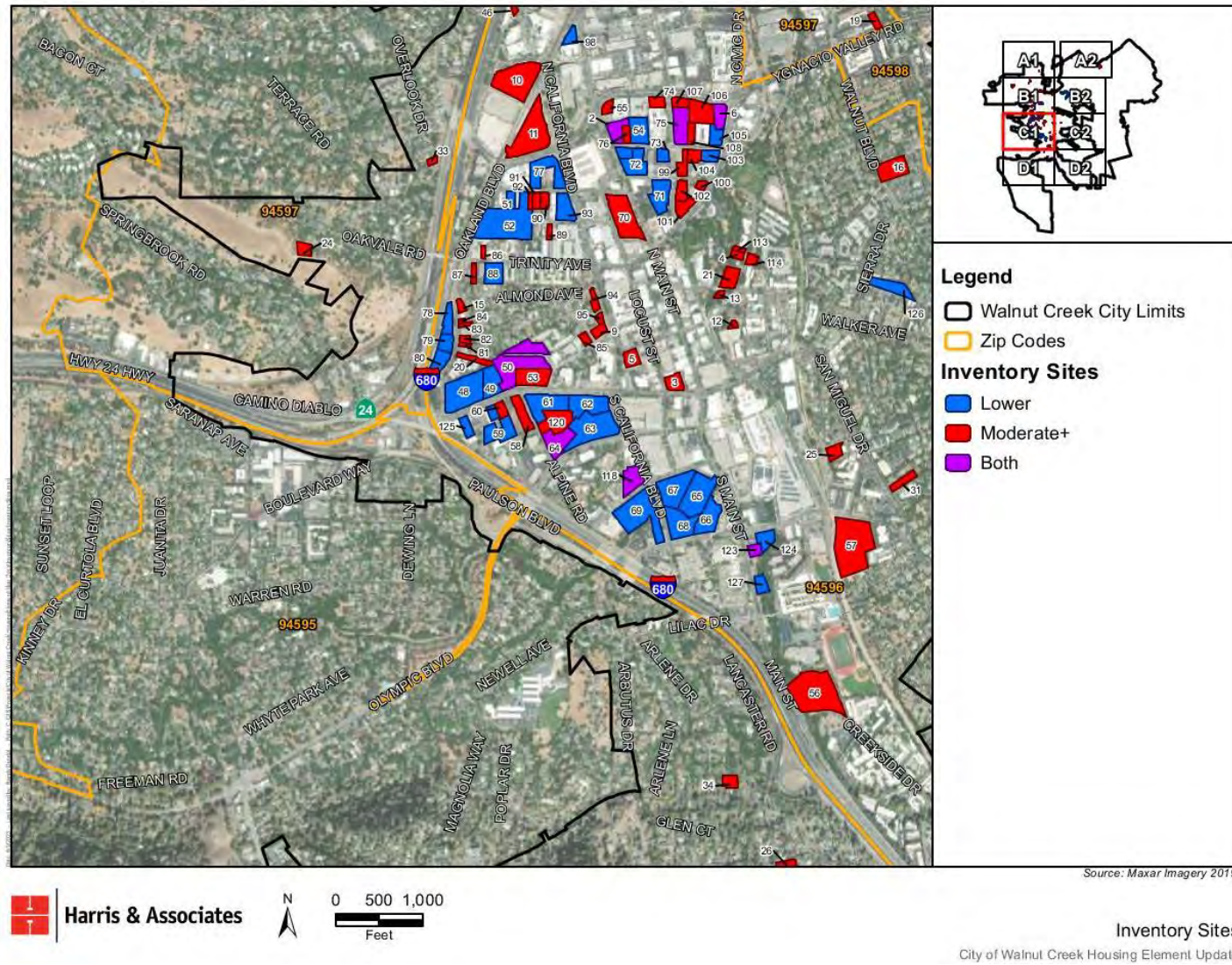
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
110	173-042-019	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.76	R-20	2.20	100%	3.00				3.00
121	144-082-004	Heather Dr	14.34	P-D	-	100%	138.00	20.00	118.00		-
	144-082-006	Kinross Dr		P-D	-	100%					
	144-082-011	Marchbanks Dr		P-D	-	100%					
122	140-230-004	200 La Casa Via	2.95	P-D	-	100%	2.00	2.00			-



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-7. Sites Inventory Maps (Area C1)



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1)**

							Units				
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Total Net Units	Very Low	Low	Mod.	Above Mod.
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135.00	11.00			124.00
3	178-230-028	1556 Mt Diablo Blvd	0.80	P-R	49.78	100%	42.00				42.00
	178-230-029	1532 Mt Diablo Blvd		P-R							
4	178-290-008	1665 Carmel Dr	0.27	M-1	43.56	100%	8.00				8.00
5	178-160-028	1380 North California	0.68	P-R	49.78	100%	95.00				95.00
9	178-140-001	1501 N California Blvd	0.42	MU-D	58.10	100%	27.00				27.00
	178-140-006			MU-D							
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358.00				358.00
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	288.00				288.00
12	178-261-033	1487, 1493, 1500 Carmel Dr	0.16	P-D	-	100%	11.00				11.00
13	178-261-002	1229 Lincoln Ave	0.18	M-1	43.56	100%	3.00				3.00
15	178-010-036	1524 Oakland Blvd	0.29	P-D	29.04	100%	4.00				4.00
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
19	173-172-021	1072 Ygnacio Valley Rd	0.34	M-2	21.78	100%	4.00				4.00
20	178-010-006	Oakland Blvd	0.48	M-0.75	58.08	100%	27.00				27.00
21	178-290-001	1224 Lincoln Ave	0.93	M-1	43.56	100%	34.00				34.00
	178-290-002	1611 Carmel Dr		M-1	43.56						
	178-290-003	1615 Carmel Dr		M-1	43.56						
	178-290-004	1617 Carmel Dr		M-1	43.56						
	178-290-005	1619 Carmel Dr		M-1	43.56						
	178-290-006			M-1	43.56						
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1.00				1.00
25	183-270-006	15 Holcomb Ct	0.55	M-2	21.78	100%	11.00				11.00
26	184-402-004	132 Lancaster Rd	0.50	R-8	5.40	100%	2.00				2.00
31	180-020-008	1860 San Miguel Dr	0.74	M-3	14.52	100%	10.00				10.00
	180-020-009	1862 San Miguel Dr		M-3	14.52	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
33	174-210-043	2109 Overlook Dr	0.20	M-3	14.52	100%	2.00				2.00
34	184-370-034	1611 Orchard Ln	0.56	R-20	2.20	100%	1.00				1.00
46	174-140-018	1700 Riviera Avenue	0.30	MU-PD	40.00	100%	7.00			7.00	
48	178-020-006	2082-2084 Mt. Diablo Blvd	3.41	MU-C	58.08	95%	188.00	119.00	69.00		
	178-020-009	2074-2076 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-020-011	2086-2094 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-020-002	1220 Oakland Blvd		MU-C	58.08	95%					
	178-020-008	2098 Mt Diablo Blvd		MU-C	58.08	95%					
	178-030-006	2044-2066 Mt. Diablo Blvd		MU-C	58.08	95%					
49	178-030-003	2042 Mt. Diablo Blvd	1.60	MU-C	58.08	95%	88.00	55.00	33.00		
	178-030-004	2008-2040 Mt. Diablo Blvd		MU-C	58.08	95%					
50	178-040-018	1832 Sharp Ave	4.45	M-0.75	58.08	100%	223.00	60.00	35.00	128.00	
	178-040-019	1842 Sharp Ave		M-0.75	58.08	100%					
	178-040-020	1852 Sharp Ave		M-0.75	58.08	100%					
	178-040-021	1860 Sharp Ave		M-0.75	58.08	100%					
	178-040-022	1914 Sharp Ave		M-0.75	58.08	100%					
	178-040-023	1920 Sharp Ave		M-0.75	58.08	100%					
	178-040-024	1928 Sharp Ave		M-0.75	58.08	100%					
	178-040-025	Sharp Ave (no address)		M-0.75	58.08	100%					
	178-040-062	1925 Sharp Ave		M-0.75	58.08	100%					
	178-040-027	1919 Sharp Ave		M-1	43.56	100%					
	178-040-028	1909-1911 Sharp Ave		M-1	43.56	100%					
	178-040-029	1859 Sharp Ave		M-0.75	58.08	100%					
	178-040-030	1825 Sharp Ave		M-0.75	58.08	100%					
	178-040-031	1809 Sharp Ave		M-1	43.56	100%					
	178-040-032	1801-1805 Sharp Ave		M-1	43.56	100%					
	178-040-063	1921 Sharp Ave		M-1	43.56	100%					
	178-030-005	1960 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-036	1948-1950 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-037	1952-1954 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-066	1936-1946 Mt. Diablo Blvd.		MU-C	58.08	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

							Units				
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Total Net Units	Very Low	Low	Mod.	Above Mod.
51	178-080-030	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	26.00	16.00	10.00		
52	178-080-075	1801 Lacassie Ave	5.20	M-0.75	58.08	100%	26.00	16.00	10.00		
54	178-411-011	Arroyo Way	1.45	MU-R	102.49	100%	148.00	93.00	55.00		
	178-411-013	1410 Arroyo Way		MU-R	102.49	100%					
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34.00				34.00
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219.00				219.00
57	183-260-027	1275 Newell Ave	5.25	M-1.5	29.04	100%	152.00	-		152.00	
58	184-041-047	2005 Mt. Diablo Blvd	1.08	MU-C	58.08	95%	58.00			58.00	
	184-041-002	1111 Alpine Ave		MU-C	58.08	95%					
	184-041-003	1119 Alpine Ave		MU-C	58.08	95%					
	184-041-004	1147 Alpine Ave		MU-D	58.10	95%					
	184-041-005	1149 Alpine Ave		MU-D	58.10	95%					
	184-041-006	1155 Alpine Ave		MU-D	58.10	95%					
	184-041-007	1161 Alpine Ave		MU-D	58.10	95%					
59	184-041-016	Mt Diablo Blvd	1.93	MU-D	58.10	95%	42.00	42.00			
60	184-041-019	2027 Mt. Diablo Blvd	0.41	MU-C	58.08	95%	22.00			22.00	
	184-041-020	2021 Mt. Diablo Blvd		MU-C	58.08	95%					
61	184-050-010	1919 Mt. Diablo Blvd	2.44	MU-C	58.08	95%	134.00	85.00	49.00		
	184-050-011	1909 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-012			MU-C	58.08	95%					
	184-050-013	1889 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-014			MU-C	58.08	95%					
	184-050-015	1849 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-016	1829 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-062	1929 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-068	1160 Alpine Ave		MU-D	58.10	95%					
	184-050-069	1148-1152 Alpine Ave		MU-D	58.10	95%					
62	184-050-058	1815 Mt. Diablo Blvd	2.15	MU-C	58.08	95%	118.00	74.00	44.00		
	184-050-059	1813 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-060	1821 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-065	1101-1105 S. California Blvd		MU-C	58.08	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
63	184-050-066	1123 S. California Blvd	3.60	MU-C	58.08	95%	198.00	198.00			
64	184-050-063	1870 Olympic Blvd	1.64	MU-D	58.10	95%	77.00	23.00		54.00	
	184-050-070	1900 Olympic Blvd		MU-D	58.10	95%					
	184-050-002	1248 Alpine Rd		MU-D	58.10	95%					
	184-050-003	1238 Alpine Rd		MU-D	58.10	95%					
	184-050-004	1208 Alpine Rd		MU-D	58.10	95%					
65	184-070-011	1295 S. Main St	3.01	MU-C	58.08	95%	83.00	52.00	31.00		
66	184-070-016	1550 Newell Ave	1.80	MU-C	58.08	95%	49.00	31.00	18.00		
	184-070-017	1536 Newell Ave		MU-C	58.08	95%					
67	184-070-023	1531-1599 Botelho Dr, 1320-1330 S. California Blvd	2.56	MU-C	58.08	95%	84.00	53.00	31.00		
68	184-070-024	1372-1388 S. California Blvd	2.15	MU-C	58.08	95%	59.00	37.00	22.00		
69	184-080-018	1355 S. California Blvd	4.00	MU-C	58.08	95%	220.00	139.00	81.00		
	184-080-019	1387 S California Blvd		MU-C	58.08	95%					
	184-080-020	1375 S. California Blvd, 1387 S. California Blvd		MU-C	58.08	95%					
	184-080-023	1313 S. California Blvd		MU-C	58.08	95%					
	184-080-032	1301 S. California Blvd, 1601 Botelho Dr, 1661-1667 Botelho Dr		MU-C	58.08	95%					
	184-080-034	1651 Botelho Dr		MU-C	58.08	95%					
	184-080-035	1661-1667 Botelho Dr		MU-C	58.08	95%					
	184-080-036	130 Petticoat Ln		MU-C	58.08	95%					
70	178-210-007	1766 Locust St	2.79	MU-C	49.78	95%	131.00			131.00	
	178-210-008	1551 Lacassie Ave		MU-C	49.78	95%					
	178-210-010	1785 N Main St		MU-C	49.78	95%					
	178-210-012	1707 N Main St		MU-C	49.78	95%					
71	178-320-006	1735 N Broadway	1.61	MU-C	49.78	95%	147.00	94.00	53.00		
	178-320-007	1743 N Broadway		MU-C	49.78	95%					
	178-320-012	1413 Carlback Ave		MU-R	102.49	100%					
	178-320-020	1799 N Broadway		MU-R	102.49	100%					
72	178-330-001	Arroyo Way	1.99	MU-R	102.49	100%	253.00	165.00	87.00		1.00
	178-330-004	East of Main St & Arroyo Way		MU-R	102.49	100%					
	178-330-007	1890 N Main St		MU-R	102.49	100%					



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
73	178-340-002	1375 Arroyo Way	0.50	MU-R	102.49	100%	51.00	33.00	18.00		
	178-340-017	1800 Broadway		MU-R	102.49	100%					
74	178-411-007	577-581 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22.00			22.00	
	178-411-008	587 Ygnacio Valley Rd		MU-C	49.78	95%					
	178-411-009	1991 N Broadway		MU-C	49.78	95%					
75	178-412-010	N Broadway	1.63	MU-C	49.78	100%	140.00	12.00	-	-	128.00
	178-412-011	1910 N Broadway		MU-C	49.78	95%					
	178-412-012	Southeast of Ygnacio Valley Rd & Broadway		MU-C	49.78	95%					
76	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36.00				36.00
	178-550-001			MU-R	102.49	95%					
	178-550-002			MU-R	102.49	95%					
	178-550-003			MU-R	102.49	95%					
	178-550-004			MU-R	102.49	95%					
	178-550-005			MU-R	102.49	95%					
	178-550-006			MU-R	102.49	95%					
	178-550-007			MU-R	102.49	95%					
	178-550-008			MU-R	102.49	95%					
	178-550-009			MU-R	102.49	95%					
	178-550-010			MU-R	102.49	95%					
	178-550-011			MU-R	102.49	95%					
	178-550-012			MU-R	102.49	95%					
77	174-220-002	1756 Lacassie Ave	1.97	MU-D	58.10	95%	108.00	69.00	39.00		
	174-220-033	1801 N California Blvd		MU-D	58.10	95%					
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd		MU-D	58.10	95%					
	174-220-039	245 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-041	265 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-043	255 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-045	1766 Lacassie Ave		MU-D	58.10	95%					
78	177-260-023	1443-1515 Oakland Blvd	0.76	MU-D	58.10	95%	42.00	26.00	16.00		
79	177-280-014	1415 Oakland Blvd	0.69	MU-D	58.10	95%	38.00	24.00	14.00		

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
80	177-280-018	1407 Oakland Blvd	0.95	MU-D	58.10	95%	52.00	33.00	19.00		
	177-280-017	1371 Oakland Blvd		MU-D	58.10	95%					
81	178-010-015	1420 Oakland Blvd	0.14	M-1.5	29.04	100%	2.00			2.00	
82	178-010-016	1428 Oakland Blvd	0.23	M-1.5	29.04	100%	4.00			4.00	
83	178-010-028	1973-1977 Dora Ave	0.17	M-1.5	29.04	100%	3.00			3.00	
84	178-010-020	1502 Oakland Blvd	0.09	M-1.5	29.04	100%	1.00			1.00	
85	178-040-001	1806 Bonanza St	0.28	MU-D	58.10	95%	14.00			6.00	8.00
86	178-071-002	1944 Trinity Ave	0.16	M-0.75	58.08	100%	8.00			8.00	
87	178-072-006	1963 Trinity Ave	0.27	M-0.75	58.08	100%	8.00				8.00
88	178-072-009	Trinity Ave	1.10	M-0.75	58.08	100%	63.00	39.00	24.00		
89	178-080-007	1755 Cole Ave	0.20	M-0.75	58.08	100%	8.00			8.00	
90	178-080-038	10 Lacassie Ct	0.41	M-0.75	58.08	100%	21.00			21.00	
	178-080-022	20 Lacassie Ct		M-0.75	58.08	100%					
	178-080-023	30 Lacassie Ct		M-0.75	58.08	100%					
91	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18.00			18.00	
	178-080-025	21 Lacassie Ct		M-0.75	58.08	100%					
	178-080-026	1745 Lacassie Ave		M-0.75	58.08	100%					
92	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12.00			12.00	
93	178-080-072	1777 N California Blvd	1.27	MU-D	58.10	95%	69.00	44.00	25.00		
	178-080-073	1777 N California Blvd		MU-D	58.10	95%					
95	178-140-004	1721 Stow Ave	0.21	MU-D	58.10	95%	10.00				10.00
	178-140-007	Southwest corner of Stow Ave & California Blvd		MU-D	58.10	95%					
98	174-172-012	2101 N Main St	0.56	MU-C	49.78	95%	26.00	17.00	9.00		
99	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60.00				60.00
100	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11.00				11.00
101	178-351-016	1700 N Broadway	0.72	MU-C	49.78	95%	34.00			34.00	
102	178-351-018	1756-1790 N Broadway	0.60	MU-R	102.49	100%	61.00				61.00
103	178-352-020	1251 Arroyo Way	0.62	MU-C	49.78	95%	29.00	19.00	10.00		

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

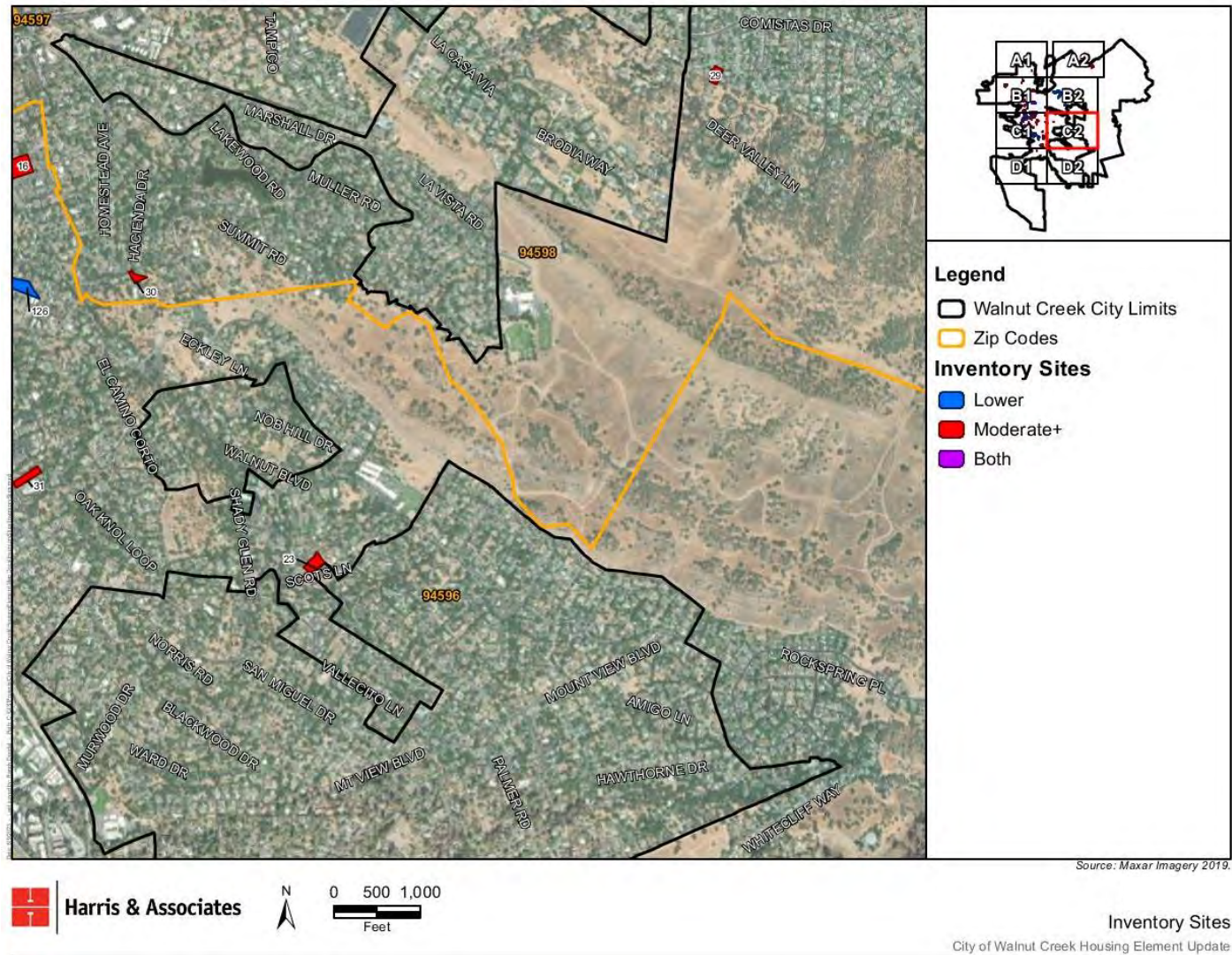
**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
104	178-352-022	1267 Arroyo Way	0.50	MU-R	102.49	100%	51.00				51.00
105	178-402-004	1150 Civic Dr	0.77	MU-C	49.78	95%	36.00	23.00	13.00		
	178-412-005	Northwest of Arroyo Way & Civic Dr		MU-C	49.78	95%					
106	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72.00			54.00	18.00
	178-412-003	635 Ygnacio Valley Rd		MU-C	49.78	95%					
107	178-412-013	605 Ygnacio Valley Rd	0.55	MU-C	49.78	95%	26.00			7.00	19.00
108	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41.00				41.00
113	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6.00				6.00
114	178-290-018	1654 Carmel Dr	0.34	M-1	43.56	100%	10.00				10.00
	178-290-019	1632 Carmel Dr		M-1	43.56	100%					
118	184-092-034	1271 S California Blvd	1.32	C-R	49.78	100%	94.00		11.00		83.00
120	184-050-005	1204 Alpine Rd	1.82	MU-D	58.10	95%	39.00				39.00
	184-050-027	1148-1152 Alpine Rd		MU-D	58.10	95%					
123	183-030-005	1426 S Main St	0.51	C-R	Det. by CUP, except in specific plan area where applicable*	100%	9.00	1.00			8.00
124	183-030-029	1459-1479 Newell Ave	0.92	C-R	Det. by CUP, except in specific plan area where applicable*	100%	27.00	5.00	22.00		-
125	184-042-014	2079 Mt Diablo Blvd	0.58	O-C	Det. by CUP, except in specific plan area where applicable*	95%	32.00	7.00	25.00		-
126	179-060-036	154 Sierra Dr	1.42	P-D	-	100%	36.00	33.00	3.00		
127	183-030-001	S Main St	0.61	C-R	Det. by CUP, except in specific plan area where applicable*	100%	21.00	21.00			-
	183-030-002	1448 S Main St		C-R	Det. by CUP, except in specific plan area where applicable*	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-8. Sites Inventory Maps (Area C2)



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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-26. Inventory Sites (Area C2)**

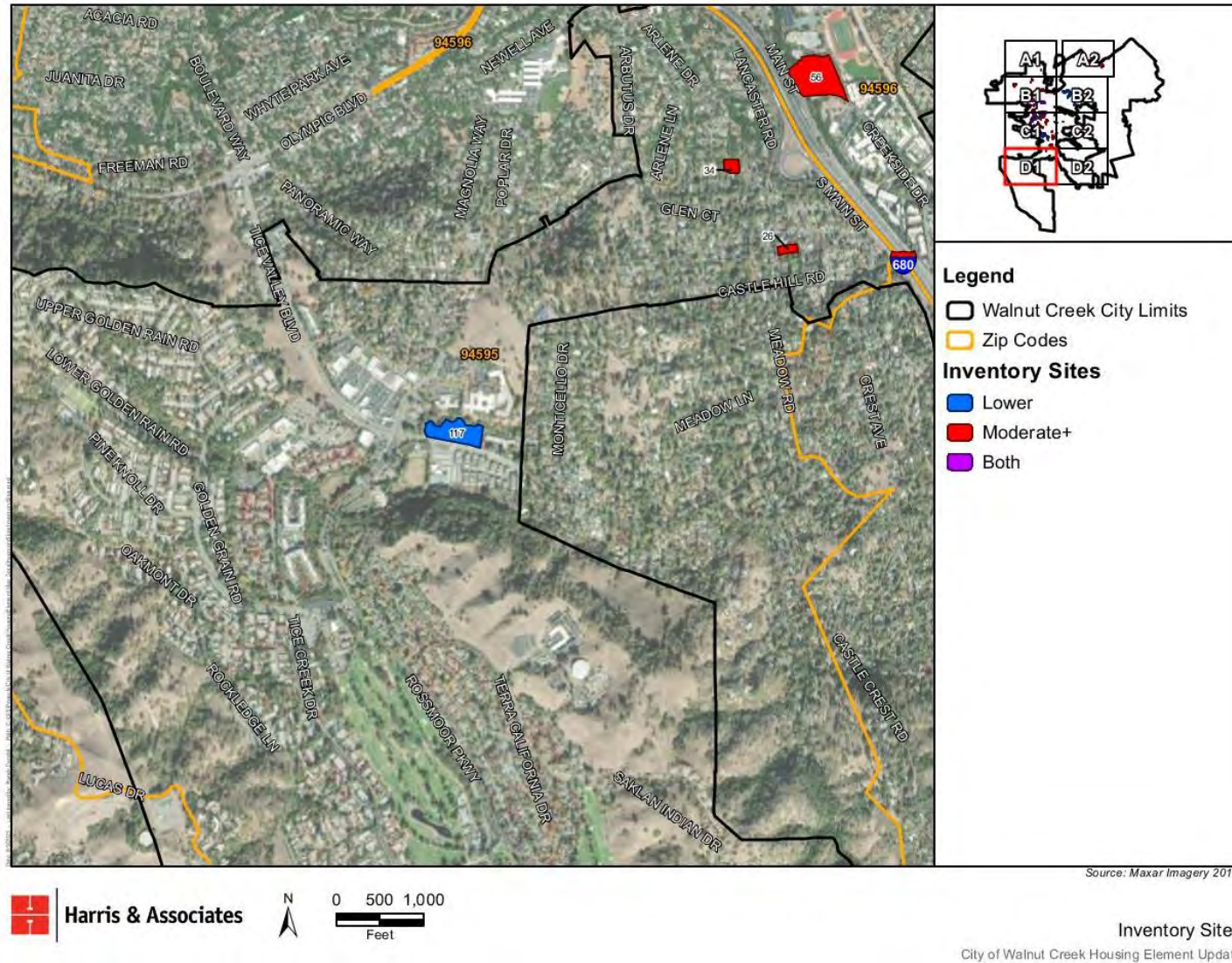
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
23	180-210-034	1081 Scots Ln	0.59	R-15	2.90	100%	1.00				1.00
31	180-020-008	1860 San Miguel Dr	0.74	M-3	14.52	100%	10.00				10.00
	180-020-009	1862 San Miguel Dr		M-3	14.52	100%					
126	179-060-036	154 Sierra Dr	1.42	P-D	-	100%	36.00	33.00	3.00		



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-9. Sites Inventory Maps (Area D1)



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-27. Inventory Sites (Area D1)**

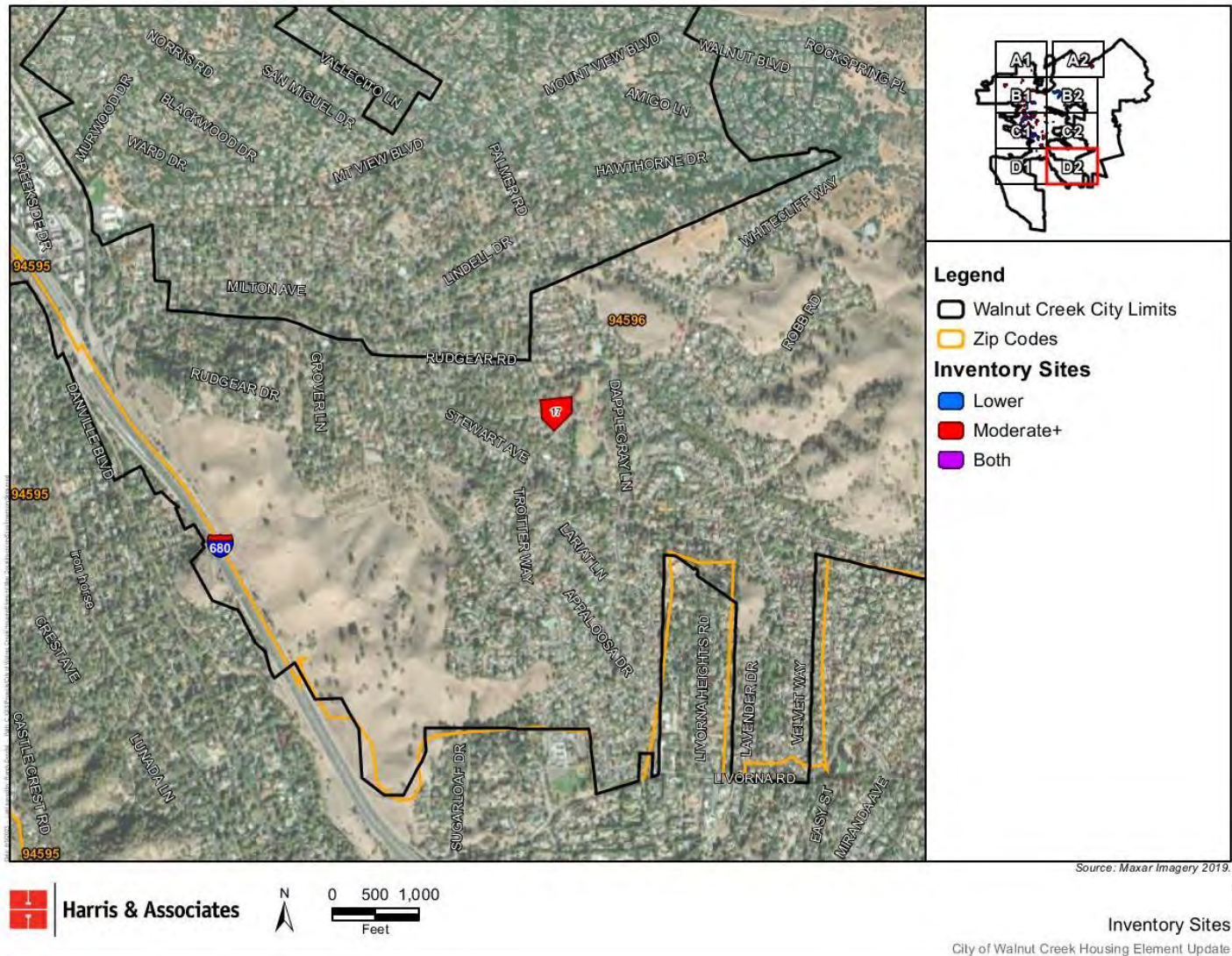
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
26	184-402-004	132 Lancaster Rd	0.50	R-8	5.40	100%	2.00				2.00
34	184-370-034	1611 Orchard Ln	0.56	R-20	2.20	100%	1.00				1.00
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219.00				219.00
117	186-030-054	2100 Tice Valley Blvd	3.84	P-D	-	100%	6.00	6.00			



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-10. Sites Inventory Maps (Area D2)





## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-28. Inventory Sites (Area D2)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
17	182-010-022	50 Garron Ct	2.24	R-20	2.20	100%	3.00				3.00
	182-010-031			R-20							

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## **8 HOUSING PLAN**

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The City's (City or Walnut Creek) overall objective is to ensure that housing is available to current and future Walnut Creek residents of all income levels. The goals of this Housing Element are formulated based on information provided in the Community Profile, Housing Constraints, and Affirmatively Furthering Fair Housing sections of this document, as well as input from the City Council, Planning Commission, City staff, and members of the public. In addition, California Government Code, Section 65583(c), requires a program that sets forth a schedule of actions that the local government is undertaking or intends to undertake during the Planning Period to implement the programs and achieve the goals and policies of the Housing Element. The goals, policies, and programs have been established to address the housing issues in the City and to meet State (State or California) housing law requirements, including the identification of the agencies and officials responsible for the implementation of the various actions. The components of this section can be described as follows:

- **Goals** are the results that the City desires to achieve over the housing planning time horizon. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers and others who will initiate or review new development projects or seek to provide housing-related services in the City. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed as "programs."
- **Programs** are the core of the City's housing strategy. Programs translate goals and policies into actions. These include ongoing programs, procedural changes, Zoning Ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the funding source, responsible party, and time frame for implementation.

This section contains the City's Housing Plan for the 2023–2031 Housing Element Planning Period.

## **8.1 Goals, Policies, and Programs**

### **8.1.1 Goal H-1: New Housing Development**

To provide sufficient 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.

### **Policies and Programs**

- **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, and accommodate any shortfalls caused by loss of sites or reduced density developments.
- **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.
- **H-1.3:** 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.
- **H-1.4:** 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 opportune areas to increase the supply of housing, consistent with the character and integrity of existing neighborhoods.
- **H-1.5:** The City shall advise developers on how to maximize their use of waivers and concessions and provide technical assistance.
- **H-1.6:** The City shall encourage and incentivize the development of Accessory Dwelling Units.
- **H-1.7:** The City shall streamline the process of obtaining development approvals or incentives/concessions to expedite housing development.
- **H-1.8:** The City shall increase training for staff involved in the application and entitlement process on State housing laws (as they exist now and as they change in the future) in order to ensure legal compliance related to the entitlement and approval process to expedite housing development.

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>Goal H-1: New Housing Development</b></p> <p>H-1.A. Encourage and Monitor Accessory Dwelling Units (ADUs)  Assembly Bill (AB) 671 (2019) amended Government Code, Section 65583, to require local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very low-, low-, or moderate-income households. On September 21, 2021, the City adopted Ordinance No. 2210, amending the Walnut Creek Municipal Code to comply with recent State legislation that went into effect in 2020. The City shall take further actions as follows:</p> <ol style="list-style-type: none"> <li>1. Adopt pre-approved ADU designs and permit-ready construction plans. <u>Schedule of Action:</u> End of 2023.</li> <li>2. Encourage the development of ADUs by developing and distributing educational materials that inform property owners of the standards for ADU development, permitting procedures, and the importance of ADUs. City staff will distribute these promotional materials and flyers by making them available at the Planning Counter, publishing them on the City's website, and providing information in the City's newsletter that is mailed to all residents.  <u>Schedule of Action:</u> Prepare materials by December 2023 and update annually.</li> <li>3. Encourage regional partners to pursue a regional ADU incentive program. If pursued, participate in program development and implementation.</li> <li>4. Develop an ADU Monitoring Program to collect data from project applicants during the building permit application process in order to enhance existing tracking of ADU production with more details such as occupancy status and rent levels at time of occupancy. Utilize the data collected from the Monitoring Program to better understand the income groups they serve and inform future improvements to the outreach and educational efforts. Assess the production and affordability of ADUs in comparison to the estimates in the Sites Inventory as a part of the Mid-Cycle Review (see Program H-6.K). <u>Schedule of Action:</u> End of 2024</li> <li>5. If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program.  <u>Schedule of Action:</u> December 2028.</li> <li>6. In accordance with AB 671, the City shall research the feasibility of reducing or waiving building permit fees for property owners who take advantage of the new program, and research grant funds to help fund ADUs. <u>Schedule of Action:</u> End of 6th Cycle Planning Period.</li> </ol>	<p>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</p>	<p>City Manager's Office &amp; City Council, and Community Development Department</p>
<p>H-1.B. Technical Assistance to Developers  The City shall advise developers on how to maximize density bonus and/or seek waivers and concessions under State density bonus regulations. Continue to advise developers and offer pre-application meetings upon request. As part of this program, City staff shall hold one outreach meeting with housing developers each year to discuss sites identified in the Housing Element sites inventory that are available, density bonus,</p>	<p>None required</p>	<p>Community Development Department</p>

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>and other incentives, starting in 2024. <u>Schedule of Action:</u> Annually after Housing Element certification and by December 31 each year.</p> <p>To date, City staff technical assistance has contributed to the development of two 100% affordable projects on Riviera Ave (completed), a market-rate project at 1910 N Main Street (nearing completion), and another market-rate project at 1501 N California (expected to apply for Building Permits).</p>		
<p>H-1.C. Maintain/Update the Site Inventory</p> <p>The City shall provide adequate residential and mixed-use designated sites to accommodate the City's 6<sup>th</sup> Cycle RHNA of 5,805 units (1,657 very low-, 954 low-, 890 moderate-, and 2,304 above-moderate-income units) through the following actions:</p> <ul style="list-style-type: none"> <li>• <b>Verify Inventory:</b> The City will maintain a residential site inventory of the City's RHNA and update this inventory as projects are reviewed/approved/constructed, to ensure sufficient residential capacity is maintained to accommodate the identified need. <u>Schedule of Action:</u> Annually through the HCD Annual Progress Report effort.</li> <li>• <b>Accommodate Shortfall:</b> Should a development approval result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall. <u>Schedule of Action:</u> As needed.</li> <li>• <b>Inventory Map:</b> Upon request by interested developers or the general public, the City will make the site inventory map and/or list available subject to reproduction costs. <u>Schedule of Action:</u> As requested.</li> <li>• <b>Apply for Funding:</b> The City will continue to pursue alternative options for meeting the RHNA through preservation, legislative changes, and regional cooperation. The City will apply for available funding, or support applications for funding, to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing. <u>Schedule of Action:</u> Annually during the HCD Annual Progress Report effort, and as State and federal funding sources are announced.</li> </ul>	None required	Community Development Department
<p>H-1.D. Provide a Menu of Incentives/Concessions for Developers</p> <p>To expedite the process of finding resources and incentives, the City shall gather information, including feedback from the annual meeting proposed in Program H-1.B of this Housing Element, on the available incentives/concessions for developers. <u>Schedule of Action:</u> Within 2 years of Housing Element certification.</p> <p>The City shall then develop and post an overview of the available incentives/concessions for developers on the City's website and update the information on an annual basis. <u>Schedule of Action:</u> Post annually by December 31.</p> <p>The goals of this program are to expedite the time it takes to obtain development approvals and provide incentives that result in cost savings on housing projects, thereby improving, and increasing the financial feasibility of affordable housing projects.</p>	None required	City Manager's Office & City Council, and Community Development Department

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>H-1.E. Increase Workforce Housing Options.</b> As a part of the permanent ordinance implementing Senate Bill 9, the City will consider allowing total larger square foot SB 9 dwelling units. <u>Schedule of Action:</u> Fall of 2023 and ongoing.</p> <p>Further, the City will add geographic targeting to the ADU and SB 9 programs, to increase education, marketing, and incentives for specific areas of the City that are RCAAs and have larger lots. <u>Schedule of Action:</u> December of 2023 and ongoing.</p>	<p>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</p>	<p>City Manager's Office &amp; City Council, and Community Development Department</p>



#### 8.1.2 Goal H-2: Affordable Housing

To facilitate affordable housing opportunities, particularly for Walnut Creek workers, first-time home buyers, and lower-income renters.

##### **Policies and Programs**

- **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.
- **H-2.2:** The City shall encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing.
- **H-2.3:** The City shall encourage, streamline, and give high priority to housing that is affordable to Walnut Creek workers, first-time home buyers, and lower-income renters.
- **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.
- **H-2.5:** The City shall strive to educate the community on program opportunities, as well as 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.
- **H-2.6:** The City shall seek out new and innovative approaches to funding affordable housing (i.e., new federal and State grants, local housing trusts, etc.)
- **H-2.7:** The City shall facilitate partnerships between nonprofit and for-profit housing developers to meet inclusionary housing requirements and encourage affordable housing production.
- **H-2.8:** The City shall support a regional approach to solving the housing problems that cannot be solved by individual jurisdictions.
- **H-2.9:** The City shall facilitate the development of available sites with the best potential for development.
- **H-2.10:** The City shall connect with affordable housing developers and maintain a collaborative relationship to provide information and technical assistance and facilitate the affordable housing development process.
- **H-2.11:** The City shall assist extremely low-, very low- and low-income renters with securing affordable housing.

## **2023–2031 Housing Element**

### *Chapter 8. Housing Plan*

- **H-2.12:** The City shall provide assistance and facilitate education for homeownership and available programs to support aspiring homeowner

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
<p><b>H-2.A. Pursue State and Federal Funding for Affordable Housing</b>  The City shall access information from State, federal, and regional sources to identify grant application opportunities for affordable housing. <u>Schedule of Action:</u> Annually.</p> <p>When grant opportunities are known, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications and work to secure the funding. <u>Schedule of Action:</u> As grants become available, the City will apply for or support a minimum of two grant applications per year.</p> <p>Such grants 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 (ABAG)</li> <li>• Section 811 funding for supportive housing for extremely low-income residents provided by the Department of Housing and Urban Development (HUD)</li> <li>• Local Housing Trust Fund Program through the California State Department of Housing and Community Development (HCD)</li> <li>• The State Infill Infrastructure Grant (HCD)</li> <li>• The State Multifamily Housing Program (HCD)</li> <li>• The State Permanent Local Housing Allocation Program (HCD)</li> <li>• Community Development Block Grant (CDBG), City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing</li> </ul> <p>When affordable housing projects that qualify for funding are proposed, the City will apply for or support a minimum of two grant applications in the year. The goal of this program is to increase the amount of funding available for affordable housing projects.</p> <p><i>Disclaimer – completing the tasks and activities referenced in this program will be dependent upon available local, State, and federal funding sources.</i></p>	None required	Community Development Department
<p><b>H-2.B. Local Funding for Affordable Housing</b>  The City shall continue to allocate commercial linkage and housing in -lieu fees for extremely low-, very low-, low-, and moderate-income housing for the City's 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. <u>Schedule of Action:</u> As funding is available and developers request it.</p> <p>To increase transparency for developers, the City shall also provide information on available funds during the annual developer meeting held once a year, per Program H-1.B of this Housing Element. The information provided shall include available funds and a projection for the following 3 years. <u>Schedule of Action:</u> Annually by December 31.</p>	Commercial linkage fees, housing in-lieu fees	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
This program addresses the need for certainty for affordable housing developers. By knowing what is and may be available for them in the future, developers can make better-informed decisions.		
<p>H-2.C. Allocate CDBG Funding for Housing</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. <u>Schedule of Action:</u> Annually.</p> <p>The City shall meet with ECHO Housing to discuss funding needs. If additional funds are needed for fair housing services, the City shall fund fair housing services under the program administration cap instead. <u>Schedule of Action:</u> End of FY 2023–24.</p>	CDBG funds	City Manager's Office & City Council, and Community Development Department
<p>H-2.D. Facilitate Access to Affordable Housing for Residents</p> <p>The City shall coordinate with affordable housing property managers and housing advocates to discuss ways to improve referrals to available affordable housing units, including outreach to nonprofits serving the region as a means to reach a broader range of prospective residents.</p> <p>In addition, the City shall continue to maintain the City's webpage and listserv email system that informs advocates and residents of each property's waitlist status, application requirements for each property, etc. <u>Schedule of Action:</u> End of FY 2023–24 with updates as needed.</p>	None required	Community Development Department
<p>H-2.E. Community Housing Engagement</p> <p>The City shall utilize its public information campaign to educate and engage the community on affordable housing and homelessness issues. As a part of this campaign, the City shall hold presentations for a minimum of one community group meeting per year. Presentations shall educate residents on housing issues and available resources and gather input on possible solutions. <u>Schedule of Action:</u> Annually by December 31. In addition, presentations and events shall be promoted through the City's social media outlets, emails, and newsletters. <u>Schedule of Action:</u> Ongoing, as City attends events.</p>	None required	Community Development Department
<p>H-2.F. Mortgage Credit Certificate Program</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 in purchasing a home. As of June 2022, the County's website states that this program is not currently funded but encourages visitors to check back periodically. When City staff can confirm funding availability, the City shall publicize the program on the City website and prepare and distribute written materials. <u>Schedule of Action:</u> Promotion when the County confirms funding availability.</p>	MCC Allocation	Community Development Department
<p>H-2.G. Improve First-Time Homebuyer Assistance Program</p> <p>The City shall research the feasibility of increasing the funding limits of the First-Time Homebuyer Assistance Program. <u>Schedule of Action:</u> End of FY 2024–25.</p>	None required	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
<p><b>H-2.H. Housing Choice Voucher Program</b>            In addition to continuing to coordinate with the Contra Costa County Housing Authority (CCCHA) to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek, the City shall contact other agencies and jurisdictions in Contra Costa County to discuss conducting a region-wide rent study to help increase HUD's Fair Market Rent determination to help increase assistance for recipients who are challenged with finding units affordable enough to use the program. <u>Schedule of Action:</u> End of FY 2024–25.</p>	None required	Community Development Department
<p><b>H-2.I. Provide Density Bonus Ordinance Training/Education</b>            The City's Housing/Planning staff shall provide training for other City departments involved in the entitlement and development process regarding the existing Density Bonus Ordinance and any future amendments. <u>Schedule of Action:</u> Within 6 months of Housing Element certification by HCD.</p> <p>In addition, the City shall promote the Density Bonus Ordinance by completing the following:</p> <ul style="list-style-type: none"> <li>• Maintaining materials on the City's website and by discussing the density bonus with developers at preliminary application review meetings. <u>Schedule of Action:</u> Within 12 months of Housing Element certification by HCD.</li> <li>• Improving understanding of community needs by connecting developers of projects with density bonus units with local community advocates. This would help developers understand the community's needs and potentially encourage them to provide units for special groups including, but not limited to, veterans and special needs adults. <u>Schedule of Action:</u> Ongoing, as projects are proposed.</li> </ul> <p>This program is designed to expedite the development of housing projects in the City by increasing staff knowledge of the Density Bonus Ordinance and providing clear information on the City's website for developers.</p>	None required	Community Development Department
<p><b>H-2.J. Legislative Advocacy for Affordable Housing</b>            The City shall continue to actively advocate for affordable housing through its legislative committee by writing letters of support for and providing feedback on housing bills at the State level. <u>Schedule of Action:</u> Primarily between February and September each year to track with the Legislative Session.</p>	None required	Community Development Department and City Manager's Office
<p><b>H-2.K. Coordinate with Contra Costa County for Affordable Housing</b>            The City shall reach out to the Contra Costa County Housing Authority and the Contra Costa County Consortium to discuss the feasibility of establishing inter-jurisdictional affordable housing programs, such as a regional housing trust fund. The discussion will include available funds and benefits available for regional organizations. <u>Schedule of Action:</u> By the end of FY 2023–24.</p>	None required	Community Development Department and City Manager's Office & City Council
<p><b>H-2.L. Regional Collaboration on Affordable Housing and Homelessness</b>            The City shall continue to participate in the Walnut Creek Community Task Force on Homelessness, the Contra Costa Continuum of Care Council on Homelessness, the Contra Costa Mayor's Conference, and the</p>	N/A	Community Development Department and

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
<p>Coordinated Entry Oversight Committee to gather data, exchange ideas, and discuss strategies to address homelessness and affordable housing. <u>Schedule of Action:</u> As meetings take place.</p> <p>Additionally, the City shall include information on the Contra Costa County Coordinated Outreach Referral and Engagement (CORE) program through 211 on the City's website. Information should include contact information and description of services. <u>Schedule of Action:</u> By the end of FY 2023–24.</p>		City Manager's Office & City Council
<p>H-2.M. Prioritize Review and Expedite Development of Affordable and Special Needs Projects The City shall adopt a formal policy for expedited review and permitting of affordable housing developments and housing for special needs populations (i.e., seniors, people experiencing homelessness, people living with disabilities, single female-headed households, large families, and extremely low-, very low-, low-, and moderate-income households). <u>Schedule of Action:</u> By the end of FY 2023–24.</p>	None required	Community Development Department
<p>H-2.N. Assist with Development of Affordable Housing The City is committed to examining additional mechanisms that allow for a streamlined approval process for housing development projects and expanded opportunities to incentivize affordable developments. To assist the development of housing for households with lower-incomes on larger sites, the City will amend the timing of fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower-incomes (including extremely low-incomes) and with special needs in light of State, federal, and local financing programs. The City will also identify potential property owners and nonprofit developers by December 31, 2024, and work with them on an annual basis to target and market the availability of sites with the best potential for development. <u>Schedule of Action:</u> Identify owners and developers by December 31, 2024, and market the availability of sites on an annual basis.</p> <p>In addition, to facilitate said commitment, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The City shall streamline and expedite the approval process for land division for projects that include affordable housing units.</li> <li>• The City shall prepare an analysis, including a financial assessment, with the goal of eliminating or reducing permitting fees for housing projects that are 100% affordable. The goal of reducing fees would be to reduce factors that can render an affordable housing development financially infeasible, thereby constraining the development of affordable housing. <u>Schedule of Action:</u> Within 2 years of Housing Element certification.</li> <li>• The City shall provide technical assistance to developers on funding applications, as projects are proposed. <u>Schedule of Action:</u> Ongoing as projects are proposed (specific timing dependent on development community).</li> <li>•</li> </ul>	None required	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>Goal H-2: Affordable Housing</b></p> <p>H-2.O. Funding, Incentives, and Concessions for Extremely Low-Income Developments</p> <p>The City will undertake the following actions during the planning period:</p> <ul style="list-style-type: none"> <li>• <b>Developer Meetings:</b> Continue to hold one outreach meeting per year with affordable housing developers and providers as established in Program H-1.B (by December of each year) to discuss available funding sources (City, State and federal), sites identified in the Housing Element sites inventory that are available, developer needs and opportunities for affordable housing projects. Outreach will include experienced developers with recent affordable housing project experience that includes units affordable to extremely low-income households and households with special needs. <u>Schedule of Action:</u> Annually after Housing Element certification and by December of each year.</li> <li>• <b>Assistance to Developers:</b> Emphasize funding for housing developments affordable to extremely low-income households and identify feasible financial incentives and regulatory concessions to encourage the development of different housing types (including multifamily and single-room occupancy projects) through the following actions: <ul style="list-style-type: none"> <li>◦ <b>Technical Assistance:</b> Provide technical assistance to developers regarding the City's lower-income sites, funding opportunities, as well as mixed-use zoning and density bonus incentives (make the availability for technical assistance known to developers at the outreach meeting referenced above). <u>Schedule of Action:</u> Annually by December 31 (during developer meeting) and as requested.</li> <li>◦ <b>Feasibility Studies:</b> Conduct a feasibility study on the City's ability to provide the following: <ul style="list-style-type: none"> <li>▪ Fee underwriting, fee deferrals, and/or permit fast-tracking for projects that include housing affordable to lower-income households, prioritizing projects that include units affordable to extremely low-income households.</li> <li>▪ Flexible development standards to potentially enhance financial feasibility for mixed-use development projects that include an affordable housing component with an emphasis on extremely and very low-income units.</li> <li>▪ Incentives and concessions given, as well as current available funding sources (e.g., inclusionary housing fees and State and federal grants/assistance).</li> </ul> Studies can be supplemented with information gathered during the developer meeting proposed on Program H.1.B of this Housing Element. <u>Schedule of Action:</u> End of FY 2024–25.</li> </ul> </li> <li>• <b>Funding Alerts:</b> City staff will continue to receive regular alerts and communications about State and federal funding opportunities (from HCD, HUD and other entities) for affordable housing development, including extremely low-income housing units. <u>Schedule of Action:</u> by December 31, 2023.</li> <li>• <b>Grant Applications:</b> City staff will apply for or support a minimum of two grant applications for affordable housing (including extremely low-income housing units) each year. To date, grant opportunities for cities have been limited to SB 2, LEAP and Permanent Local Housing Allocation (PLHA). The remainder of available grants require developers to apply for specific projects (meeting stringent criteria) rather than local jurisdictions. City staff will meet with the County Housing &amp; Community Improvement Department</li> </ul>	General Fund	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>Goal H-2: Affordable Housing</b></p> <p>each year to identify additional funding opportunities for affordable housing activities. <u>Schedule of Action</u>: each year by December 31.</p> <p>The goal of this program is to offer all available concessions, technical assistance and funding assistance to housing projects that include affordable housing units to improve the financial feasibility of those projects, allowing the projects to be implemented rather than abandoned due to financial infeasibility. This program thus also furthers the City's commitment to examine additional mechanisms that allow for streamlined approval processes for housing development projects and expanded opportunities to incentivize affordable developments.</p> <p><i>Disclaimer – completing the tasks and activities referenced in this program will be dependent upon available local, State, and federal funding sources.</i></p>		
<p><b>H-2.P. Advertise Available Resources</b></p> <p>Publish affordable housing funding opportunities available to developers and property owners on the City's website, disseminate them via targeted email notifications, and post them on all City social media accounts. Address funding, state laws, and City incentives to encourage housing production as a part of the annual outreach meeting described in Program H-1.B. <u>Schedule of Action</u>: annual update by December 31,</p>	None required	Community Development Department
<p><b>H-2.Q. Faith-Based Properties</b></p> <ol style="list-style-type: none"> <li>1. Generate a list of properties that contain facilities operated by faith-based organizations that can take advantage of state law for the development of affordable housing. Compile the information of faith-based organizations looking to develop affordable housing and affordable housing developers interested in developing on their property. <u>Schedule of Action</u>: This list will be updated annually at the end of each fiscal year, starting in FY 2023-24.</li> <li>2. Expand ADU ordinance to be applicable to faith-based properties. Proactively reach out to churches and affordable housing developers to provide information on state law, city ordinances, and the list of sites. <u>Schedule of Action</u>: End of FY 2023–24 and updates will occur every fiscal year by June 30.</li> <li>3. In addition, during the meeting held once a year per Program H-1.B of this Housing Element, the City shall invite faith-based organizations on the interest list and discuss opportunities for affordable housing development in partnership with affordable housing developers, as well as any available funding or concessions. <u>Schedule of Action</u>: Annually by October 31, starting in 2024.</li> </ol>	None required	Community Development Department
<p><b>H-2.R. Amend Density Bonus Ordinance</b></p> <p>The City shall amend the Density Bonus Ordinance to ensure compliance with current state law. In addition to meeting the minimum state requirements, the City will maintain the existing provisions of its Density Bonus Ordinance relating to density bonus benefits that exceed state requirements to encourage the development of affordable housing and housing mobility. <u>Schedule of Action</u>: End of FY 2023–2024.</p>	None required	Community Development Department



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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
<p>H-2.S. Previous Sites Inventory</p> <p>The City shall continue to allow residential developments by right, pursuant to Government Code, Section 65583.2(i), when 20% or more of the units are affordable to lower-income households on Sites No. 2, 47–52, 54, 61–65, and 67–69, as identified on Table 7-9, Lower-Income Sites Used in a Prior Planning Period, in Chapter 7 (Sites Inventory) of this Housing Element. <u>Schedule of Action:</u> Ongoing.</p>	None required	Community Development Department
<p>H-2.T. Clarify Mixed-Use Commercial Requirements</p> <p>The City shall amend the Zoning Ordinance to clarify that the Mixed-Use Commercial zone requirement for commercial uses to be the primary use on the ground floor can be satisfied with 50% of the floor area on the ground floor (excluding parking) consisting of commercial uses. <u>Schedule of Action:</u> End of FY 2024–25.</p> <p>In addition, the City shall reduce or waive this requirement for projects that qualify for a density bonus. <u>Schedule of Action:</u> Ongoing as projects qualify.</p>	None required	Community Development Department
<p>H-2.U. Housing Choices. The City will commit to perform the following actions to increase housing choices within residential areas:</p> <ol style="list-style-type: none"> <li>1. Research and propose a home-sharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with existing homeowners. Coordinate or partner with regional organizations to conduct outreach to individuals beyond existing city residents, such as people who work in the city but don't live in the city. <u>Schedule of Action:</u> June of 2025</li> <li>2. Identify a housing mobility coordinator to provide housing mobility counseling, such as information on opportunity areas, housing search skills and tools, workshops, one-on-one research assistance, referrals, structured support for a time after a move to the City, landlord-tenant mediation, and retention counseling. <u>Schedule of Action:</u> Spring of 2025</li> <li>3. Provide landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties. <u>Schedule of Action:</u> ongoing</li> <li>4. Establish an education program to inform the public on the impact on residential development of Measure A height limitations on properties zoned for residential development. <u>Schedule of Action:</u> Spring of 2024 and ongoing</li> <li>5. Increase heights in multi-family residential districts to the maximum height authorized under Measure A to increase the potential for density, as stated in Program H-6.J.6. <u>Schedule of Action:</u> Fall of 2027 and ongoing.</li> </ol>	No additional funding is necessary – this will be performed as part of City staff's regular work plan	City Manager's Office & City Council, and Community Development Department

#### 8.1.3 Goal H-3: Special Needs Housing

To provide a range of housing opportunities for Walnut Creek residents to encourage economic mobility, particularly residents with special needs, including seniors, persons with disabilities, single female-headed households with children, large families, persons experiencing homelessness, and extremely low-income residents.

##### **Policies**

- **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, persons experiencing homelessness, and extremely low-income residents.
- **H-3.2:** The City shall support efforts to provide services, emergency shelter, transitional housing, and permanent supportive housing for persons experiencing homelessness or living with a disability.
- **H-3.3:** The City shall encourage the development of housing accessible to people with disabilities, including developmental disabilities.
- **H-3.4:** The City shall continue to provide information to senior citizens regarding available senior housing programs and opportunities.
- **H-3.5:** 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 (pursuant to Ordinance No. 2131).

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-3: Special Needs Housing</b>		
<p><b>H-3.A. Funding to Assist the Homeless and Special Needs Housing</b>  The City shall continue to provide CDBG, CSG, and Homeless Services Fund monies, when appropriate, to organizations that provide emergency shelter, transitional housing, and support services to assist persons experiencing homelessness. 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. <u>Schedule of Action:</u> As funding is available, and as organizations request funding.</p> <p>The City shall also provide local organizations providing services to persons with a disability and/or experiencing homelessness with information on available funds and application requirements through a targeted email. <u>Schedule of Action:</u> Annually by December 31.</p> <p>This program will work together with Program H-2.A and the City shall apply for eligible funding for homeless and special needs housing or support the grant applications of developers pursuing these types of projects.</p> <p>The City shall ensure that housing options provided through this program include reasonable accommodations and transitional and supportive services for people with disabilities.</p>	CDBG, CSG, ESG, HOME, HOPWA, and other relevant State and federal funds	Community Development Department and City Manager's Office & City Council
<p><b>H-3.B. Public Outreach to Increase Awareness of Homeless Issues</b>  The City shall continue to work with nonprofits and service providers that serve the homeless to increase awareness of homelessness issues in Walnut Creek through its public information campaign. As proposed in Program H-2.E of this Housing Element, the City shall hold presentations for a minimum of one community group meeting per year. Presentations shall educate residents on housing issues and available resources and gather input on possible solutions. <u>Schedule of Action:</u> Annually by December 31.</p> <p>In addition, presentations and events shall be promoted through the City's social media outlets, emails, and newsletters. <u>Schedule of Action:</u> Ongoing, as City attends events.</p>	None required	Community Development Department, City Manager's Office, and Public Information Officer
<p><b>H-3.C. Support Counseling and Housing Services for Seniors and Low-Income Households</b>  The City shall continue to fund ECHO Housing to provide tenant/landlord and fair housing services to Walnut Creek residents, as well as Senior Legal Services to provide legal assistance to low-income seniors. <u>Schedule of Action:</u> Annually</p> <p>The City shall meet with ECHO Housing to discuss funding needs. If additional funds are needed for fair housing services, the City shall fund fair housing services under the program administration cap instead. <u>Schedule of Action:</u> End of FY 2023–24.</p>	CDBG and CSG funds	Community Development Department
<p><b>H-3.D. Encourage Development of Housing for Persons with Disabilities</b>  The City shall compile a list of developers of supportive housing and reach out on an annual basis to provide information on available sites, funding, or other concessions for the development of projects targeted for persons with disabilities, including developmental disabilities. <u>Schedule of Action:</u> Compile list by the end of FY 2023–24 and send targeted email annually by December 31.</p>	N/A	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-3: Special Needs Housing</b>		
The City shall also support the development of housing for persons with disabilities by providing developers support on applications for County, State, and federal funding. The City shall do so by providing developers with technical assistance, as requested and as projects are proposed. <u>Schedule of Action:</u> Ongoing, as projects are proposed.		
<p>H-3.E. Coordinate with the Regional Center of the East Bay  <b>The City shall hold a meeting with the Regional Center of the East Bay to discuss the Center's implementation of a case management/referral program that helps residents connect with, navigate, and obtain available housing and services available for persons with developmental disabilities. Pursue partnerships with the Regional Center of the East Bay to identify funding opportunities and promote housing for persons with disabilities.</b> In addition, encourage housing providers to designate a portion of new affordable housing developments for special needs populations such as persons with disabilities, especially persons with developmental disabilities.  <u>Schedule of Action:</u> End of FY 2023–24.</p> <p>If agreed during the meeting, the City and Regional Center shall work to establish the program and <b>advertise it on the City's website.</b> <u>Schedule of Action:</u> End of FY 2025–26.</p>	N/A	Community Development Department
<p>H-3.F. Identify Incentives for Larger Housing Units  <b>The City shall modify the City's Density Bonus Ordinance to incentivize developers to build units with more bedrooms to accommodate families.</b> <u>Schedule of Action:</u> End of FY 2025–26.</p>	N/A	Community Development Department
<p>H-3.G. Crisis Response Protocol  The City shall establish a crisis response protocol for local service providers (including the Contra Costa County Coordinated Outreach Referral and Engagement [CORE] program) to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness. Community Development Department staff will reach out to the Walnut Creek Police Department and ask for a meeting and hold such meeting within 6 months of Housing Element certification. During the meeting, Community Development Department staff will discuss the preferred parameters for the protocol and work with the Walnut Creek Police Department to draft a document within 9 months of that meeting. The final protocol document shall be approved within 6 months of the initial draft being completed. <u>Schedule of Action:</u> Within 18 months of Housing Element certification.</p>	N/A	Community Development Department and Walnut Creek Police Department
<p>H-3.H. . Housing Opportunities  To increase housing opportunities for identified groups, such as persons with disabilities, persons experiencing homelessness, extremely low-income households, seniors, and local critical workforce, the City will:</p> <ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance to allow as a permitted use residential care facilities for 7 or more persons subject only to objective standards in all zones allowing residential uses similar to other residential uses of the same type in the same zone. <u>Schedule of Action:</u> Fall of 2025.</li> </ol>	No additional funding is necessary – this will be performed as part of City staff's regular work plan	City Manager's Office & City Council, and Community Development Department

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<b>Goal H-3: Special Needs Housing</b>		
<p>2. Reduce parking requirement for residential care facilities (currently 0.25 spaces per bed plus 1 space per employee). <u>Schedule of Action:</u> Fall of 2025.</p> <p>3. Evaluate and pursue supportive rental programs for targeted groups, including seniors, persons experiencing homelessness, veterans, extremely low-income households, and persons with disabilities. Convene and consult with community-based organizations serving special needs population for annual or more frequent meetings to discuss and propose potential solutions regarding community housing needs. Foster cooperation and coordination between City and said organizations that provide services or information about services to any special needs and linguistically isolated groups. Combine meetings with any existing programs to cooperate with community advocates. Specific areas to be addressed will include providing information on potential sites and communicating with the development community on the City's goal to provide quality housing affordable to lower- income households. <u>Schedule of Action:</u> ongoing</p> <p>4. Expand existing priority processing and expedited review for projects providing housing to all targeted communities including special needs housing. <u>Schedule of Action:</u> Ongoing.</p> <p>5. Strengthen City's relationship with the local fair housing provider (ECHO) and explore ways to expand services and mutually pursue additional funding resources for that expansion. <u>Schedule of Action:</u> ongoing.</p> <p>6. Consider and develop financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase affordable housing for identified groups. Incentives may include:</p> <ul style="list-style-type: none"><li>a. Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis),</li><li>b. Waive covered parking requirements for affordable developments, opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and</li><li>c. Development impact fee reductions for 100% affordable housing projects.</li></ul> <p><u>Schedule of Action:</u> Ongoing.</p>		

#### 8.1.4 Goal H-4: Removal of Governmental Constraints

Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.

##### **Policies**

- **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.
- **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.
- **H-4.3:** The City shall review and modify any development standards that pose a constraint to development.
- **H-4.4:** The City shall amend the City's Zoning Ordinance to comply with current State laws regarding emergency shelters, transitional and supportive housing, group care facilities, and other housing types.
- **H-4.5:** The City shall reduce barriers to the development of emergency, transitional, and permanent supportive housing.

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-4: Removing Governmental Constraints</b>		
<p>H-4.A. Exemptions of Transit Priority Projects from Environmental Review</p> <p>The City shall implement the provisions of SB 375 by 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. <u>Schedule of Action:</u> As projects are proposed.</p>	None required	Community Development Department
<p>H-4.B. Reduce Parking Requirements</p> <p>The City shall complete the parking study currently underway and use the findings as a basis to amend the Zoning Ordinance to reduce minimum parking requirements for multifamily and mixed-use projects. The amendments will meet the requirements of AB 2097 (2022) and achieve further adjustments in other areas based on study results to ensure that parking requirements do not constrain a housing development including but not limited to development costs that arise from excessive parking requirements and from achieving the maximum allowed density.</p> <p><u>Schedule of Action:</u></p> <ul style="list-style-type: none"> <li>• Complete the parking study currently underway to support ordinance amendments by Fall of 2023.</li> <li>• Adopt Zoning Ordinance amendments by Fall of 2024.</li> </ul>	No additional funding is necessary – this will be performed as part of City staff's regular work plan.	Community Development Department
<p>H-4.C. Special Needs Zoning.</p> <p>The City will review and update the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers (LBNCs), transitional and supportive housing, and group care facilities to conform to State requirements, as established by AB 101 (2019), AB 139 (2019), AB 2162 (2019), and AB 2339 (2022). Generally, this update would allow these land uses in the City's multi-family residential zones and/or mixed use or commercial zones, and with fewer conditions. Specifically, the Zoning Ordinance would be amended to modify parking requirements for emergency shelters to be limited to staff working at the facility, to allow LBNCs in mixed use zones and commercial zones which permit multi-family development, and to allow permanent supportive housing in all zones where multi-family development is permitted. Amendments to implement the Housing Accountability Act (HAA) would codify existing local practices that comply with state law. In addition, the City shall codify related Housing Crisis Act (Senate Bill 330) process, which limits a jurisdiction's ability to reduce or delay the development of new housing. Consistent with Government Code section 65583 as amended by AB 2339, the City will amend the definition of "emergency shelters" to align with statutory definitions, identify zoning districts where residential and/or mixed uses are allowed to also allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit, craft objective standards consistent with Government Code section 65583(a)(4) and related applicable state law, and continue to ensure adequacy of sites to accommodate the need for emergency shelters.</p> <p><u>Schedule of Action:</u> End of 2024.</p>	N/A	Community Development Department

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H-4.D. Adopt SB 35 Streamlining Written Procedures The City shall adopt written procedures for the SB35 Streamlined Ministerial Approval process to provide information in a manner readily accessible to the general public. <u>Schedule of Action:</u> End of FY 2023–24.	None required	Community Development Department
H-4.E. Update Employee Housing Zoning The City will review and update the Zoning Ordinance and related policies pertaining to employee housing to conform to state requirements, as established by the California Employee Housing Act (HSC Section 1700). Generally, this update will adjust definitions and allowances of uses for employee housing to be consistent with the law, including but not limited to HSC Section 17021.6, and allow employee housing for six or fewer persons, including farmworkers, to be treated as a regular residential use, subject to the same regulations as single-family dwellings. <u>Schedule of Action:</u> Fall of 2024.	N/A	Community Development Department
H-4.F. Update the Accessory Dwelling Unit Ordinance The City will review and update the Zoning Ordinance and related policies pertaining to accessory dwelling units to conform to state requirements, as established by Government Code Section 65852.2. Generally, this update will modify any requirement that does not comply with state law, such as to allow both detached and internal conversion ADUs with multi-family development and reducing setbacks on corner-side yards. Additionally, the City shall continue to enforce superseding state law, rather than the Zoning Ordinance, when there is a difference between the two. <u>Schedule of Action:</u> Winter of 2024.	N/A	Community Development Department
H-4.G. Amend the General Plan to Remove Policy 9.3 The City will amend the General Plan to remove the inoperative residential growth limitation policy that has been invalidated by state law. Specifically, the City will remove Policy 9.3, “Establish a housing cap consistent with the Regional Housing Needs Determination allocation assigned to the City of Walnut Creek and exempt affordable units and density units from the cap. Review the cap every 5 years for adequacy in meeting the City’s regional housing needs allocation.” <u>Schedule of Action:</u> End of FY 2024–25.  Until the amendment of the General Plan, the City shall consider Policy 9.3 null and void, and shall continue to comply with state legislation. <u>Schedule of Action:</u> Ongoing, until General Plan amendment is complete.	N/A	Community Development Department
<b>H-4.H. Definition of “Family”</b> The City shall amend the Zoning Ordinance to revise the definition of “Family.” Currently, the definition of “Family” stipulates that a family shall be characterized by shared household expenses and shared responsibility of household work, among other things. Both of these requirements can pose a constraint for persons with disabilities who are unable to contribute to household work and expenses. <u>Schedule of Action:</u> End of FY 2024–2025	N/A	Community Development Department
H-4.I. Planned Development Permits The City shall amend the Zoning Ordinance to remove the requirement for a separate Planned Development Permit (PDP) in the M-U and M-H-D zones for residential development, subject only to the Objective Design Standards design review process. As a part of carrying out such zoning amendment, the City will also evaluate and amend as necessary discretionary CUP, PDP and Design Review findings used for	No additional funding is necessary – this will be performed as part of City staff’s regular work plan.	City Manager’s Office & City Council, and Community



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residential developments that do not otherwise qualify for streamlined or ministerial review to address potential impacts on housing supply, cost, approval certainty, timing and feasibility. <u>Schedule of Action:</u> Fall of 2025		Development Department
<p>H-4.J Measure A Outreach and Review</p> <p>As explained in Section 3.3.3.7 of the Housing Element, Measure A does not create a constraint to housing development because the height limit generally aligns with commercially and structurally feasible heights for multifamily projects. The height limits under Measure A fosters developments at heights ranging from 50 to 89 feet (54 to 93 feet with pitched roofs), while the single-family and “missing middle” density areas within the rest of the City have Measure A height limits ranging from 25 to 30 feet (29 to 34 feet with pitched roofs). Furthermore, these Measure A height limits have been exceeded through the use of waivers and concessions for density bonus projects. Although Measure A does not constitute or present a constraint on housing development, the City will conduct an education and public outreach and receive public comments on potential impacts of Measure A as a potential constraint on development and on the City’s ability to provide new housing consistent with the new housing units identified in the Housing Element. If the City is not on schedule to produce the new housing units or has identified heights limitations to be an additional constraint on housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints. See also Program H-2.U.</p> <p><u>Schedule of Action:</u> Fall of 2027 to assess housing production and end of 2028 for action of potential next steps.</p>	No additional funding is necessary – this will be performed as part of City staff’s regular work plan.	Community Development Department, City  Manager’s Office, City Council, and Public Information Office
<p>H-4.K. Building Envelope Analysis</p> <p>Conduct a building envelope analysis needs assessment to determine the maximum amount of residential development capacity on individual parcels citywide and understand the gap between existing and maximum capacity. Will include analysis of:</p> <ul style="list-style-type: none"> <li>Existing Building Heights</li> <li>Existing Building Footprints</li> <li>Existing Number of Residential Units</li> <li>Maximum Allowable Building Heights</li> <li>Setback Standards</li> <li>Maximum Lot Coverage</li> <li>Maximum Floor Area Ratio</li> <li>Allowable General Plan Land Use density range</li> </ul>	No additional funding is necessary – this will be performed as part of City staff’s regular work plan.	City Manager’s Office & City Council, and Community Development Department

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This includes reviewing development regulations in specific plan areas. If study results show that existing zoning standards are a constraint to achieving General Plan densities, the City will prepare and implement Zoning Ordinance amendments to address the identified constraints. Schedule of Action: Fall of 2026		

#### 8.1.5 Goal H-5: Housing Preservation

To protect and conserve the existing housing stock where possible and appropriate.

##### **Policies**

- **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.
- **H-5.2:** For structurally sound, historic housing units scheduled for demolition, the City shall encourage their relocation to compatible neighborhoods when appropriate land can be found.
- **H-5.3:** 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.
- **H-5.4:** 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.)
- **H-5.5:** If preservation is not possible, the City shall ensure that renters of 1) at-risk units opting out of low-income use restrictions and 2) homes acquired for public improvement projects, are properly noticed and informed of resources available to them for assistance.
- **H-5.6:** The City shall work with property owners of existing assisted housing developments for lower-income households to determine methods to extend affordability and preserve affordable units.
- **H-5.7:** The City shall work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing assisted housing developments for lower-income households.
- **H-5.8:** Pursuant to Government Code, Section 65915, the City shall provide replacement housing for any non-vacant residential units that are currently occupied or have been occupied in the prior 5 years by, or subject to, an affordability requirement for lower-income households.

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<b>Goal H-5: Housing Preservation</b>		
<p>H-5.A. Residential Rehabilitation Loan and Emergency Grant Program The City shall continue the residential rehabilitation loan and emergency grant program to provide loans and emergency grants, using CDBG funds, Housing Successor Agency, or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance. <u>Schedule of Action:</u> Fund annually.</p> <p>In addition, program information will continue to be provided on the City website and at public counters, as well as the City's Code Enforcement Department. <u>Schedule of Action:</u> Ongoing with an annual update.</p>	CDBG and Housing Successor	Community Development Department and Contra Costa County
<p>H-5.B. Foreclosure Assistance The City shall continue to provide assistance to homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents, such as ECHO Housing and Senior Legal Services. <u>Schedule of Action:</u> Annually.</p>	CDBG	Community Development Department
<p>H-5.C. Code Enforcement The City shall continue to collaborate with ECHO Housing and host a minimum of one (1) annual workshop to educate Walnut Creek residents on safe housing conditions and equip them with the necessary tools to report such conditions to code enforcement officials. <u>Schedule of Action:</u> Annually by December 31.</p> <p>Additionally, the City will continue funding ECHO Housing and referring renters for repairs and habitability issues. <u>Schedule of Action:</u> Fund annually and refer renters as needed.</p> <p>Finally, the City shall provide information on the City's website with an annual update and publish informational materials on the City's social media accounts. <u>Schedule of Action:</u> Publish on website by the end of FY 2023–24 and update annually. Publish on social media accounts annually by December 31.</p>	None required	Community Development Department, Building Division
<p>H-5.D. Preservation and Monitoring of Existing and Future Affordable Units The City shall continue to monitor and preserve the affordability of all publicly assisted housing units on an <i>ongoing basis</i> (timing is dependent on property owners and development community) and:</p> <ul style="list-style-type: none"> <li>• <i>Developer Outreach:</i> Outreach to developers with expiring deeds to consider options to extend affordability. <u>Schedule of Action:</u> Ongoing, as appropriate;</li> <li>• <i>Funding Applications:</i> Support applications by nonprofits for funding to purchase at-risk units. <u>Schedule of Action:</u> Ongoing;</li> <li>• <i>Nonprofit Outreach:</i> Find local nonprofits and reach out to strengthen relationships and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period. <u>Schedule of Action:</u> December 2023;</li> <li>• <i>Funding:</i> Consider pursuing funding on at least an annual basis. <u>Schedule of Action:</u> Annually by December 31;</li> <li>• <i>Preservation Strategy:</i> Contact nonprofits to develop a preservation strategy and be ready to quickly act when notice of conversion is received. <u>Schedule of Action:</u> End of FY 2023–24; and</li> </ul>	None required	Community Development Department

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<b>Goal H-5: Housing Preservation</b>		
<ul style="list-style-type: none"> <li>• <b>Monitoring:</b> Monitor the units to ensure renters receive proper notifications, education, and support. <u>Schedule of Action:</u> Annually by December 31.</li> </ul>		
<p>H-5.E. Replacement Housing The Sites Inventory includes 36 non-vacant and underutilized sites with existing residential uses totaling 166 units:</p> <ul style="list-style-type: none"> <li>• Site 121, located at 1148–1152 Alpine Road and 1204 Alpine Road contains 61 of these existing units and has capacity for a total of 98 units.</li> <li>• The other 35 sites contain between one and 15 units and have a capacity for a total between two and 238 units.</li> </ul> <p>The capacity of these sites is generally double or more the current number of units, providing an opportunity for the financial return needed to cover the cost of replacement housing. For instance:</p> <ul style="list-style-type: none"> <li>• Eight of the sites with existing residential uses are proposed or in-process developments, replacing 16 existing units with 77 total new units (61 net new units).</li> </ul> <p>To ensure that any demolished units are replaced, the City will review all available information for the property, reach out to existing renters to determine their income levels, calculate the number of units with lower-income households, and determine if the proposed units are sufficient for replacement. The City will coordinate with developers to ensure the appropriate numbers of affordable units are built to replace existing units with lower-income households, pursuant to California Government Code, Section 65915. <u>Schedule of Action:</u> As projects are proposed (timing dependent on development community).</p>	None required	Community Development Department
<p>H-5.F. Housing Rehabilitation. Participate in the Contra Costa County Neighborhood Preservation Program (NPP) housing rehabilitation program and publicize the availability of the County's low-interest loan programs for lower income seniors and other households.</p> <p>Coordinate with County staff to confirm program requirements and eligibility annually. Advertise the program on the City's website and in its newsletter, and distribute information on the program in areas of concentrated need. <u>Schedule of Action:</u> ongoing</p>	No additional funding is necessary – this will be performed as part of City staff's regular work plan.	Community Development Department and City Manager's Office

#### 8.1.6 Goal H-6: Fair Housing

To ensure equal housing opportunities for all Walnut Creek residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

##### **Policies**

- **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.
- **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.
- **H-6.3:** The City shall collaborate with community advocates to share information on the status of displacement risk in the community and work together to mitigate displacement in Walnut Creek.
- **H-6.4:** The City shall increase access to fair housing services to residents of all cultural and economic backgrounds.
- **H-6.5:** The City shall increase housing opportunity and mobility outside of the Core Area.

Fair housing programs are presented below, and also described in Appendix B, Table B-24, which is incorporated by reference into this Housing Plan. Table B-24 presents a comprehensive assessment of programs in the context of the fair housing factors they are designed to address. It draws from programs in multiple goal areas.

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<b>Goal H-6: Fair Housing</b>		
<p>H-6.A. Funding to Support Fair Housing</p> <p>The City shall continue to allocate funds to support local nonprofit 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 on an ongoing basis with an annual update. <u>Schedule of Action:</u> Ongoing information with an annual update by December 31.</p>	CDBG and CSG funds	Community Development Department
<p>H-6.B. Analysis of Impediments to Fair Housing</p> <p>The City shall continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice (AI). The 2020 AI identified a lack of funding for fair housing organizations in the County for Walnut Creek residents and therefore, further implementing the goals of the AI. <u>Schedule of Action:</u> End of FY 2023–24.</p>	CDBG, Affordable Housing funds, among others	Community Development Department, City Manager's Office, and Public Information Officer
<p>H-6.C. Collaboration with Community-Based Organizations</p> <p>Compile a list of local organizations and reach out to inquire about possible collaborations for housing programs. The City will hold a meeting with all local organizations once per year to provide information on existing affordable housing legislation, programs and resources and obtain input from organizations on needs and potential opportunities to create additional affordable housing units. <u>Schedule of Action:</u> Compile list within six (6) months of Housing Element certification by HCD and meet annually, beginning in FY 2023–24.</p> <p>This will help the City cooperate with community-based organizations that provide services or information about services to any special needs groups.</p>	None required	Community Development Department
<p>H-6.D. Displacement Prevention</p> <p>As stated in the AFFH section of this Housing Element, Census data indicates that there are no census tracts in the City identified as susceptible to displacement. <b>The City's primary effort in displacement prevention is</b> facilitating the development of affordable housing in the community, as referenced in the AFFH section of this HEU. This Housing Plan contains twenty (20) programs to encourage and facilitate the development of affordable housing. Affordable housing development will reduce the risk of resident displacement due to an inability to afford their home.</p> <p>Displacement prevention activities will also include connecting residents to resources to minimize the displacement of households with lower-incomes and special needs whenever possible and where necessary to ensure that relocation is conducted in an equitable manner.</p> <p>The City will provide information on its website to help connect households in need to anti-displacement organizations in the Bay Area, such as SPUR and United Front Against Displacement. In addition, the City will promote the use of Housing Choice Vouchers by expanding outreach and education to landlords about the state's new source of income protection laws that went into effect in 2020 (SB 329 and SB 222). <u>Schedule of</u></p>	None required	Community Development Department

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-6: Fair Housing</b>		
<u>Action:</u> By the end of 2023, include source of income protection and anti-displacement information on the City's website.		
<p>H-6.E. Legal Assistance for Renters</p> <p>The City will continue to contract with ECHO Housing and provide information on housing services provided by ECHO Housing and other nonprofits, such as Centro Legal and Senior Legal Services. Information will be provided on the City's website, social media outlets, and to community organizations that work with different populations through targeted emails. <u>Schedule of Action:</u> Ongoing with an annual review.</p> <p>Additionally, the City shall meet with ECHO Housing to discuss funding need for fair housing services. <u>Schedule of Action:</u> End of FY 2023–24.</p>	CDBG	Community Development Department
<p>H-6.F. Fair Housing Enforcement, Information and Education</p> <p>Provide information and education to residents in the City's website and through social media. The City shall continue to provide links to ECHO Housing (a nonprofit the City currently contracts with) to provide Walnut Creek residents with information regarding fair housing law, tenant and landlord rights (including information on mediation services); Appendix B, Affirmatively Furthering Fair Housing Analysis, of this Housing Element; and information and resources for reporting suspected violations and obtaining remedies on the City's website. <u>Schedule of Action:</u> Within six (6) months of Housing Element certification by HCD.</p>	CDBG	Community Development Department
<p><u>H-6.G. Codify Senate Bill 9</u></p> <p>The City shall adopt a permanent ordinance to codify Senate Bill 9 (SB 9) with allowances that go beyond state law. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. Additional allowances may include: allowing larger square foot SB 9 dwelling units, and permitting homeowners to develop both an ADU and JADU in SB9 lot splits beyond the current requirements of state law, provided that a deed restriction for affordability provisions is recorded for 55 years. Further, the City will add geographic targeting to the ADU and SB-9 programs, to increase education, marketing, incentives for specific areas of the City that are RCAAs and have larger lots. As stated in Program H-6.H, the City will include a Fair Housing Fact Sheet as a part of SB 9 and ADU application packages. <u>Schedule of Action:</u> Fall of 2023 and ongoing.</p>	No additional funding is necessary – this will be performed as part of City staff's regular work plan.	Community Development Department
<p>H-6.H. Missing-Middle Housing and Housing Mobility Education</p> <p>The City will generate virtual and printed materials to educate property owners in single-family residential areas of the City on the benefits of Accessory Dwelling Units, and SB 9 subdivisions. The City will also generate educational materials to landlords regarding SB 329 (2019). SB 329 classifies voucher income as a "source of income" under the California Fair Employment and Housing Act, which prohibits housing discrimination based on sources of income. <u>Schedule of Action:</u> December of 2023.</p> <p>Following the creation of educational content and materials, the City will post information on its Housing Programs webpage. Additionally, the City will utilize alternative methods, such as the City's quarterly printed newsletter, that is distributed to all households, to further publicize the information. <u>Schedule of Action:</u> June of 2024.</p>	No additional funding is necessary – this will be performed as part of City staff's regular work plan	Community Development Department, City Manager's Office, and Public Information Officer



## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-6: Fair Housing</b>		
In addition to publishing such materials, the City shall utilize its public information campaign to educate and engage single-family property owners on the opportunities available for housing development. As a part of this campaign, the City shall utilize the presentations proposed in Program H-2.E to spread awareness and present this information to a minimum of one community group meeting per year. <u>Schedule of Action:</u> Annually by December 31.		
<p><b>H-6.I. Enhance Core Area Connectivity</b>  The City will continue to connect Core Area housing to additional opportunities and residential amenities located throughout the City. The City has two major regional Class 1 bike trails that cross and intersect within the City (the Iron Horse and Contra Costa Canal Trails). The Iron Horse Trail passes through downtown and forms the eastern border of the Core Area. Both trails provide access to several schools. The Iron Horse Trail borders and has direct access to one of the City's three public junior high schools (Walnut Creek Intermediate) and one of the City's public high schools (Las Lomas). The Canal Trail borders and has direct access to a public elementary school (Bancroft) and a public high school in the City of Concord that serves a portion of Walnut Creek (Ygnacio Valley). Additionally, the City has a Bicycle Plan to guide the development of bicycle facilities citywide, and the City has two new facilities in the Core Area that are currently in design (a new Class II bike lane on Trinity Avenue, and a new Class IV separated bikeway on N Broadway).</p> <p>The City will continue to implement the Walnut Creek Bicycle Plan and to prioritize funding for bike lanes with the greatest potential to provide safety and connectivity improvements and to serve the largest number of user groups, as well as destinations. <u>Schedule of Action:</u> Ongoing, as Bicycle Plan programs are implemented. Completion of the Class II bike lane on Trinity Avenue by end of 2024; completion of the Class IV separated bikeway on N Broadway by the end of 2026.</p>	No additional funding is necessary – this will be performed as <b>part of City staff's</b> regular work plan	Community Development Department, Public Works Department / Transportation and Engineering Services
<p><b>H-6.J. Housing Mobility</b>  In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence through some or all of the following actions:</p> <ol style="list-style-type: none"> <li>1. Create overlay zones in portions of R-8 through the R-12 zones, reduce minimum lot areas from between 8,000 to 12,000 sq. ft. to 7,260 sq. ft. and in R-15, through R-40 zones from between 15, 000 and 40,000 sq. ft. to 14, 250 sq. ft to contribute to meeting at least 50 units of the 200-unit goal in single-family zones. <u>Schedule of Action:</u> December of 2025</li> <li>2. Create overlay zones in portions of R-8 through R-12 zones that allow duplex, tri-plex or four plex developments as permitted uses to diversify housing types in single-family zones and contribute to meeting at least 50 units of the 200-unit goal in single-family zones. <u>Schedule of Action:</u> December of 2025</li> </ol>	No additional funding is necessary – this will be performed as <b>part of City staff's</b> regular work plan.	City Manager's Office & City Council, and Community Development Department

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-6: Fair Housing</b>		
<ol style="list-style-type: none"> <li>3. Amend the General Plan and related zoning to modify minimum allowable lot size for residential units within some areas currently designated as R-8 to R-12. <u>Schedule of Action:</u> Fall of 2025</li> <li>4. Amend the Zoning Ordinance to allow additional affordable housing units in some existing P-D zones, without a separate need for a P-D rezoning, if the new development complies with the General Plan density. <u>Schedule of Action:</u> December of 2025</li> <li>5. Amend the Zoning Ordinance to allow duplexes/triplexes/fourplexes on larger lots in single-family zones which currently contain non-residential uses (i.e. churches, etc.), at density consistent with the General Plan. Ensure that appropriate development standards are in place to facilitate maximum densities and transitions in scale including but not limited to: lot size requirements, setbacks, FAR and unit size requirements. The action would affect approximately 30-40 lots and would contribute to the 200-unit goal in single-family zones. <u>Schedule of Action:</u> December of 2025</li> <li>6. Evaluate and consider an amendment to the Zoning Code to increase heights in multi-family residential districts (outside of North Downtown Specific Plan and West Downtown Specific Plan areas) to the maximum height authorized under Measure A to increase density. <u>Schedule of Action:</u> December of 202</li> <li>7. Identify potential sites outside of the downtown Core Area that meet the statutory requirements for transit-rich areas and urban infill sites requirements for consideration pursuant to SB-10 in order to facilitate development applications in these areas. <u>Schedule of Action:</u> December of 2028.</li> </ol>		
<p>H-6.K Mid-Cycle Review. Conduct a mid-cycle review program -to examine progress of housing unit production for lower, moderate, above-moderate income and special needs housing, and evaluate status, schedule and timing of accomplishing some or all of the actions stated above. If unit production is not achieving anticipated progress identified in program goals, programs are ineffective or constraints are identified, the City shall take action to develop alternative strategies, including amending development standards and initiating a rezoning program to identify additional sites as necessary to achieve the anticipated progress. <u>Schedule of Action:</u> Conduct review by December 2027. Adopt alternative strategies as needed by December 2028.</p>	No additional funding is necessary – this will be performed as part of City staff's regular work plan.	City Manager's Office and Community Development Department
<p>H-6.L Metrics and Goals. Work collaboratively with a mix of residents, business owners, and local non-profits to create data-centered evaluation metrics and establish ongoing City goals and actions. Seek participation from diverse participants representative of the regional population. <u>Schedule of Action:</u> meet with ECHO housing by end of -2024</p>	No additional funding is necessary – this will be performed as part of City staff's regular work plan.	Community Development Department
<p>H-6.M. Capital Improvement Program</p>	Projects are included in the Capital	Public Works Department and Community

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-6: Fair Housing</b>		
<p>1. Multi-Modal Mobility. Through CIP projects, improve multi-modal mobility to increase access from lower income housing opportunity sites, higher poverty level block groups, higher renter overpayment areas, and higher disabled population areas to jobs, education and amenities. <b>Implements strategies from the City's Rethinking Mobility initiative.</b> Projects include:</p> <ul style="list-style-type: none"> <li>• Locust Street Streetscape reconstruction to improve ADA accessibility and provide enhancements to address increased intensity of downtown development.</li> <li>• Pedestrian improvements at non-signalized intersections.</li> <li>• Parkside Dr. Sidewalk Gap Closure to improve connectivity between the residential areas to the west and the Walnut Creek BART station. Shadelands Multimodal Improvements to support recent rezoning for livable communities.</li> <li>• Lincoln Ave Ped-Bike Path to provide safe access from the Iron Horse Trail to the Library and into the traditional downtown.</li> <li>• School Area Active Transportation and Traffic Calming.</li> <li>• Citywide Bicycle Amenities and projects.</li> <li>• Walnut Boulevard Sidewalk at Walnut Heights Elementary.</li> <li>• Olympic Corridor Trail Connector Study and Improvements to connect the Iron Horse Trail to the Lafayette/Moraga Trail.</li> <li>• Ygnacio Valley Road Safe and Smart Corridor Study.</li> <li>• Pursue "complete street" CIP projects for Oakland Boulevard and Mt. Diablo Corridor. transportation improvements per West Downtown Specific Plan.</li> </ul> <p>2. Parks and Recreation. Implement the 2025 Parks Vision Plan to help meet the recreational needs generated by new residential development.</p> <ul style="list-style-type: none"> <li>• Continue to maintain the City's 22 parks and 5 designated open space areas</li> <li>• Complete the design process for replacement of the Heather Farm (Clarke) Swim Center</li> <li>• Complete Arbolado Park Improvements Planning &amp; Outreach</li> <li>• Provide All-Weather Sports Fields at HFP</li> <li>• Provide Tice Sports Field Lighting and sand volleyball courts to support youth sport leagues</li> <li>• Improve Old Oak Park</li> <li>• Complete various park and open space facility projects</li> </ul> <p><b>Schedule of Action:</b> Ongoing. Project dates are determined through the CIP Program.</p>	Improvement Program, many of which are eligible for State and federal grant funding, along with local match	Development Department

#### 8.1.7 Goal H-7: Energy Conservation and Sustainable Development

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

##### **Policies**

- **H-7.1:** The City shall encourage the incorporation of energy conservation design features in existing and future residential development.
- **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.
- **H-7.3:** The City shall continue to implement climate policies to reduce pollutants and greenhouse emissions, prepare for a climate resilient future, and further environmental justice in Walnut Creek.

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-7: Energy Conservation, Sustainable Development, and Environmental Mitigation</b>		
<b>H-7.A. Residential Energy Conservation Program</b> The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings. <u>Schedule of Action:</u> Ongoing.	None required	Community Development Department and Public Works
<b>H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program</b> 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). The City shall provide four (4) loans per year subject to funding availability. <u>Schedule of Action:</u> Annually by December 31.	BayREN and available grants	Community Development Department and Contra Costa County
<b>H-7.C. Energy Upgrade California</b> The City shall continue to support regional efforts to implement the Energy Upgrade California Program, which offers incentives for single-family homeowners to retrofit homes for energy efficiency. To support, the City shall publish information on the City's social media platforms, the City's newsletter, and through targeted emails once a year. <u>Schedule of Action:</u> Annually by December 31.	None required	Community Development Department, Public Works, Economic Development, City Manager's Office & City Council
<b>H-7.D. Energy Efficiency and Conservation</b> The City shall continue and expand existing partnerships with the East Bay Municipal Utility District (EBMUD), PG&E, the Bay Area Regional Energy Network (BayREN), and the Contra Costa Water District (CCWD) to educate residents and business owners about resources and opportunities for increased energy efficiencies. Through this partnership, the City shall identify incentives for developers who design energy-efficient homes and improve the energy efficiency of new construction. <u>Schedule of Action:</u> Within one (1) year of Housing Element certification by HCD.  After identifying incentives, the City shall publish the information on the menu of incentives proposed in Program H-1.D of this Housing Element. <u>Schedule of Action:</u> Ongoing information with an annual update by December 31 every year.  Furthermore, the City will track available grant funding to further promote and create more initiatives that promote energy-efficient behaviors and programs, water saving programs, and greenhouse gas (GHG) reducing programs. The City shall research available grants on an annual basis and apply to a minimum of one (1) grant per year, if available. <u>Schedule of Action:</u> Annually by December 31.	None required	Community Development Department and Public Works
<b>H-7.E. Reduce Exposure to Environmental Pollution</b> The City continues to implement climate planning initiatives to mitigate climate impacts, reduce pollutants and greenhouse gas emissions (GHG), and prepare for a climate resilient future by completing the following: <ul style="list-style-type: none"> <li>The City formed the Enjoy Cleaner Options (ECO) program to preserve a high quality of life through environmental protection and climate change mitigation. The ECO Department provides programs that incentivize residents to take rebates and credits for using sustainable energy options, climate</li> </ul>	General Fund	Community Development Department

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-7: Energy Conservation, Sustainable Development, and Environmental Mitigation</b>		
<p>action, energy innovation, air and water protection, transportation aimed at reducing carbon emissions, environmentally better green building practices, and reducing overall waste.</p> <ul style="list-style-type: none"><li>• The City adopted its first Climate Action Plan (CAP) in 2012 and has been actively working to reduce its greenhouse gas (GHG) emissions that cause climate change by at least 15% below 2005 levels by 2020.</li><li>• The City partnered with Marin Clean Energy (MCE) as a community-based electricity provider to provide increased access to affordable and 100% renewable electricity to residents and reduce greenhouse gas (GHG) emissions. In addition, all City-owned facilities now use 100% renewable energy.</li><li>• The City continues to implement measures identified in the Contra Costa County Local Hazard Mitigation Plan adopted in 2018.</li></ul> <p>In addition, the City shall adopt a Sustainability Action Plan (SAP) based on the current CAP. The SAP shall continue citywide efforts to GHG emissions to address climate change in the short-term, through the year 2030, and in the long-term, through the year 2050. <u>Schedule of Action</u>: Fall 2023.</p>		

#### 8.1.8 Goal H-8: Administration and Implementation

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

##### **Policies**

- **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.

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
Goal H-8: Administration and Implementation		
H-8.A. Housing Element Annual Progress Report The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR). <u>Schedule of Action:</u> Annually by April 1.	None required	Community Development Department



## 8.2 Quantified Objectives

California Government Code, Section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including extremely low-income) that can be constructed, rehabilitated, and preserved over a 5-year time period. The City has two sets of numerical housing goals:

- Walnut Creek’s portion of the Association of Bay Area Governments Regional Housing Needs Assessment goals
- Quantified objectives for affordable housing production

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City’s quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code, Section 65583(b)(2), states the following:

*It is recognized that the total housing needs . . . may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements...Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low-income that can be constructed, rehabilitated, and conserved.*

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in Table 8-1. Summary of Quantified Objectives for City Housing Programs (2023–2031), provide a projection for the entire 8-year 6<sup>th</sup> Cycle Housing Element period.

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

**Table 8-1. Summary of Quantified Objectives for City Housing Programs (2023–2031)**

Program/Activity/Action	Extremely Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	1,735		1,136	1,504	3,790	8,165
New Construction	0	17	128	21	1,340	1,506
Rehabilitation	0	0	40	32	0	72
Preservation (At Risk Housing)	90	0	33	79	0	202
Rental Assistance (Section 8)	40	10	0	0	0	50
Homeowner Assistance	0	0	0	16	0	16
TOTAL	157		201	148	1,340	1,774

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CITY OF  
WALNUT  
CREEK

**2023–2031**

# **HOUSING ELEMENT**

**August 2023**

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## ACKNOWLEDGEMENTS

### CITY COUNCIL

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Loella Haskew, Mayor Pro Tem  
Cindy Darling, Council Member  
Kevin Wilk, Council Member  
Matt Francois, Council Member

### PLANNING COMMISSION

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Ken Strongman, Vice Chair  
Peter Lezak, Commissioner  
Bob Pickett, Commissioner  
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**Appendices**

- Appendix A. Public Engagement
- Appendix B. Affirmatively Furthering Fair Housing Analysis
- Appendix C. Sites Inventory Form

# ACRONYMS AND ABBREVIATIONS

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AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACS	American Community Survey
ADU	accessory dwelling unit
AMI	area median income
BART	Bay Area Rapid Transit
BLS	Bureau of Labor Statistics
CEQA	California Environmental Quality Act
CHAS	Comprehensive Housing Affordability Strategy
City of Walnut Creek	City of Walnut Creek
Consolidated Plan	Contra Costa County Consortium 2020–2025 Consolidated Plan
Contra Costa or County	Contra Costa County
CUP	conditional use permit
DOF	California Department of Finance
FY	Fiscal Year
HCD	California Department of Housing and Community Development
Housing Element Update, Housing Element, or HEU	Housing Element
HSC	California Health and Safety Code
HUD	Housing and Urban Development
PLHA	Permanent Local Housing Allocation
RHNA	Regional Housing Needs Allocation
SB	Senate Bill

## **2023–2031 Housing Element**

### *Acronyms and Abbreviations*

SRO

State of California

single-room occupancy

State of California

## EXECUTIVE SUMMARY

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The Housing Element presents a comprehensive assessment of local housing conditions and lays out a series of goals, policies, and programs to assist the city in meeting the housing needs of current and future residents at all income levels. State law requires that a housing element be included in the general plan as one of the seven mandatory “elements”, or chapters, that express the community’s values, goals, and vision for the future. The Housing Element identifies and analyzes the city’s existing and projected housing needs, and contains a detailed work program for the preservation, improvement, and development of housing, including how and where the city can accommodate its fair share of the nine-county Bay Area region’s need for new housing. The statewide housing mandate for all cities and counties to accommodate their share of housing needs is known as the Regional Housing Needs Assessment or RHNA. Walnut Creek, along with other jurisdictions statewide, face substantial challenges in providing sufficient affordable housing.

This Housing Element update covers the eight-year planning period beginning October 15, 2023, and ending October 15, 2031, (the “6<sup>th</sup> Cycle” planning period). The update addresses numerous requirements resulting from a slate of new state housing laws designed to address factors contributing to the statewide housing shortage. One of the most consequential changes for the 6<sup>th</sup> Cycle is that the RHNA goals throughout the state have been significantly increased from previous cycles. For Walnut Creek, this has resulted in an increase from 2,235 units for the 5<sup>th</sup> Cycle (2015-2023), to 5,805 units for the 6<sup>th</sup> Cycle (2023-2031). In addition, the city must provide substantial evidence that nonvacant sites selected are appropriate and likely to be available for housing development during the planning period.

Another major change for the 6<sup>th</sup> Cycle is the state’s “Affirmatively Further Fair Housing” (AFFH) requirements. Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and access to opportunity, replacing segregated living patterns with integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. This is accomplished through a detailed analysis of issues, evaluation of proposed housing sites, and development of housing element programs to address identified issues. The detailed AFFH analysis is provided as Appendix B, but the insights gained

## 2023–2031 Housing Element Executive Summary

from the analysis are threaded throughout the element and specifically reflected in the Sites Inventory and Housing Plan.

### Chapter 1 - Introduction

The Housing Element for the City of Walnut Creek has been updated for the 2023–2031 6<sup>th</sup> Cycle Planning Period. The Housing Element is part of the Walnut Creek General Plan, adopted by the City in 2006 and updated multiple times, including the most recent update in 2020.

The guiding principle for housing in the City’s General Plan states:

*Walnut Creek supports housing of various types, densities, and prices to meet the needs of current and prospective residents of all income levels and ages. The City will promote opportunities for housing and will strive to meet the state-mandated regional fair-share numbers. The City encourages housing along transit corridors, housing for the local workforce, and housing that is attainable by and suitable for the diverse populations that call Walnut Creek home.*

As widely reported, California is in the midst of a housing crisis where demand greatly outweighs supply. Additionally, overall wage growth has not kept pace with increases in housing costs, making median home prices and rents out of reach for a large population within the State. According to the Joint Center for Housing Studies at Harvard University, renters in California have to earn 120% or more of the area median income (AMI) to afford the median priced home. This severe spending on housing costs has contributed significantly to various housing problems, such as a lack of affordability and homelessness.

California Government Code requires that a Housing Element be included in a city’s General Plan as one of seven mandatory elements that express the community’s values, goals, and vision for the future. The City of Walnut Creek Housing Element identifies and analyzes the city’s existing and projected housing needs and contains a detailed outline and work program of the city’s goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The overall goal of this Housing Element is to provide safe and decent housing for all economic segments of the community.

### Chapter 2 – Housing Needs Assessment

Walnut Creek is a growing community with an increasing need for housing to accommodate its population and serves as an important employment center for Contra

## 2023–2031 Housing Element

### Executive Summary

Costa County and the San Francisco Bay Area. To quantify housing needs the State of California develops housing demand projections and apportions these projections to each region. In the Bay Area, the Association of Bay Area Governments (ABAG) allocates the state's regional projected demand to individual jurisdictions. This is referred to as the Regional Housing Needs Assessment (RHNA) and is intended to reflect the projected housing demand of each jurisdiction for the upcoming planning period. State law requires that jurisdictions incorporate the RHNA allocation into their housing element update. **The required RHNA for the City is based on housing needs over the next 8 years** and is summarized in the table below.

**Table ES -1. 6th Cycle RHNA**

Income Category	RHNA
Extremely Very Low/Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (over 120% AMI)	2,304
<b>Total Units</b>	<b>5,805</b>

While the total number of RHNA required units is 5,805, HCD guidance requires that all cities and counties include more than the required RHNA - typically an additional buffer of 15 to 30% with special focus on lower income housing units. Therefore, the total number of units in any jurisdiction's housing element will exceed the RHNA to accommodate that buffer. With that in mind and based on the City's sites inventory analysis included in the Housing Element update, the City must accommodate a minimum of 6,330 total new units, allocated at different affordability levels, to comply with the 15% buffer for lower income units.

Demographic and housing data were analyzed to reveal Walnut Creek's housing needs and trends, which helps inform program development and prioritization. Key findings include:

### Demographics

- The racial and ethnic composition of Walnut Creek has become more diverse in recent years. However, generally, Walnut Creek has a lower level of diversity

## 2023–2031 Housing Element

### Executive Summary

compared to the Bay Area. The City has a significantly larger percentage of White residents and a smaller percentage of Latinx and Black residents compared to the County and Bay Area.

- Approximately 22% of the population is under the age of 25, which is lower than the County percentage of 31%. Walnut Creek’s seniors (individuals who are age 65 or older) make up 30% of the population, while the percentage of seniors in the County as a whole is lower at 15%.

### Housing and Household Characteristics

- Walnut Creek’s has 33,969 housing units comprised of approximately 37% single-family detached homes, 48% multifamily condominiums or apartments, and 15% single-family attached homes/townhomes.
- According to Zillow, the City’s Home Value Index (a “smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type”) was \$965,533 in 2020, higher than for the County and lower than for the Bay Area. All three areas have experienced large increases since 2011.
- The City’s Zillow Observed Rent Index (a “smoothed measure of the typical observed market rate rent across a given region”) reports that the median monthly rent in the City is \$2,750 compared to \$2,876 and \$3,039 in County and Bay Area, respectively.
- Walnut Creek is predominately made up of ownership households. According to ACS 2019 data, roughly 35% of the households in the City are renter-occupied and 65% are owner-occupied. Of the owner-occupied units, 30% are cost-burdened (spend more than 30% of gross income on housing) with 13% severely cost-burdened (spend more than 50% of gross income on housing). In comparison, 41% of renter-occupied units are cost-burdened with 21% severely cost-burdened.
- According to the Walnut Creek 2020 Annual Progress Report, 1,871 building permits for housing units were issued by the City between 2015 and 2020. Of this total, 1,692 were for above moderate-income units, 57 moderate-income units, 26 low-income units, and 96 very low-income units.
- Approximately 3,875 extremely low-income households reside in the City, representing approximately 12% of the total households. In comparison, the



## 2023–2031 Housing Element

### Executive Summary

County and Bay Area have slightly higher percentages of extremely low-income households with 13% and 15%, respectively.

### Special Housing Needs

- Approximately 43% of the total households in Walnut Creek were senior households (2017 tabulation).
- Approximately 4% of total households were large family households. The most common household size is two people (38%), and the second most common household size is one person (35%) per 2019 ACS data.
- Approximately 12% of the City's population were identified as having a disability (2019 ACS).
- Walnut Creek has a small female-headed household population.
- Less than 2% of Walnut Creek residents are employed as farmworkers.
- According to the published August 2020 Contra Costa County Annual Point in Time Count Report conducted in January 2020, 2,277 individuals are experiencing homelessness in Contra Costa County.

## Chapter 3 – Housing Constraints

The development and improvement of housing can be constrained by a number of governmental and non-governmental factors. State law requires the City analyze governmental constraints like land use controls, fees, and exactions, on- and off-site improvement requirements, building codes and enforcement thereof, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. Non-governmental constraints must also be analyzed (including the availability and cost of land, construction costs, and labor availability). **The constraints are identified in the following five categories:**

- Permit Processing and Procedures
- Development/Improvement of housing for people with disabilities
- Land Use Controls
- Availability and Cost of Land
- Construction Costs and Labor Availability

## **2023–2031 Housing Element**

### *Executive Summary*

Table ES-2 provides a summary of all identified constraints which generally fall into 2 categories – constraints as a result of State law changes and market constraints (not governmental constraints) – as well as a sampling of programs to address or mitigate constraints.

## 2023–2031 Housing Element Executive Summary

**Table ES-2. Constraints and Programs-** *(Editor's Note: Table was updated with new programs)*

Constraint Category	Specific Constraint(s)	Constraint - Result of State Law Change?	Local (within City's Control) or Market (Private Market Constraint)	Program to Address Constraint
Permitting Processing and Procedures	Processes and procedures that affect project permitting due to complexity, timelines, internal processes, and costs.	Yes	Local	H-4.D – Adopt SB 35 Streamlining Written Procedures.
				H-4.I – Amend Planned Development Permit requirements and discretionary review findings as necessary.
Development/ Improvement of housing for people with disabilities	Limited funding to address health and safety upgrades, energy efficiency, removal of architectural barriers, and inclusion and accommodation services.	Yes	Local	H-3.A-H – Provide funding, services, and protocols for special needs housing. Amend Zoning Ordinance.
	Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities.			H-4.C – Update Special Needs Zoning.
Land Use Controls	Land use controls can constrain the maintenance, development, and improvement of housing through the establishment and distribution of different land uses.	Yes	Local	H-4.A – Transit Priority Projects Exempt from EIR.
				H-4.C,E-F, and H – Update Zoning Ordinance for State Law Compliance (permit streamlining, employee housing, accessory dwelling units, and definition of family).
				H-4.G – Amend General Plan to Remove Growth Limitation Plan.
				H-4.J – Measure A Outreach and Review. Potential consideration and action regarding a ballot measure to address any constraints.
				H-4.K – Building Envelope Analysis and potential amendments.
				H-6.G – Codify SB with allowances beyond State law.
				H-6.J – Housing Mobility to make sites available in single-family zones.

## 2023–2031 Housing Element Executive Summary

**Table ES-2. Constraints and Programs (Continued)**

Constraint Category	Specific Constraint(s)	Constraint - Result of State Law Change?	Local (within City's Control) or Market (Private Market Constraint)	Program to Address Constraint
Availability and Cost of Land	Limited supply of vacant land combined with high demand for residential units results in increased land costs.	No	Market	H-1.C – Maintain/ Update Site Inventory.
				H-4.B – Parking Study/Adopt Zoning Ordinance amendments to Reduce Parking for Affordable Units.
Construction Costs and Labor Availability	Significant increases in lumber and other construction materials, as well as the high demand for housing, will likely further increase residential construction costs.	No	Market	H-2.A-C – Make federal, state, and local funding available for affordable housing.

## Chapter 4 - At-Risk Affordable Housing

State law requires that all income-restricted affordable units at risk of converting to ~~market~~ market-rate units be identified in the Housing Element update. The City has a total of **202 units at risk of conversion** with affordability restricted through Multifamily Mortgage Bonds, Section 8 Housing, and HUD 202 Program. The specific projects that make up the 202 units are listed below.

- Casa Montego – 79 units
- Montego Place – 33 units
- Tice Oaks – 90 units

**These projects are at low risk for conversion** because they utilize Section 8 vouchers (property owner is made whole for market rent with these vouchers) and because all projects are owned by non-profit entities. The total cost to preserve or replace these ~~the~~ units is provided in Chapter 4, At-Risk Affordable Housing and available financial resources are described in Chapter 6, Housing Resources, of the Housing Element.

## Chapter 5 – Housing Accomplishments

The City must evaluate the results from housing programs implemented during the previous 5<sup>th</sup> Cycle Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous goals, objectives, policies, and programs. The City achieved many positive results, including the major housing accomplishments listed below:

## **2023–2031 Housing Element**

### *Executive Summary*

- City developed/approved 2,216 units (418 affordable units)
- City was able to achieve 99% of 5th cycle RHNA (2,235)
- Walnut Creek Transit Village provided 596 units
- Changes to Accessory Dwelling Unit regulations removed limits to increase production
- Objective Design Guidelines created to help streamline development
- Regional Collaboration resulted in more regional homelessness resources
- Inclusionary In-Lieu & Commercial Linkage Fees created more affordable housing funding
- Community Development Block Grant COVID funds for emergency rent & utility assistance created emergency shelter for families/individuals
- City funding Eden Housing Council for Hope & Opportunity created more housing for Seniors
- Lower income units (129) created for large families and female headed households
- Housing for the individuals with disabilities created (Arboleda – 15 units and St. Paul’s Commons- 44 affordable units)

## **Chapter 6 – Housing Resources and Opportunities**

Walnut Creek is a leader in Contra Costa County for progressive housing policies. Table ES-3, Resources and Opportunities, identifies the federal, state, regional, and local resources, and opportunities the City has pursued for housing development:

## 2023–2031 Housing Element Executive Summary

**Table ES-3. Resources and Opportunities**

	Funding Source	Amount	Notes
Federal	Annual CDBG	\$240,000 - \$340,000	General Fund to supplement CDBG
	Housing Choice Vouchers	340 vouchers	From Contra Costa Housing Authority; As of June 2022
State	Senate Bill 2	\$310,000	Funding for pre-designed ADU plans
	LEAP	\$300,000	Funding for Objective Design Standards
	PLHA	\$830,000	Funding for Objective Design Standards and "Right Sized" parking study
	LHTF	\$1,900,000	Matching grant for affordable housing
	Other State Grants	TBD	Range from annual allocations of formula-entitled grants to vouchers and competitive funding programs.
Regional	One Bay Area Grant (OBAG)	TBD	Grants local communities the flexibility to invest in transportation infrastructure that supports infill development by providing funds for bicycle and pedestrian improvements, local road repair and planning activities, while also providing funds for Safe Routes to School programs and for Priority Conservation Areas.
	Advancing California Finance Authority	TBD	Provides secure, low cost and convenient financing for public agencies and their partners in the Bay Area.
	Metropolitan Transportation Commission Grants	TBD	Priority Development Area Planning Program grant funds Specific Plans that result in intensified land uses around public transit hubs and bus and rail corridors in the Bay Area. Housing Incentive Pool provides transportation grants to promote the production and preservation of affordable housing.
Local	Local Housing Trust Fund	\$5,000,000	Inclusionary Housing Fees
			Commercial Linkage Fees
			LHTF Grant Award (\$1,900,000)
	General Fund	\$100,000	General Fund to supplement CDBG
		\$70,000	General Fund for homelessness
	Housing Successor Entity Funds	\$500,000	Anticipated for 2020-2024

## Chapter 7 – Adequate Sites Inventory Analysis and Methodology

The sites inventory analysis demonstrates 424-127 sites (located near transit and jobs) that provide a total of 6, 449-632 total housing units (including 3, 422-076 units affordable housing units to lower income households) that can be accommodate the required RHNA through a combination of the remaining vacant residential sites in Walnut Creek and non-vacant sites that can be redeveloped with a residential component. Due to the City's forward-thinking planning to accommodate housing needs, this City will not require any rezoning to accomplish this.

Table ES-4, Capacity Determination (also shown as Table 7.2, Capacity Determination in Chapter 7, Sites Inventory, in the Housing Element) summarizes the City's determination that there is sufficient capacity to accommodate the City's RHNA by income and categorizes credits and sites by zoning, representing land suitable and available for residential development, remaining consistent with state planning guidance.

## 2023–2031 Housing Element Executive Summary

**Table ES-4. Capacity Determination**

	Units by Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,657	954	890	2,304	5,805
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	97	57	20	1,531	1,705
Accessory Dwelling Unit Potential	7	31	114	24	176
Subtotal	104	88	134	1,555	1,881
Net RHNA (after credits are applied)	1,553	866	756	749	3,924
Step #1 Determination of Adequate Sites (Existing Zoning)					
Central Retail District	27	22	-	8	57
Duplex Residential	-	-	-	12	12
Mixed-Use - Commercial	1,036	505	420	185	2,146
Mixed-Use - Downtown	261	113	78	57	509
Mixed-Use - Planned Development	53	30	26	-	109
Mixed-Use - Residential	296	184	-	284	764
Multifamily High	131	79	369	85	664
Multifamily Medium	-	-	9	62	71
Planned Development	55	121	-	219	395
Single-family Low	-	-	-	14	14
Single-family Medium	-	-	-	10	10
Step #1 Subtotal (no zone change)	1,859	1,054	902	936	4,751
Total (Credits & Step #1)	1,963	1,142	1,036	2,491	6,632
Net Surplus/(Shortfall)	306	188	146	187	827
No Net Loss Buffer Surplus/(Shortfall), as a percent of RHNA <sup>1</sup>	18%	20%	16%	8%	14%

<sup>1</sup> HCD recommends a 15-30% buffer for lower-income (very low and low) sites to protect the City from the No Net Loss provision. The City included a buffer for the moderate-income level for the same reason. The City calculated its buffer as a percentage of the gross RHNA.

When determining sites to include in the inventory to meet the ~~lower income~~lower-income housing need, HCD recommends that a local government first identify development potential in ~~high opportunity~~high-opportunity areas. **A large majority of the City's housing sites inventory is located within the Core Area, which is classified as a high/highest opportunity area (the Core Area is a 768-acre central district with higher densities than other parts of the city, centered on the Traditional Downtown and the Walnut Creek BART station).** **New State laws for the 6<sup>th</sup> Cycle Housing Element require that there be a 15-30% buffer of additional units particularly at affordable levels.** Therefore, the sites inventory shown in the table above does exceed that shown in Table ES -1, 6th Cycle RHNA.

## Capacity Analysis

Government Code Section 65583.2(c) requires jurisdictions to calculate the projected development capacity of the sites identified in the housing element that can be realistically achieved. As such, HCD requires a high level of justification for the inclusion of sites.

Walnut Creek is a mature city with little remaining vacant land. As a result, the Sites Inventory relies on infill and redevelopment parcels. In order to remain realistic in its projection of development, the City considered a number of requirements established by state law:

- **“When establishing realistic capacity calculations, the jurisdiction must consider existing development trends of existing or approved residential developments at similar affordability levels in that jurisdiction”**
  - The City applied a number of adjustments towards the calculation of units for each site. Adjustments included:
    - A Mixed-Use Factor for retail-space sites that reduces the estimated capacity to 50-60% to account for the expectation that a developer may want to replace the current commercial spaces.
    - An Environmental Factor for sites that overlap with Walnut Creek or Tice Creek that reduces the estimated capacity to 33-100% to account for the expectation that no construction could occur in the creek areas.
    - A Floor Area Ratio Factor for all sites of 100%. This is 100% because the average realized floor area as a percentage of the allowable floor area ranges between 94-107%.
    - A Realistic Capacity Factor for all sites. Although it is the norm for recently constructed and proposed developments to achieve more than 100% of the permitted density, the City applied the following factors:
      - 95% for all MU-C, Mixed-Use Commercial, and MU-D, Mixed-Use Downtown, sites. These zones have recently seen an average of 152% realized density as a percentage of permitted density.
      - 100% for all other sites, a conservative estimate considering the realized density as a percentage of permitted density ranges from 110% to 224%.



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The adjustments applied by the City during the calculation of units for each site ensured that our estimates reflect the City’s development track record while remaining conservative by using factors below what is typically true for Walnut Creek development.

## Chapter 8 - Housing Plan

This section of the draft Housing Element establishes direction for policies, programs and actions for the goals related to community needs. Many of the goals, policies, and programs have not changed from the 5<sup>th</sup> Cycle Housing Element (2015-2023), while others have been modified to add specificity or reflect current practice. New goals, policies, and programs have been added to build upon Walnut Creek’s success in building affordable housing throughout the community, ~~and~~ address the City’s significant RHNA allocation, and to further AFFH housing mobility goals. **Table ES-5, Housing Programs, identifies unchanged, modified, and new programs as needed to address constraints, new legislation, or fair housing issues.**

Table ES-5. Housing Programs

Unchanged Programs	Modified programs	New Programs
<b>H-2.C.</b> Allocate CDBG Funding for Housing	<b>H-1.C.</b> Maintain/Update the Site Inventory - <b><i>modified to accommodate HCD requirements</i></b>	<b>H-1.A.</b> Encourage and Incentivize Accessory Dwelling Units (ADUs) - <b><i>in response to Assembly Bill (AB) 671</i></b>
<b>H-2.F.</b> Mortgage Credit Certificate Program	<b>H-2.A.</b> Pursue State and Federal Funding for Affordable Housing - <b><i>modified to accommodate HCD requirements</i></b>	<b>H-1.B.</b> Technical Assistance to Developers
<b>H-2.H.</b> Housing Choice Voucher Program	<b>H-2.B.</b> Local Funding for Affordable Housing - modified to include targeted report of available funding	<b>H-1.D.</b> Provide a Menu of Incentives/Concessions for Developers
<b>H-2.J.</b> Legislative Advocacy for Affordable Housing	<b>H-2.E.</b> Community Housing Engagement - enhanced the original program focused on Community Housing Forums	<b>H-2.D.</b> Facilitate Access to Affordable Housing for Residents

## 2023–2031 Housing Element

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Unchanged Programs	Modified programs	New Programs
<b>H-2.K.</b> Coordinate with Contra Costa County for Affordable Housing	<b>H-2.G.</b> Improve First Time Homebuyer Assistance Program - modified to include a \$40K forgiveness incentive	<b>H-2.M.</b> Prioritize Review and Expedite Development of Affordable and Special Needs Projects
<b>H-2.L.</b> Regional Collaboration on Affordable Housing and Homelessness	<b>H-2.I.</b> Provide Density Bonus Ordinance Training/Education - modified Density Bonus Ordinance program to include training and education for other City departments involved in the entitlement and development process	<b>H-2.N.</b> Assist with Development of Lower-Income Housing - <b><i>created to comply with HCD requirements</i></b>
<b>H-3.A.</b> Funding to Assist the Homeless and Special Needs Housing	<b>H-3.C.</b> Support Counseling and Housing Services for Seniors and Low-Income Households- modified to increase CDBG spending for ECHO Housing	<b>H-2.O.</b> Funding, Incentives, and Concessions for Extremely Low-Income Developments - <b><i>created to comply with HCD requirements</i></b>
<b>H-3.B.</b> Public Outreach to Increase Awareness of Homeless Issues		<b>H-2.P.</b> Advertise Available Resources
<b>H-3.D.</b> Encourage Development of Housing for Persons with Disabilities		<b>H-2.Q.</b> Assist Faith-Based Organizations With Affordable Housing Development
<b>H-3.E.</b> Coordinate with the Regional Center of the East Bay		<b>H-2.R.</b> Amend Density Bonus Ordinance - required to ensure compliance with State law
<b>H-3.F.</b> Identify Incentives for Larger Housing Units		<b>H-2.S.</b> Continue to Allow By-Right Residential Development on Non-Vacant Sites Designated for Lower income

## 2023–2031 Housing Element

### Executive Summary

Unchanged Programs	Modified programs	New Programs
		Households and Used in the Previous Sites Inventory - created to comply with State law that requires the zoning code explicitly allow for by-right development
<b>H-5.A.</b> Residential Rehabilitation Loan and Emergency Grant Program		<b>H-2.T.</b> Clarify Mixed-Use Commercial Requirements
<b>H-5.B.</b> Foreclosure Assistance		<b>H-3.G.</b> Crisis Response Protocol
<b>H-5.C.</b> Code Enforcement		<b>H-4.A.</b> Exemptions of Transit Priority Projects from Environmental Review - <b><i>required to implement provisions of SB 375</i></b>
<b>H-6.A.</b> Funding to Support Fair Housing		<b>H-4.B.</b> Complete Parking Study and Continue to Implement Reduced Parking for Affordable Housing
<b>H-6.B.</b> Analysis of Impediments to Fair Housing		<b>H-4.C.</b> Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, Group Care Facilities, the Housing Accountability Act, and the Housing Crisis Act of 2019 to Comply with Current Laws - <b><i>required for compliance with State</i></b>

## 2023–2031 Housing Element

### Executive Summary

Unchanged Programs	Modified programs	New Programs
		<i>requirements, as established by AB 139, AB 2162, and Senate Bill (SB)48)</i>
<b>H-7.A.</b> Residential Energy Conservation Program		<b>H-4.D.</b> Adopt SB 35 Streamlining Written Procedures
<b>H-7.B.</b> Energy Retrofits Through the Home Rehabilitation Loan Program		<b>H-4.E.</b> Update the City’s Zoning Ordinance and Policies Related to Employee Housing to Comply with Current Laws
<b>H-7.C.</b> Energy Upgrade California		<b>H-4.F.</b> Update the City’s Zoning Ordinance and Policies Related to Accessory Dwelling Units to Comply with Current Laws
<b>H-7.D.</b> Energy Efficiency and Conservation		<b>H-4.G.</b> Amend the General Plan to Remove Policy 9.3, Related to the Growth Limitation Plan
<b>H-8.A.</b> Housing Element Annual Progress Report		<b>H-4.U.</b> Definition of “Family”
<b>H-7.A.</b> Residential Energy Conservation Program		<b>H-5.D.</b> Continue the Preservation and Monitoring of Existing and Future Affordable Units
<b>H-7.B.</b> Energy Retrofits Through the Home Rehabilitation Loan Program		<b>H-5.E.</b> Replacement Housing

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### Executive Summary

Unchanged Programs	Modified programs	New Programs
<b>H-7.C.</b> Energy Upgrade California		<b>H-6.C.</b> Collaboration with Community-Based Organizations
<b>H-7.D.</b> Energy Efficiency and Conservation		<b>H-6.D.</b> Displacement Prevention
		<b>H-6.E.</b> Legal Assistance for Renters
		<b>H-6.F.</b> Provide Information and Education to Residents in the City's Website
		<b>H-6.G.</b> Codify Senate Bill 9
		<b>H-6.H.</b> Provide Missing-Middle Housing and /Housing Mobility Education
		<b>H-6.I.</b> Enhance Core Area Connectivity
		<b>H-7.E.</b> Reduce Exposure to Environmental Pollution

## Appendix A – Public Engagement

State law requires that local governments "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." As documented in Appendix A, the City conducted a robust public outreach process that included:

- Two online community workshops.
- One online community questionnaire.
- Four stakeholder meetings with fair housing providers, developers and non-profit organizations.

## 2023–2031 Housing Element

### Executive Summary

- Flyers handed out at public events (e.g., Farmer's Market), posted at public facilities and available at City Hall.
- Article in the *Nutshell*.
- Dedicated website.
- Listening sessions with the Planning Commission, Housing & Community Development Committee, and City Council.

The City conducted a robust public outreach process outlined in Table ES-6 below. The City gathered feedback from all outreach activities and evaluated the findings to identify the issues and topics that were most pressing to the Walnut Creek community. The questionnaire results showed that the housing issues most important to the community are lack of affordability (most prominent issue), need for more multifamily development and ADUs, and need for additional fair housing support services. The City then used this information to help develop goals, policies, and proposed activities for the planning period as described in the Housing Plan section. The City continued to receive -comments as a part of adoption hearingspublic meeting regarding addenda to adopted Housing Element and in response to HCD comments. Many edits were incorporated into the Housing Plan as a result of these comments, particularly related to AFFH housing mobility and reduction of government constraints. A summary of the full public outreach process is outlined in Table ES-6 below.

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## 2023–2031 Housing Element Executive Summary

**Table ES-6. Community Engagement** *(Editor's note: added the latest events)*

Date	Meeting/Activity/Action
January 31, 2022	Housing Committee Presentation - Discussion on community engagement for the Housing Element Update.
February 10, 2022	Planning Commission Meeting - Presentation discussing contents housing element update and next steps.
March 2022	City newspaper - An article was published in the Spring 2022 edition of In a Nutshell soliciting public input for the Housing and Safety Element Updates.
March 4, 2022	City Webpage - Notifying residents of the housing element update and how to be a part of the conversation. The City also published a Housing Element 101 Fact Sheet in English, Spanish, and Chinese.
March 10, 2022 - April 20, 2022	Community Survey - published 03/10/22, the City received 112 responses. Affordability was the primary issue identified by respondents Most important factors in choosing housing are cost & desirable neighborhood 78% of respondents think housing is not affordable 64% of respondents want to buy a home but can't afford to 59% of respondents have left the City (or know someone who has) due to high housing costs
March 14-21, 2022	Bulletin Reports - Reports show correspondence related to the Housing Element Update survey and workshops sent to over 3K+ recipients.
March 21, 2022	Community Workshop #1 - Presented General Plan update focusing on Housing and Safety Elements. Community participants had opportunity to attend virtually, participate in polling during the presentation, and a Q&A session after.
April 20, 2022	Community Workshop #2 - Presented General Plan update focusing on Housing and Safety Elements. Community participants had opportunity to attend virtually, participate in polling during the presentation, and a Q&A session after.
April 20, 2022	C4 Affordable Housing Developer Panel - Contra Costa County Collaborative held a panel discussion on discussed the challenges of building affordable housing, and identified incentives, solutions, and project characteristics most conducive to realizing affordable housing including finding local funding, land acquisition, form-based codes, community opposition, the strict sequence of events that must be followed to secure tax credit funding, permit processing timelines, and labor shortages, among others.
May 4, 2022	City Homelessness Task Force Meeting - Meeting to update the task force participants on the Housing Element Update and provide answers to any inquiries regarding opportunities for the community to be involved and the outcome of survey results.
May 25, 2022	Community Advocates & Affordable Housing Property Strategy Session - Meeting with advocates and property owners to gather insight and thoughts on how the City can encourage affordable housing development along with some of the challenges/opportunities faced as an affordable housing developer.
May 25, 2022	Market rate Developer Strategy Session - Meeting with developers to gather insight and thoughts on how the City can encourage affordable housing development along with some of the challenges/opportunities faced as an affordable housing developer.
May 26, 2022	Affordable Housing Developer Strategy Session - Meeting with developers to gather insight and thoughts on how the City can encourage affordable housing development along with some of the challenges/opportunities faced as an affordable housing developer.
May 27, 2022	Bayrock Multifamily Strategy Session - Input from Bayrock Multifamily, LLC on City's Regional Housing Needs Allocation (RHNA) along with how the City can encourage affordable housing development along with some of the challenges/opportunities faced as an affordable housing developer.
July 28, 2022	Planning Commission Meeting - Draft presentation of Housing Element Update and answered inquiries from the planning commission.

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**Table ES-6. Community Engagement (Continued)**

Date	Meeting/Activity/Action
August 2, 2022	HCD Committee Meeting - Draft presentation of Housing Element Update and had an opportunity to ask clarifying questions regarding the process and HEU contents.
September 20, 2022	City Council Meeting - Review of the Draft Housing Element including hearing public comments, responding to questions, and providing input on the HEU document and process.
January 12, 2023	Planning Commission Meeting - Review the second Draft Housing Element following comments from HCD, heard public comments, responded questions, and provided input on next steps.
January 17, 2023	City Council Meeting - Review the second Draft Housing Element following comments from HCD, heard public comments, responded questions, and provided input on next steps.
January 24, 2023	City Council Meeting - The Draft Housing Element was adopted by the City Council via Resolution No. 23-07, along with findings and determinations regarding CEQA and substantial compliance with state housing element law.
March 21, 2023	City Council Meeting - The First Addendum was adopted by the City Council via Resolution No. 23-24 following a seven-day public review period. The Council heard public comments and responded to questions and comments.
August 1, 2023	City Council Meeting - The Second Addendum was adopted by the City Council following a seven-day public review period. The Council heard public comments and responded to questions and comments.
	Housing Element Flyer - Publication inviting community input and ideas on the planning and future of housing in the City.

## Appendix B – Affirmatively Furthering Fair Housing (AFFH)

All Housing Elements prepared on or after January 1, 2021, must address the requirements of AB 686 to affirmatively further fair housing (AFFH). Jurisdictions must take “meaningful actions” to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity for persons of color, persons with disabilities, and other protected classes through the administration of programs and activities relating to housing and community development.

Table ES-7 presents the **fair housing findings** (i.e., fair housing issues identified by the data) which include the following:

- Lack of Access to Housing Opportunity – a lack of affordable housing choice
- Displacement Risk
- Fair Housing Enforcement
- Environmental Hazards
- Lack of Regional and Local Cooperation

Table ES-7 also lists a sampling of programs in the AFFH to address or mitigate these findings/issues.



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**Table ES-7. AFFH Findings and Programs**

AFFH Finding	Lack of Access to Housing Opportunity (lack of affordable housing)	Displacement Risk	Fair Housing Enforcement	Environmental Hazards	Lack of Regional and Local Cooperation
Sampling of programs to address findings	H-2.N – Assist with development of lower-income housing	H-6.C – Collaboration with community-based organizations	H-6.A – Funding to support fair housing	H-7.A – Residential energy conservation program	H-2.F – Mortgage credit certificate program
	H-2.N – Funding, incentives, and concessions for extremely low-income developments	H-6.D – Displacement prevention	H-6.E – Legal assistance for renters	H-7.D – Energy efficiency and conservation	H-2.K – Coordinate with Contra Costa County for affordable housing
	H-2.Q – Assist faith-based organizations with affordable housing developments	H-6.E – Legal assistance for renters	H-6.F – Provide information and education to residents in the City’s website	H-7.E – Reduce exposure to environmental pollution	H-2.L – Regional collaboration on affordable housing and homelessness

## Appendix C – Sites Inventory Form

HCD requires that all Housing Element submittals include a spreadsheet listing all sites in the sites inventory with detailed information about each site. This information must be provided in HCD’s format in a template provided by HCD. [This template](#) is provided in Appendix C to the Housing Element.

# I INTRODUCTION

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This document is the Housing Element for the City of Walnut Creek (City or Walnut Creek) as updated for the 2023–2031 6<sup>th</sup> Cycle Planning Period. The Housing Element is part of the Walnut Creek General Plan, adopted by the City in 2006 and updated multiple times, including the most recent update in 2020. This General Plan establishes the vision of planning and land use for Walnut Creek through 2025 and beyond.

The guiding principle for housing in the City’s General Plan states:

*Walnut Creek supports housing of various types, densities, and prices to meet the needs of current and prospective residents of all income levels and ages. The City will promote opportunities for housing and will strive to meet the State-mandated regional fair-share numbers. The City encourages housing along transit corridors, housing for the local workforce, and housing that is attainable by and suitable for the diverse populations that call Walnut Creek home.*

The California Government Code requires that a Housing Element be included in a city’s General Plan as one of seven mandatory elements that express the community’s values, goals, and vision for the future. This Housing Element (Housing Element Update, Housing Element, or HEU throughout the document) identifies and analyzes the City’s existing and projected housing needs and contains a detailed outline and work program of the City’s goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The overall goal of this Housing Element is to provide safe and decent housing for all economic segments of the community.

## I.I Background

The California Legislature determined that a primary housing goal for the State is to ensure that every resident has a decent home and suitable living environment. The requirements of the law are in California Government Code, Section 65580:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

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- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- d. Local and Sstate governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the Sstate in addressing regional housing needs.
- f. Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the Sstate's housing goals and the purposes of this article.

California Government Code, Section 65588, requires that local governments review and revise the Housing Element of their comprehensive General Plans (e.g., Walnut Creek General Plan) no less than once every 8 years. Before the 6<sup>th</sup> Cycle Housing Element Update for the 2023–2031 Planning Period, Walnut Creek's Housing Element was updated in 2014 for the 5<sup>th</sup> Cycle (2015–2023).

Multiple changes to California Housing Element law have become effective since the processing of the City's 5<sup>th</sup> Cycle Housing Element, including increased Regional Housing Needs Allocations (RHNAs), detailed requirements to affirmatively further fair housing, and higher levels of scrutiny for identifying housing opportunity sites. In addition, the State increased its ability to enforce Housing Element requirements with a greater range of penalties that can be imposed on jurisdictions for non-compliance, and also made it easier for interested people to challenge the City's compliance with Housing Element law. This puts the City at risk of exposure to a variety of fiscal and regulatory impacts that could affect eligibility for various State and regional funding sources and reduce local control over housing-related decision-making if the City does not strictly comply with the State's requirements.

## 1.2 Community Context for Housing Planning: Walnut Creek's Story

The City of Walnut Creek was incorporated in 1914 and lies approximately 23 miles east of San Francisco at the foot of Mt. Diablo. As shown on Figure 1-1, City of Walnut Creek Boundary and Sphere of Influence, the City neighbors the cities of Lafayette, Pleasant Hill, and Concord, and the unincorporated community of Alamo. The original economic base for the City was agriculture,

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but with the completion of the Caldecott Tunnel in 1937, Walnut Creek soon became a suburban community for Bay Area workers and is now a thriving regional economic and cultural center. Walnut Creek’s growth throughout the 1960s and 1970s was predominately residential. A commercial development boom followed in the 1980s and 1990s.

In 1971, the City adopted its first General Plan. The General Plan emphasized development of Walnut Creek as a subregional retail and employment center and encouraged expansion of commercial areas while also emphasizing creation of an open space system. Both goals were accomplished, which brought benefits but also led to concerns about the impacts of growth and development, particularly that of traffic congestion. In 1989, the General Plan was revised to set a variety of goals and standards and proposed a number of special planning studies to be performed over a 20-year period. Many of these goals focused on developing and reinvigorating the Core Area and Downtown. In 1993, the City adopted a Growth Limitation Plan and subsequently revised the Zoning Ordinance in 1996. A series of specific plans were adopted from 1996 through 2019, which included the following:

- East Mt. Diablo Boulevard Specific Plan (adopted on August 6, 1996)
- North Main Street/ Ygnacio Road Specific Plan (adopted on July 16, 2002)
- Locust Street/Mt. Diablo Specific Plan (adopted on July 20, 2010)
- Shadelands Gateway Specific Plan (adopted on June 17, 2014)
- West Downtown Specific Plan (adopted on September 4, 2018)
- North Downtown Specific Plan (adopted on October 15, 2019)

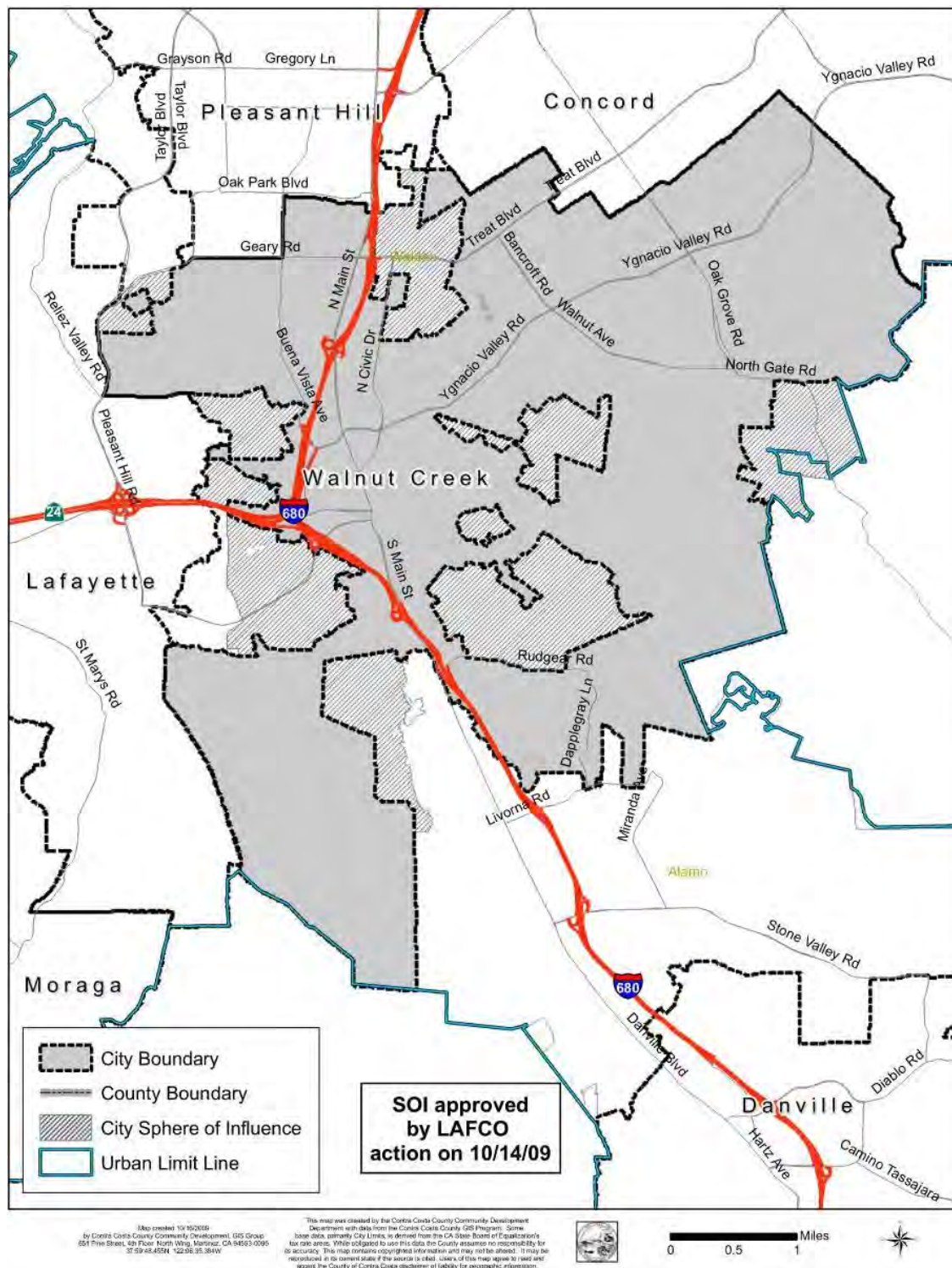
The preparation of the current General Plan, General Plan 2025, was completed in 2006 and most recently amended in 2020.

Between 2000 and 2020, Walnut Creek experienced a slightly higher annual growth rate than its neighboring cities. More specifically, according to the California Department of Finance Population and Housing Unit Estimates for this time period, Walnut Creek experienced a 0.5% annual growth rate, while Concord, Lafayette, and Pleasant Hill experienced a 0.3%, 0.3%, and 0.2% annual growth rate, respectively. By comparison, Contra Costa County (County) has grown more rapidly during the same period, at an annual average growth rate of 1%, largely through single-family “greenfield” development in the eastern portions of the County. Furthermore, the racial and ethnic composition of Walnut Creek has become more diverse in recent years but not to the level of the Bay Area. The City also has a large proportion of mature adults and retirees, but trends show a decrease in the median age.

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Figure 1-1. City of Walnut Creek Boundary and Sphere of Influence



Source: Contra Costa County Community Development 2009.

## 1.3 Role and Content of Housing Element and Relationship to General Plan

### 1.3.1 Legal Requirements

California Government Code, Section 65300.5, states the following: “The General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies . . .” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the City.

The Housing Element was prepared in a manner to ensure consistency with the other elements of the adopted General Plan, which include the Land Use Element, Circulation Element, Conservation Element, Open Space Element, Safety and Noise Element, and Growth Management Element. As part of the Walnut Creek General Plan, the Housing Element establishes housing-related actionable programs intended to guide decision-making related to land use planning and development activities for the 2023–2031 6<sup>th</sup> Cycle Planning Period.

California Government Code, Section 65583, contains requirements for Housing Elements, including the provision of an inventory of sites that meet specific criteria regarding zoning, lot sizes, and other factors. It is important to note that the general purpose of this site inventory is to provide the planning and zoning framework that identifies sites suitable for residential development. However, cities and counties do not build housing units—developers do. This Housing Element describes how the planning framework and actions within the control of the City will be established and conducted, but the Housing Element is neither an approval of residential projects nor a guarantee, requirement, or commitment of development.

The Housing Element includes strategies for maintenance of existing housing and action-oriented programs to increase the capacity for additional housing options within the local housing supply, as necessary, to meet the current and future needs of people living and working in Walnut Creek. Implementation of these strategies will require that the City process a series of future actions, referred to as the “Housing Plan.”

Table 1-1, Housing-Related Goals by Element, demonstrates the consistency between the Housing Element goals and related goals in other General Plan elements. All future General Plan amendments will be reviewed for consistency with the Housing Element and to ensure that housing goals are implemented. The City will continue to review and revise the Housing Element, as necessary, to maintain internal consistency when amendments to the General Plan are made.



# 2023–2031 Housing Element

## Chapter 1. Introduction

**Table 1-1. Housing-Related Goals by Element**

Housing Element Goals	Related Goals – General Plan
<b>H-1: New Housing Development</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.	<b>Built Environment</b> Citywide Goals, Policies, and Actions Goal 2: Encourage housing development that helps to reduce the increase in traffic congestion. Citywide Goals, Policies, and Actions Goal 3: Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic. Citywide Goals, Policies, and Actions Goal 5: Require that infill development be compatible with its surroundings. Growth Management Goal 10: Coordinate the location, intensity, and mix of land uses with transportation resources. Urban Design Goal 15: Enhance connectivity and mobility throughout the city.
<b>H-2: Affordable Housing</b> To facilitate affordable housing opportunities.	<b>Quality of Life</b> Community Services Goal 8: Make Walnut Creek a community accessible to all.
<b>H-3: Special Needs Housing</b> 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.	<b>Quality of Life</b> Community Services Goal 7: Promote strong community support systems for families and individuals of all ages. Community Services Goal 8: Make Walnut Creek a community accessible to all.
<b>H-4: Removal of Government Constraints</b> Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.	<b>Governance</b> Local Leadership Goal 3: In areas where changes are proposed, encourage collaboration among the public, property owners, neighborhood associations, and the City.
<b>H-5: Housing Preservation</b> To protect and conserve the existing housing stock where possible and appropriate.	<b>Quality of Life</b> Neighborhoods and Residential Areas Goal 1: Protect and enhance the quality of life in the city's residential neighborhoods.
<b>H-6: Fair Housing</b> To ensure equal housing opportunities for all Walnut Creek residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.	<b>Quality of Life</b> Community Services Goal 7: Promote strong community support systems for families and individuals of all ages. Community Services Goal 8: Make Walnut Creek a community accessible to all.
<b>H-7: Energy Conservation and Sustainable Development</b> To encourage energy conservation and green building policies and practices in residential development.	<b>Built Environment</b> Growth Management Goal 10: Coordinate the location, intensity, and mix of land uses with transportation resources. Growth Management Goal 12: Make more efficient use of the regional and subregional transportation system. Environmental Integrity Goal 26: Develop a comprehensive integrated plan to preserve the natural environment in the built environment. Sustainability Goal 27: Promote "green" development and redevelopment. Conservation Goal 28: Promote energy conservation. Waste Reduction Goal 30: Meet or exceed sState goals for source reduction and waste diversion.

## 1.4 Regional Housing Needs Allocation

The State of California and the Association of Bay Area Governments conduct a process to establish quantitative “fair share housing” allocations for creation of housing units, including affordable units under various income categories. These quantified numbers are known as the RHNA. The RHNA for the City of Walnut Creek is listed in Table 1-2, 2023–2031 Regional Housing Needs Allocation, for the identified income categories. Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element Update contains an analysis of the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA.

**Table 1-2. 2023–2031 Regional Housing Needs Allocation**

	Totals by Numbers of Units	Very Low (≤50% AMI)	Low-Income (51–80% AMI)	Moderate (81– 120% AMI)	Above Moderate (>120% AMI)
2023–2031 RHNA	5,805	1,657	954	890	2,304
Percentage of Total	100%	29%	16%	15%	40%

Source: ABAG Final RHNA Allocation Report Plan: San Francisco Bay Area, 2023–2031.

## 1.5 Public Outreach and Participation

In order to ensure maximum participation by stakeholders in every economic segment of the community, the City completed the following steps to provide a comprehensive and transparent community engagement and participation process (a complete administrative record of all public outreach and participation actions is provided in Appendix A, Public Engagement, of this Housing Element):

- The first step in the Housing Element Update process was the preparation of the Public Engagement Plan for the 6<sup>th</sup> Cycle Housing Element. The Public Engagement Plan called for various efforts to engage residents in the Housing Element Update process. The Public Engagement Plan was presented for review and comment to the Housing and Community Development subcommittee of the City Council on January 31, 2022, and to both the Planning Commission and City Council on February 10, 2022, and February 15, 2022, respectively.
- The City provided a comprehensive online survey (with 34 questions) to the community between March 18 and June 21, 2022. The survey solicited input from community stakeholders on fair housing issues, housing needs, existing conditions, and suggested programs and actions. There were 131 respondents to the survey.



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- Community workshops were held on March 21, 2022, and April 20, 2022. The first public workshop introduced the update process, presented a profile of the City, and took live polling on housing and safety needs, challenges, and issues. At the second workshop held on April 20, 2022, the results of the community surveys that had been received so far were shared and input was taken to inform potential policies and programs.
- There were several live polling questions at each workshop to obtain input from attendees. The attendance at the workshops was 15 and 16 persons, respectively. The workshops were advertised through email blasts to the City’s relevant interest lists, information on the City’s dedicated Housing Element Update webpage, posts on the City’s social media accounts, and flyers distributed at the Downtown Farmers’ Market in March 2022.
- Three stakeholder focus group/strategy sessions were held to obtain additional qualitative data from affordable and market-rate housing developers, affordable housing property managers, and local community advocates and fair housing providers. The focus groups discussed strategies to encourage the development of affordable housing in Walnut Creek. Special invitations were sent to, and stakeholder meetings conducted with, the following parties:
  - Several market-rate developers active in the region (including Hall Equities Group, Anton Development, Brad Griggs Properties, Calibr Ventures, and Align Real Estate, among others).
  - Housing advocates and service providers (including Trinity Center, ECHO Housing, SHELTER Inc., Greenbelt Alliance, and the Multifaith Action Coalition, among others).
  - Several affordable housing developers active in the region (including Satellite Affordable Housing Associates and Resources for Community Development).
  - Affordable housing property management companies overseeing affordable housing properties in the City (including Cushman & Wakefield, EAH Housing, Midpen Housing, and the John Stewart Company).
- Appendix A to this Housing Element Update provides a comprehensive record of all community outreach efforts, including minutes of stakeholder interviews.
- The Draft Housing Element Update was publicly available online at [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU). The City notified the community of the availability of the Housing Element Update by July 21, 2022.

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- The Draft Housing Element Update was presented to both the Planning Commission and City Council at two public meetings on July 28, 2022, and August 2, 2022, respectively. Both public bodies authorized submittal to the California Department of Housing and Community Development for its required 90-day review.
- The Draft Housing Element Update was publicly available between July 21, 2022, and August 18, 2022, or for the required 30-day period prior to California Department of Housing and Community Development submittal.
- Revisions/Addenda to the adopted Housing Element were presented to and approved by the City Council during public meetings on March 21, 2023 and August 1, 2023. The City provided a seven-day public review period prior to both meeting/hearing dates and provided additional public commenting opportunities during both meetings.

Appendix A includes a comprehensive administrative record of the public participation and engagement process, including notices, survey results, webpage content, social media posts, online newsletters and print media articles, presentations, correspondence with stakeholders, and polls.

## 1.6 Housing Accomplishments

The City's housing accomplishments are detailed in Chapter 3, Housing Constraints, of this Housing Element Update. Walnut Creek recognizes the importance of providing safe and affordable housing for residents of all income levels. In order to support housing development and increase access to safe and affordable housing for its residents, the City has adopted the following ordinances:

- Inclusionary Housing Ordinance in 2004 requiring 6–10% of all housing units developed in the City to be made affordable to very low-, low-, and moderate-income households, depending on unit type and affordability level.
- Commercial Linkage Fee Ordinance in 2005 imposing a fee on new commercial developments (currently \$5 per square foot) that partially funds the construction of affordable housing to meet the needs created by the workforce of those new developments.
- Density Bonus Ordinance in 2009 providing increased density for the production of affordable housing. In addition to the density bonus, the City also provides other concessions, such as changes in setbacks, height, and parking spaces. The Density Bonus Ordinance is undergoing a comprehensive update for State law compliance.

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- Reasonable Accommodation Ordinance in 2014 providing individuals with disabilities reasonable accommodation in regulations, policies, practices, and procedures to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities.

As shown in Table 1-3, 2015–2023 RHNA Progress – Permitted Units, these actions resulted in the development of over 200 affordable housing units during the 5<sup>th</sup> Cycle Planning Period (2015–2023). While Walnut Creek made progress toward its RHNA during 5<sup>th</sup> Cycle Planning Period, the City acknowledges the need for an increased effort to encourage the development of more units affordable to lower-income households, especially considering the significant reduction in federal, State, and local affordable housing funding sources as follows:

- Federal affordable housing funds have decreased up to 60% in the last 15 years.
- In recent years, State grants and other funding sources have prioritized housing solutions for unhoused individuals and families. Prior to 2015, a larger share of available State funding was focused on very low-, low-, and moderate-income affordable housing.
- When the State abolished redevelopment in 2011–2012, an estimated \$2 billion annually (Statewide) was lost.

**Table 1-3. 2015–2023 RHNA Progress – Permitted Units**

	Totals by Numbers of Units	Very Low (≤50% AMI)	Low-Income (51–80% AMI)	Moderate (81– 120% AMI)	Above Moderate (>120% AMI)
2015–2023 RHNA	2,235	604	355	381	895
Units Permitted	2,001	99	30	74	1,798
Remaining RHNA	234	505	325	307	—

Source: Permits issued as of the 2021 Annual Progress Report Review of 2015–2023 Housing Element.

## 1.7 Affordable Housing Need

The affordable housing need in the City is detailed in Chapter 2, Housing Needs Assessment. Meeting the community’s housing needs is a high priority for the City. As widely reported throughout the State, California is in the midst of a housing crisis where demand greatly outweighs supply. Additionally, overall wage growth has not kept pace with increases in housing costs, making median home prices and rents out of reach for a large population within the State.

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According to the Joint Center for Housing Studies at Harvard University,<sup>1</sup> renters in California have to earn 120% or more of the area median income (AMI) to afford the median priced home. This severe spending on housing costs has contributed significantly to various housing problems, such as a lack of affordability and homelessness.

According to the 2015–2019 American Community Survey (ACS) 5-Year Data, the number of cost-burdened households in the City is similar to the County and Bay Area average. Walnut Creek is primarily made up of ownership households—according to the 2015–2019 ACS 5-Year Data, roughly 35% of the households in the City are renter-occupied and 65% are owner-occupied. Homeowners, while slightly better off than renters in terms of the percentage of cost-burdened households, are still considerably cost-burdened. Specifically, 30% of owner-occupied households are cost-burdened and 13% are severely cost-burdened (as detailed in Chapter 2).

While the majority of households are owner-occupied, renter-occupied households in Walnut Creek represent a significant portion of households in the City and will likely continue to grow with future population growth. Renters have higher percentages of cost-burdened households. Particularly, 41% of renter-occupied households in Walnut Creek are cost-burdened and 21% are severely cost-burdened (as detailed in Chapter 2).

Housing cost burden, in addition to the consistently growing population, in the State of California has made it necessary for cities to plan for more housing units. As a result, Walnut Creek is expected to plan for 5,805 units in the 6<sup>th</sup> Cycle Housing Element Planning Period, of which 3,501 need to be planned for very low-, low- and moderate-income households (as shown on Table 1-2 in this section).

## 1.8 Affordable Housing Challenges

Chapter 6, Housing Resources and Opportunities, provides a detailed description of available resources for affordable housing at the local, State, and federal level.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. More specifically, California Government Code, Section 65583(b)(2), states the following:

*It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements. Under these circumstances, the quantified objectives need not be*

<sup>1</sup> Joint Center for Housing Studies of Harvard University. 2021. The State of the Nation's Housing. Accessed May 2022. [https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard\\_JCHS\\_State\\_Nations\\_Housing\\_2021.pdf](https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_State_Nations_Housing_2021.pdf).

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*identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low-income that can be constructed, rehabilitated, and conserved.*

Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Developers, not cities or counties, build housing. The role of local government is to facilitate housing development through the planning process. Nearly all cities and counties in the State have shown higher numbers of market-rate units, or housing units for above-moderate-income households, versus affordable units in their annual Housing Element progress reports. This is generally because revenues derived from selling or renting market-rate housing exceed the cost to develop the units, resulting in a profit. For-profit developers are businesses that, just like other businesses, do not move forward with production if the price they can command is less than the cost to produce the item or commodity. In this case, the item is a unit of housing. Additionally, developers often require investors to provide financial assistance, and these investors require a minimum rate of return to participate. While affordable housing and nonprofit housing developers do exist, these organizations will not move forward with a project unless it is financially feasible (i.e., revenues cover costs without a profit margin).

Affordable housing projects are generally more expensive to develop due to State laws and funding program requirements. For example, affordable housing projects that receive any federal, State, and/or local public subsidies may be required to pay prevailing wages on the construction of a project. Prevailing wages can add 13–25% to construction costs. In addition, federal and State funding sources require sustainability practices, which are beneficial and important but can lead to higher costs for the development of a project. When these higher costs are combined with high land, construction, and materials costs in California, the development of affordable housing requires public subsidies and assistance because the costs to develop the housing far exceed the revenues derived from selling and renting the housing at affordable prices and rents.

Affordable housing is funded through a combination of sources (because no one source is sufficient to fund individual projects), including Low-Income Housing Tax Credits, State grants, project-based housing vouchers from the U.S. Department of Housing and Urban Development, loan programs, donation of land, and other sources. Affordable projects can require up to 10

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separate funding sources with different requirements and deadlines, adding to the complexity and feasibility of these projects.

It is worth noting that sufficient public funding is not available to fill the gap between what it costs to build affordable housing and the revenues generated by the housing on a State and federal level. Before 2011, over 400 cities in California (like Walnut Creek) used redevelopment as a financial tool to revitalize blighted areas and to fund affordable housing. However, redevelopment was eliminated in 2011–2012, and this significant funding source (estimated at \$2 billion/year Statewide) of locally derived revenues was redirected away from affordable housing and toward local taxing entities' general funds.

Despite considerable funding challenges, the City has successfully provided funding assistance to several affordable housing developments during the last 8 years, but the number of projects assisted is much lower than it would have been if federal, State, and local funding had not been reduced or eliminated in such a significant way.

## 1.9 Organization

This Housing Element is organized into the following chapters:

- **Chapter 1, Introduction:** Provides an overview of the purpose, scope, and organization of the Housing Element.
- **Chapter 2, Housing Needs Assessment:** Provides a summary of the City's demographic and housing characteristics, special needs groups, and housing needs.
- **Chapter 3, Housing Constraints:** Provides an assessment of the various constraints to housing development and preservation.
- **Chapter 4, At-Risk Affordable Housing:** Provides information on existing affordable units at risk of converting to market rate and a preservation analysis.
- **Chapter 5, Housing Accomplishments (2015–2023):** Provides an assessment of progress during the 2015–2023 5<sup>th</sup> Cycle Planning Period for the Housing Element, including program status, objectives, actions, and appropriateness.
- **Chapter 6, Housing Resources and Opportunities:** Provides an inventory of resources available to meet the City's existing and projected housing needs.
- **Chapter 7, Adequate Sites Inventory Analysis and Methodology:** Provides a detailed description of the methodology used to identify specific housing sites (by Assessor's Parcel Number), the number of units for each site, the level of affordability for each site, and the methodology used to ensure that each site meets State law requirements.

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- **Chapter 8, Housing Plan:** Outlines the City’s goals, policies, programs, and actions to provide and preserve housing opportunities in the community and quantified objectives for the 2023–2031 6<sup>th</sup> Cycle Planning Period. The following appendices provide additional information and data pursuant to legal requirements:
  - **Appendix A:** Public Engagement
  - **Appendix B:** Affirmatively Furthering Fair Housing Analysis
  - **Appendix C:** Sites Inventory Form

## 2 HOUSING NEEDS ASSESSMENT

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California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.<sup>1</sup> Per California Government Code, Section 65583(a)(1), this chapter provides a community profile and details the population characteristics and growth, demographics, and employment trends in the City of Walnut Creek (City or Walnut Creek).<sup>2</sup> These trends influence the housing needs of a community and, thus, are important factors in evaluating the housing needs of Walnut Creek’s residents and identifying strategies to meet those needs through plans, programs, and projects.

The primary data sources used in this chapter include the following:

- The Association of Bay Area Governments (ABAG) Housing Needs Data (ABAG Housing Needs Data).<sup>3</sup> ABAG collaborated with the California Department of Housing and Community Development (HCD) and developed a housing needs data package for each local jurisdiction that has been certified by the HCD for use in the 6<sup>th</sup> Cycle Housing Element.
- State Department of Finance (DOF) Population and Housing Estimates.
- U.S. Census Bureau, Census 2000.
- American Community Survey (ACS) 5-Year Data (2015–2019).

### 2.1 Background

The City incorporated in 1914 and is the fifth largest city in Contra Costa County (Contra Costa or County).<sup>4</sup> The City encompasses more than 19 square miles and has a population of 70,860.<sup>1</sup> The original economic base for Walnut Creek was agriculture.<sup>5</sup> However, with the completion of the Caldecott Tunnel in 1937, the City became a suburban community for Bay Area workers.<sup>6</sup> Through the years, the City has developed into a subregional retail and employment center with expanding commercial areas and open spaces.<sup>7</sup> The specific attributes of the community include the following:

- Walnut Creek serves as an important employment center for Contra Costa County and the San Francisco Bay Area.
- Walnut Creek has a concentration of healthcare and professional service jobs.

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<sup>1</sup> DOF E-5 Population and Housing Unit Estimates.



- Educational attainment in Walnut Creek is notably higher than other areas in the County and State.
- Major sectors leading the way in Walnut Creek are retail, education, healthcare, and other professional services.

The City has experienced steady population growth over the past 8 years, and growth is expected to continue over the 8-year period covered by the 6<sup>th</sup> Cycle Housing Element Update. Understanding the full spectrum of housing needs is critical to supporting and managing the continued growth of the City.

Table 2-1~~Table 2-4~~, Walnut Creek Growth Forecast in 2040, presents the projected growth in Walnut Creek over the next 25 years, according to ABAG and Metropolitan Transportation Commission projections (adopted July 2017).

**Table 2-1. Walnut Creek Growth Forecast in 2040**

	2015	2020	2040	Annual Growth Rate
Population	67,130	69,010	81,265	0.8%
Households	31,500	32,505	37,535	0.8%
Employment	57,370	57,520	58,090	0.1%

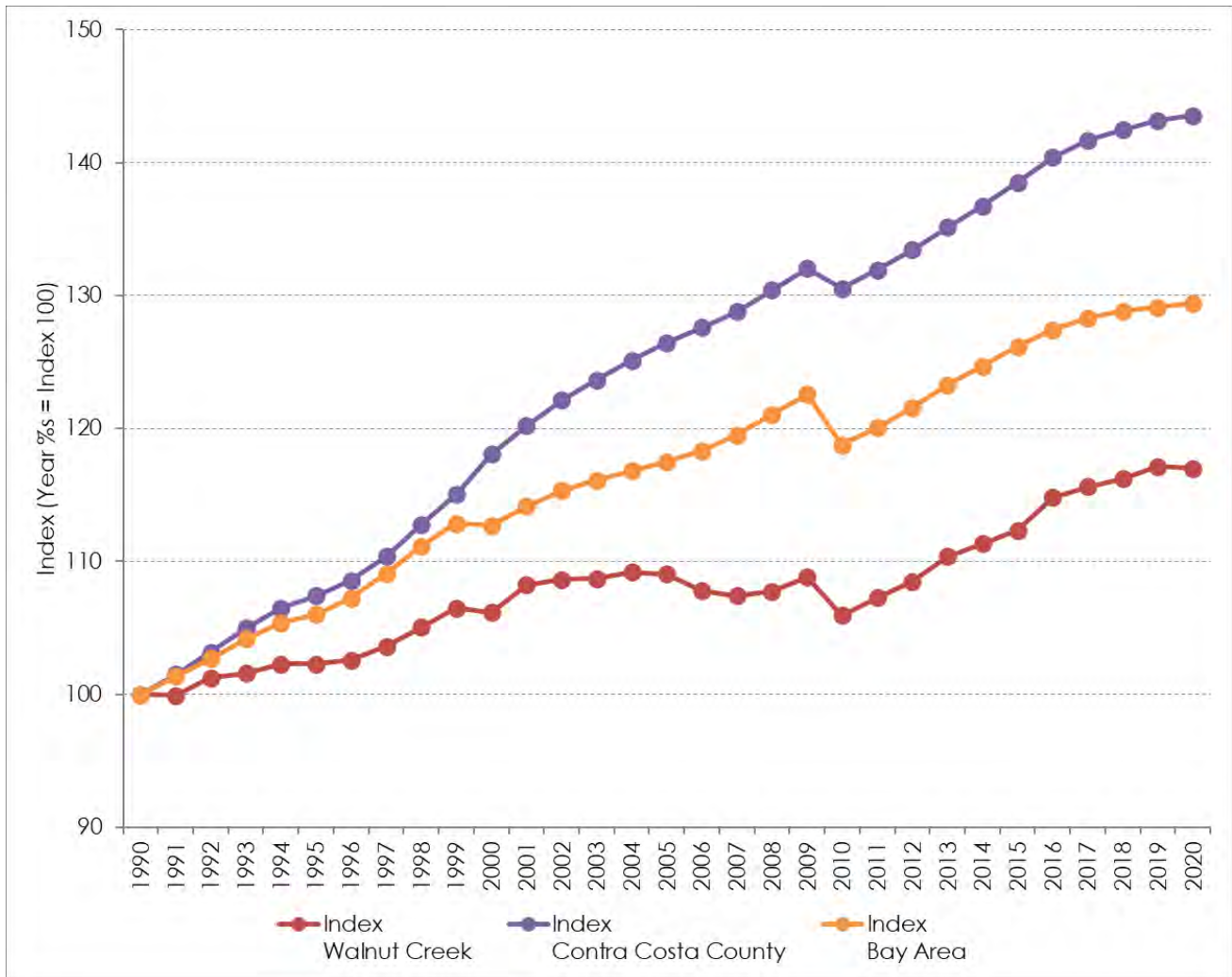
Source: ABAG and Metropolitan Transportation Commission Plan Bay Area 2040 Projections.

## 2.2 Population and Demographics

Walnut Creek is a growing community with an increasing need for housing to accommodate its population.— The City is a desirable place to call home due to its proximity to highways connecting to Sacramento, San José, San Francisco, and Oakland, in addition to its accessibility to Bay Area Rapid Transit.— According to the DOF, the City has a total population of 70,860 (including 16,432 living in group quarters), which represents about a 10% increase since 2000.— (The population was approximately the same in 2010 as in 2000.)

On an annual basis, the City's population has grown by 1% per year since 2010, while the ABAG region (i.e., the Bay Area) has experienced a growth rate of 0.9% per year.— ~~Figure 2-1~~**Figure 2-4**, Population Trends (1990–2020), charts the population increases in the City, Contra Costa County, and Bay Area over the last 30 years.— Over the 30-year period, the City's population has grown more slowly than that of the County and Bay Area.

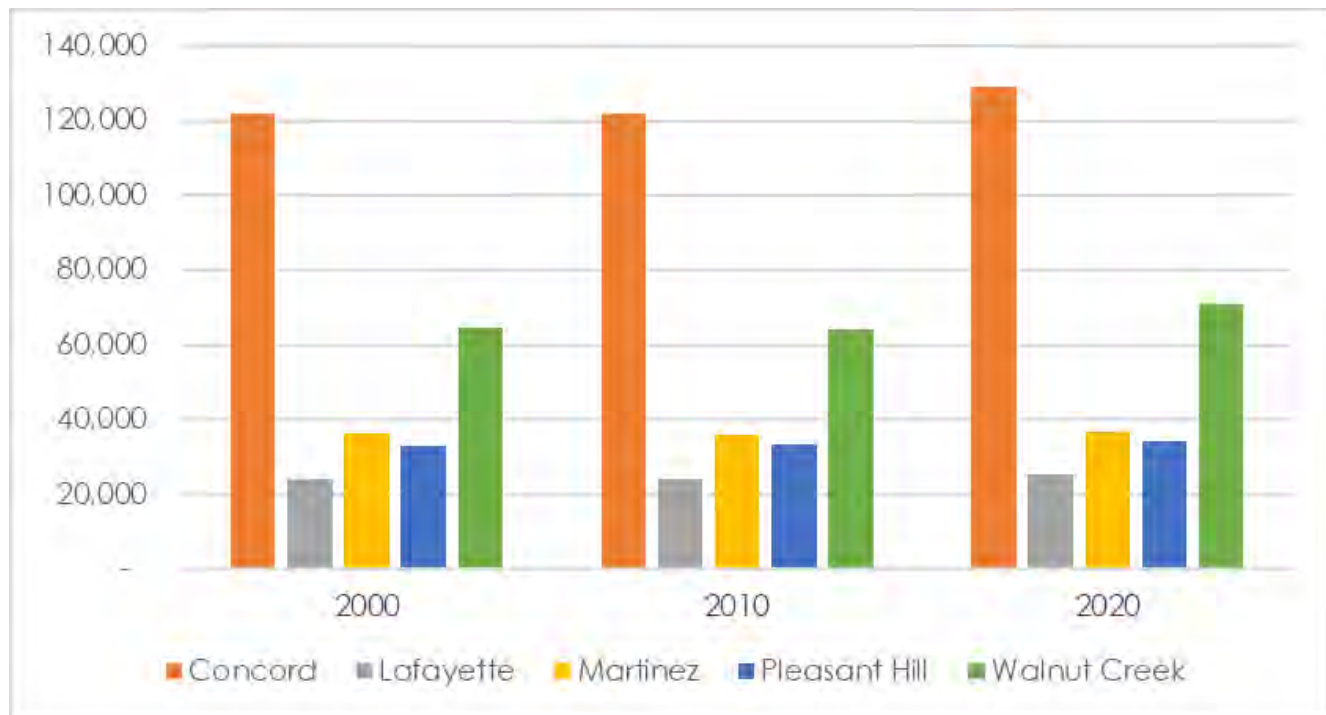
**Figure 2-1. Population Trends (1990–2020)**



Source: ABAG Housing Needs Data, DOF E-5 Population and Housing Unit Estimates.

**Figure 2-2** ~~Figure 2-2~~, Population Trends (2000–2020), and **Table 2-2** ~~Table 2-2~~, Population Trends in Nearby Jurisdictions, illustrate the population changes and growth rates between 2000 and 2020 for Walnut Creek and its neighboring cities. As shown, Walnut Creek has experienced slightly higher growth rates compared to neighboring cities. Concord and Lafayette have experienced similar but slightly lower annual growth rates at 0.3%.

**Figure 2-2. Population Trends (2000–2020)**



Source: DOF E-5 Population and Housing Unit Estimates.

**Table 2-2. Population Trends in Nearby Jurisdictions**

Jurisdiction	2000	2010	2020	Annual Growth Rate, 2000-2020
Concord	121,710	122,067	129,273	0.3%
Lafayette	23,893	23,893	25,358	0.3%
Martinez	36,167	35,824	36,827	0.1%
Pleasant Hill	32,847	33,152	34,133	0.2%
Walnut Creek	64,296	64,173	70,860	0.5%
Contra Costa County	948,816	1,049,025	1,153,561	1.0%

Source: DOF E-5 Population and Housing Unit Estimates.

## 2.2.1 Race, Ethnicity, and Diversity

Racial and ethnic diversity and different cultural background may influence housing characteristics, needs, and preferences, such as location or housing size, to accommodate multigenerational families. Understanding the City's racial and ethnic demographics can help analyze housing trends, needs, and projections.

**Demographic data indicates that the racial and ethnic composition of Walnut Creek has become more diverse in recent years.** Table 2-3, Population by Race (2000–2019),

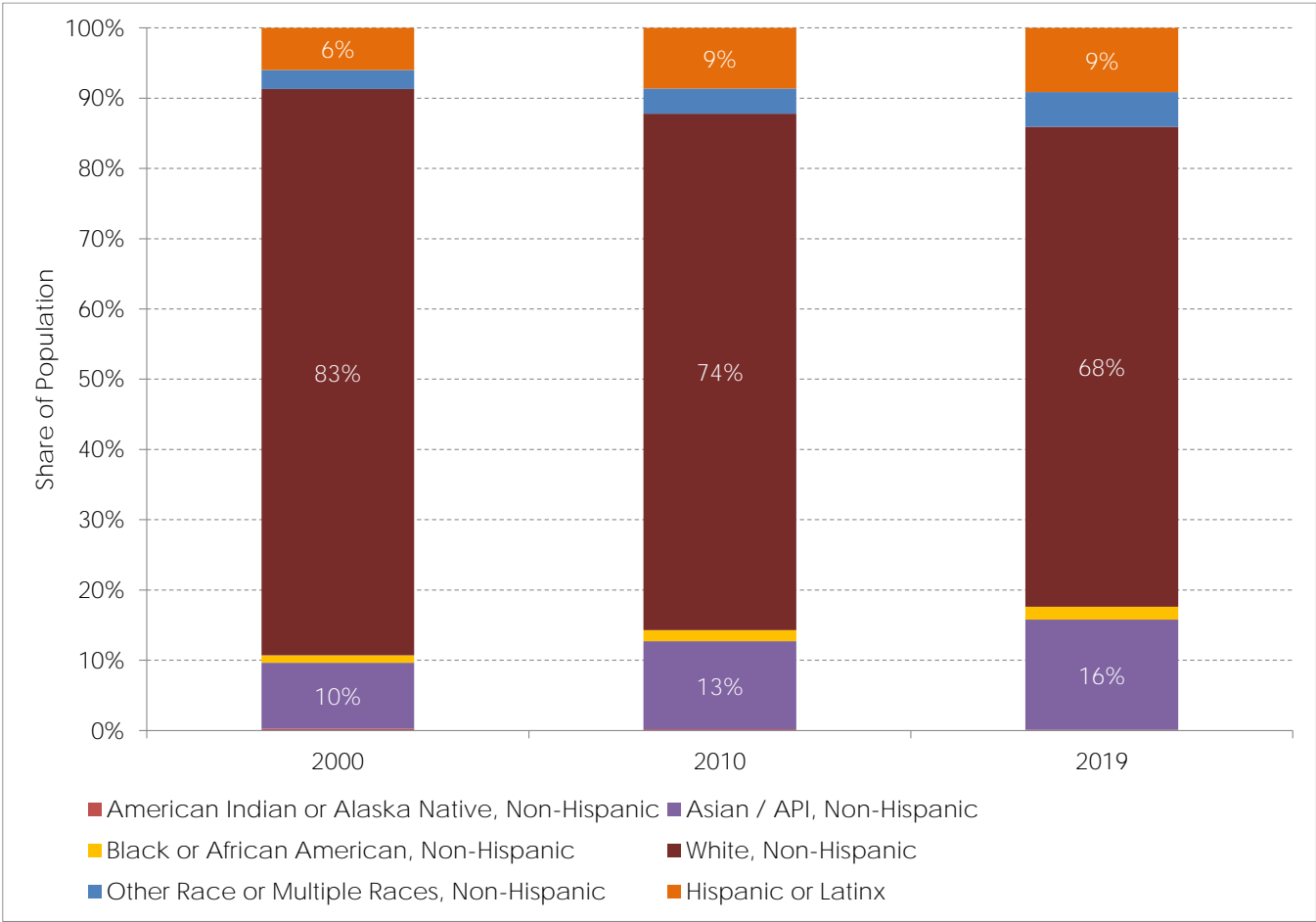
and ~~Figure 2-3~~**Figure 2-3**, Population by Race (2000–2019), provide census data (all categories and terminology are referenced from the U.S. Census) for the time period between 2000 and 2019.— This data indicates that the percentage of residents identified as Asian in Walnut Creek increased from less than 10% in 2000 to more than 15% in 2019.— The number of residents identified as Hispanic and Black in the City almost doubled during the same time period, although together these groups represented only 11% of the City’s total population in 2019.

**Table 2-3. Population by Race (2000–2019)**

Year	American Indian or Alaska Native, Non-Hispanic	Asian / API, Non-Hispanic	Black or African American, Non-Hispanic	White, Non-Hispanic	Other Race or Multiple Races, Non-Hispanic	Hispanic or Latinx	Total
2000	148	6,059	666	51,834	1,738	3,851	64,296
2010	99	8,068	996	47,170	2,300	5,540	64,173
2019	61	10,913	1,280	47,532	3,437	6,344	69,567

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B03002.  
Note: The U.S. Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories.— For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group.— All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

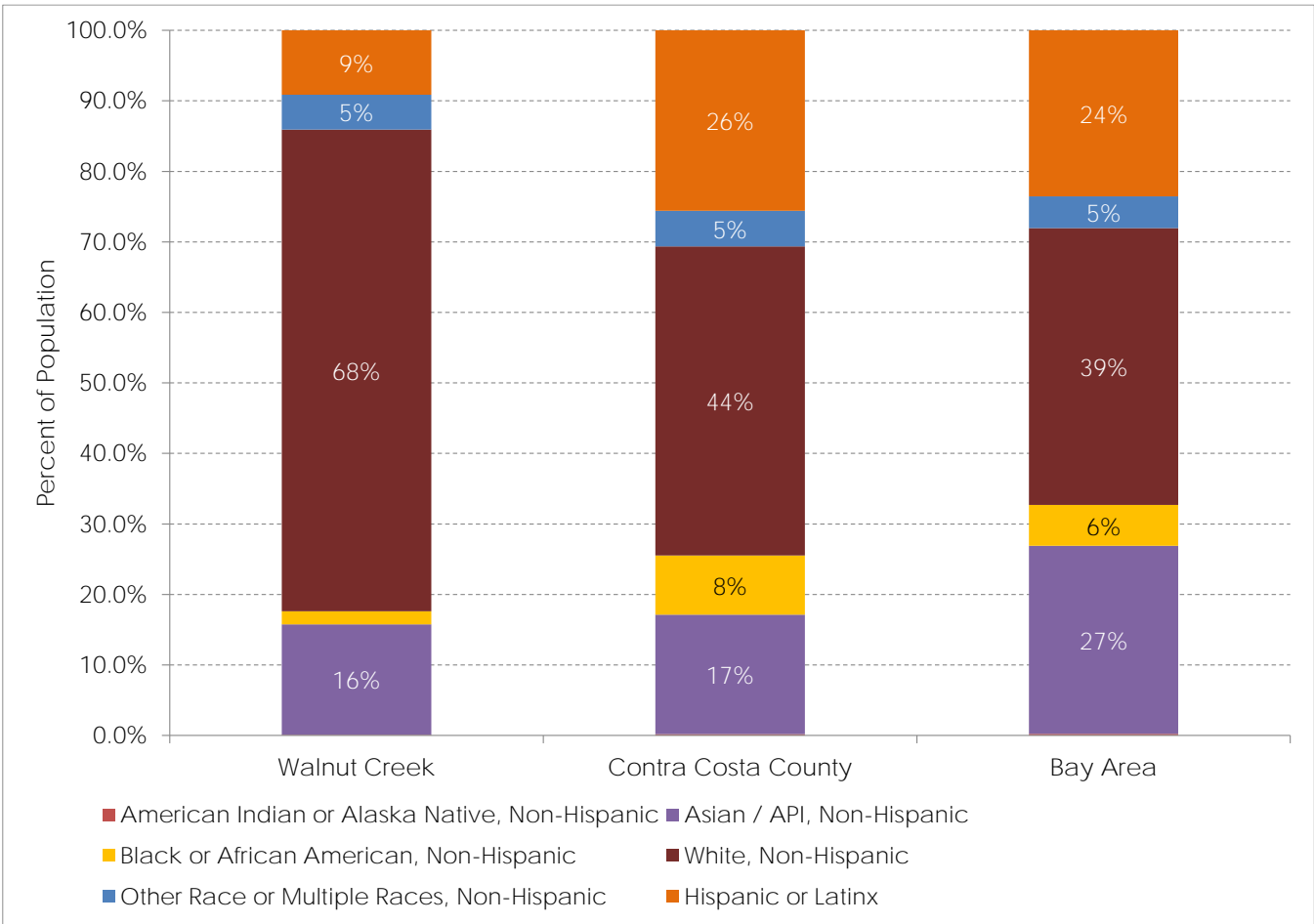
**Figure 2-3. Population by Race (2000–2019)**



Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B03002.

Generally, Walnut Creek has a lower level of diversity compared to the Bay Area. The City has a significantly larger percentage of White residents and a smaller percentage of Latinx and Black residents compared to the County and Bay Area, as shown on [Figure 2-4](#) ~~Figure 2-4~~, Population by Race (County and Bay Area).

**Figure 2-4. Population by Race (County and Bay Area)**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B03002.

### 2.2.2 Age

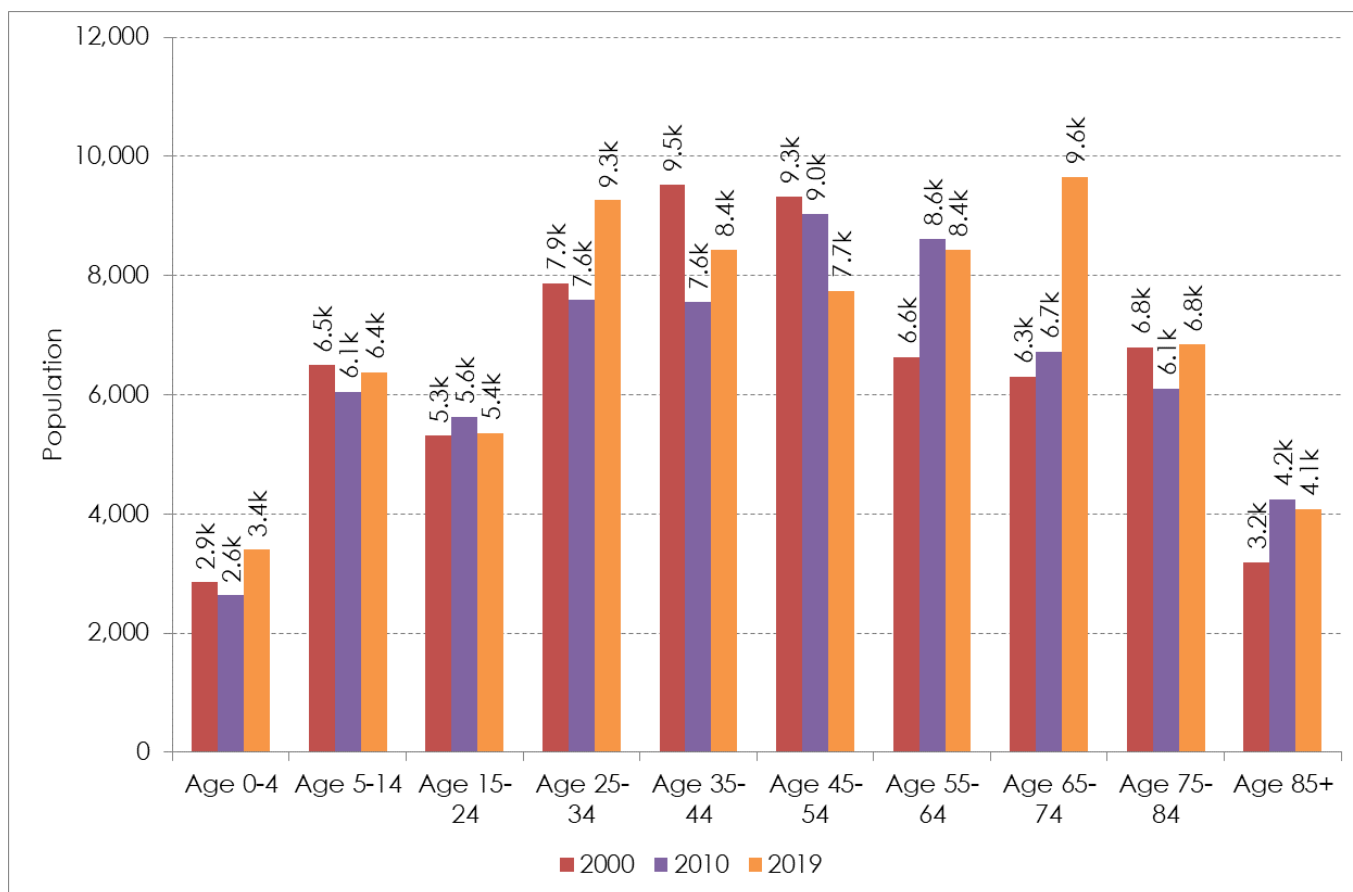
Housing needs are influenced by the age profile and characteristics of residents, which are important factors in evaluating housing needs and planning future development. Different age brackets often have different lifestyles, family sizes, incomes, employment trends, and other preferences that impact housing choices and levels of affordability. For example, younger adults often rent affordable apartments or purchase condominiums close to work, while the older population tends to buy larger homes to accommodate growing families. If the senior population of a community is significant, special housing types or services, such as assisted living facilities, housing rehabilitation programs, paratransit, and services (e.g., Meals on Wheels and home healthcare), may be needed more broadly to enable seniors to remain in the community. Understanding these characteristics will provide insight and help the City evaluate its current and projected housing needs.

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**Figure 2-5** Figure 2-5, Population by Age, summarizes the current age distribution of Walnut Creek residents as reported by the ACS 5-Year Data (2015–2019). Approximately 22% of the population is under the age of 25, which is lower than the County percentage of 31% (not shown on **Figure 2-5** Figure 2-5). Walnut Creek’s seniors (individuals who are age 65 or older) make up 30% of the population, while the percentage of seniors in the County as a whole is lower at 15% (not shown on **Figure 2-5** Figure 2-5).

**Figure 2-5. Population by Age**



Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B01001.

To examine trends related to age composition in the City, census data from 2000 through 2019 is also provided. As shown in **Table 2-4** Table 2-4, Population by Age (2000–2019), Walnut Creek’s largest age groups include retirement age (65–74) and young family (ages 25–34) categories followed by middle-aged adult (ages 35–44) and pre-retirement age (ages 55–64) categories. The City’s population under 25 grew 3% from 2000 to 2019, while the City’s senior population grew 26% during the same time period.

**The City’s population is relatively mature compared to the County, a trend that increased from 2000 to 2019.** During this time period, the City experienced the largest increases in the

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retirement age (65–74), pre-retirement age (ages 55–64), and young family (ages 25–34) categories. — A jurisdiction with a large proportion of mature adults (ages 25–64) and retirees (65+), such as in Walnut Creek, may reflect a family-oriented community where single-family homes and other ownership housing can represent a significant portion of the housing stock, as well as a community attractive for retirees. — **Despite larger increases in the City’s older population, the median age in the City decreased from 48.7 years in 2010 to 45.1 years in 2019** (not shown in [Table 2-4](#) ~~Table 2-4~~).

**Table 2-4. Population by Age (2000–2019)**

Age Group	2000	2010	2019
Age 0-4	2,854	2,633	3,396
Age 5-14	6,496	6,051	6,372
Age 15-24	5,310	5,634	5,357
Age 25-34	7,865	7,585	9,262
Age 35-44	9,529	7,552	8,440
Age 45-54	9,327	9,034	7,736
Age 55-64	6,634	8,619	8,432
Age 65-74	6,299	6,717	9,649
Age 75-84	6,797	6,101	6,840
Age 85+	3,185	4,247	4,083
Totals	64,296	64,173	69,567

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B01001.

## 2.3 Employment Trends

### 2.3.1 Regional Employment

#### 2.3.1.1 Employment/Unemployment

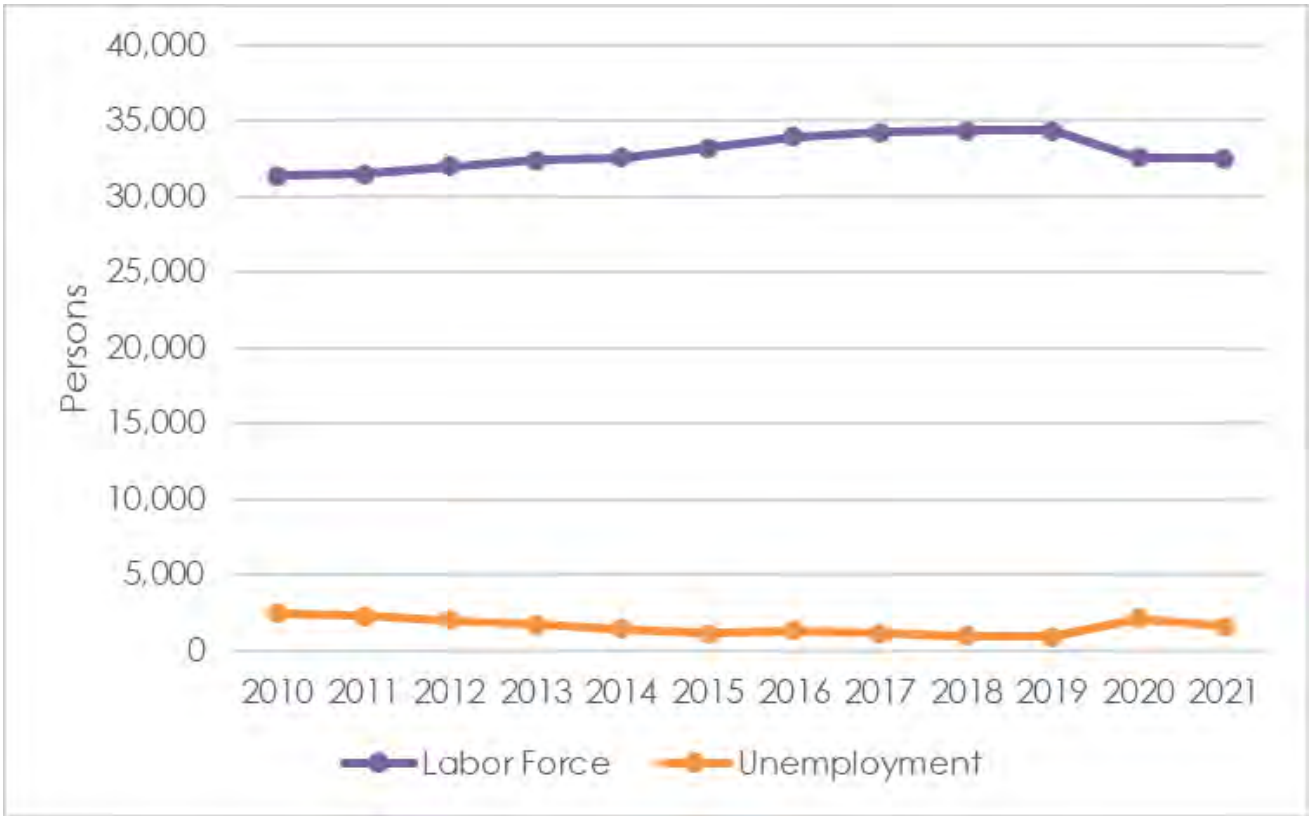
Prior to the onset of the COVID-19 pandemic in early 2020, the City’s unemployment rate was steadily decreasing. — In 2010, the California Employment Development Department reported that the City’s unemployment rate was 8%. — By 2019, it had fallen to nearly 2%. — Across this period, the City’s unemployment rate was consistently lower than the County’s and Bay Area’s (see [Figure 2-7](#) ~~Figure 2-7~~, Unemployment Rate (Bay Area)).

The economic effects of the COVID-19 pandemic are widely reported on a regional, State, and national basis. — Due to the business shutdown and loss of jobs due to the economic slowdown, employment and unemployment changed significantly from March 2020 through 2021. — Data from the U.S. Bureau of Labor Statistics (BLS) described in Section 2.3.1.2 provides a recent view of how the COVID-19 pandemic has affected employment and unemployment, as well as longer term trends.



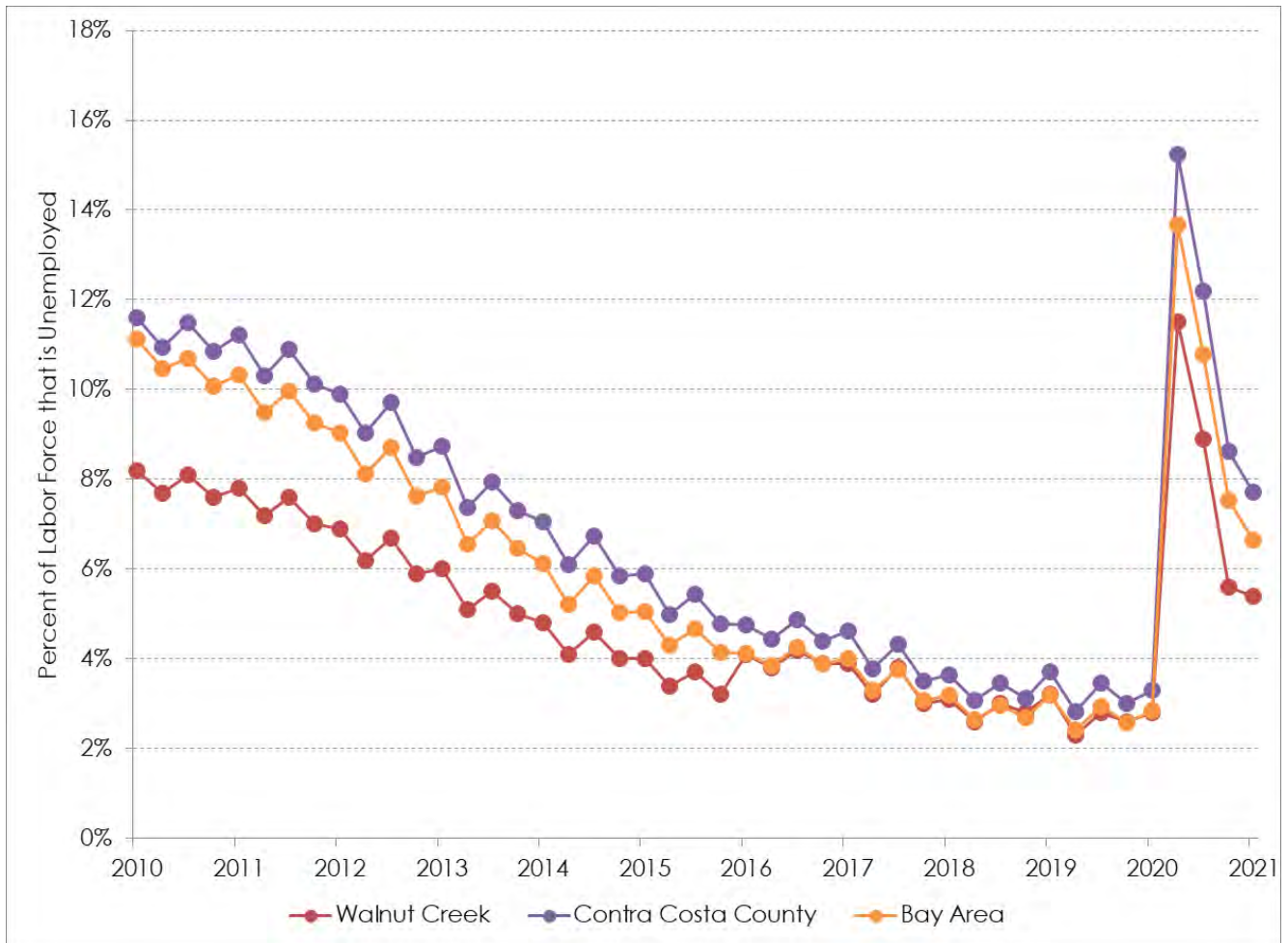
As shown on [Figure 2-6](#), Employment (Walnut Creek), the City’s employment rate was on a steady rise until 2020. [Figure 2-7](#), Unemployment Rate (Bay Area), shows how unemployment changed in the City compared to unemployment in the Bay Area and County. The unemployment rates in all three areas have followed a similar trend of a steady decrease interrupted by the COVID-19 pandemic.

**Figure 2-6. Employment (Walnut Creek)**



Source: Local Area Unemployment Statistics.

**Figure 2-7. Unemployment Rate (Bay Area)**



Source: California Employment Development Department, Local Area Unemployment Statistics, Sub-County Areas Monthly Updates, 2010–2021.

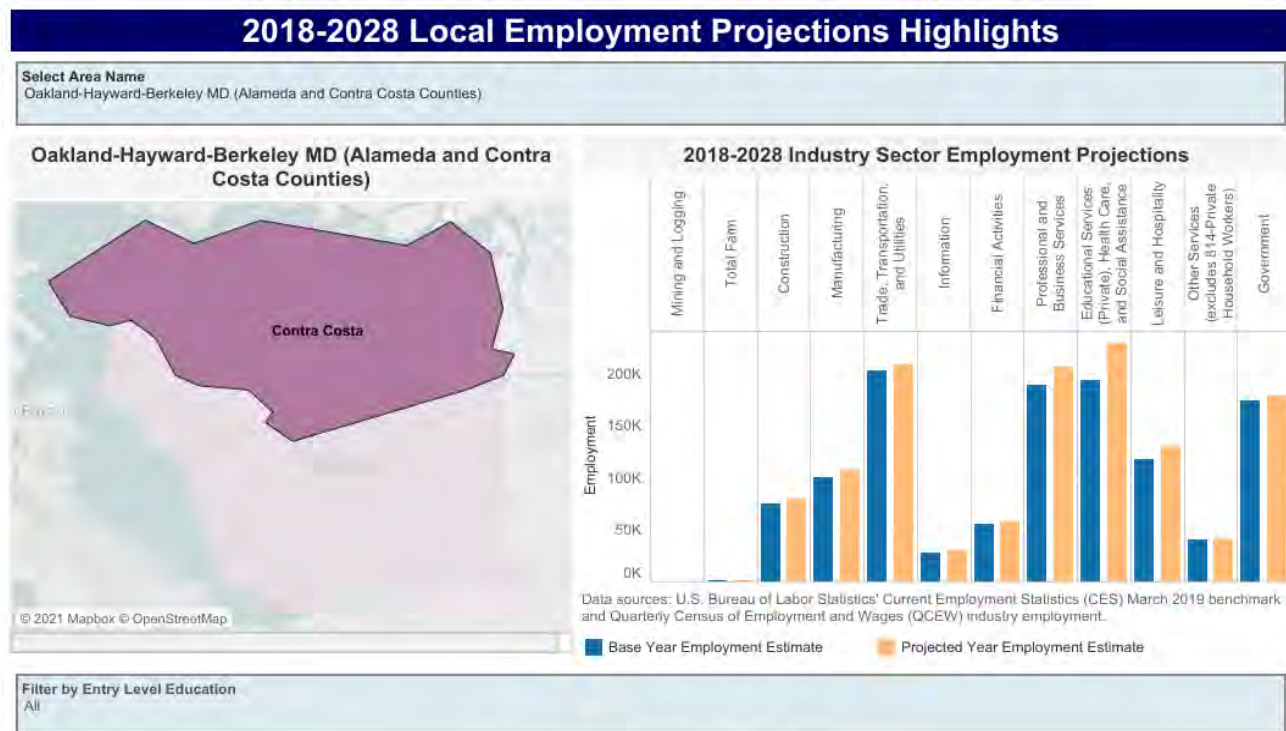
### 2.3.1.2 Employment Projections

The City is in the Alameda and Contra Costa counties' Statistical Area (as defined by the BLS). The BLS provides projections for future employment in the Statistical Area, as shown on [Figure 2-8](#), Employment Projections (2018–2028). The industries shown with the highest number of job openings are service-related sectors, and the fastest growing occupations are in healthcare, service, and information technology.

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**Figure 2-8. Employment Projections (2018–2028)**



#### 2018-2028 Occupations with the Most Job Openings

Standard Occupational Classification	Occupational Title	Total Job Openings	Median Hourly Wage	Median Annual Wage
39-9021	Personal Care Aides	76,660	\$0.00	\$0
41-2011	Cashiers	52,180	\$14.90	\$31,000
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	51,730	\$0.00	\$0
41-2031	Retail Salespersons	40,180	\$15.28	\$31,781
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	38,020	\$18.43	\$38,324
35-3031	Waiters and Waitresses	37,950	\$14.52	\$30,213
43-9061	Office Clerks, General	28,700	\$20.93	\$43,533
43-5081	Stock Clerks and Order Fillers	22,960	\$0.00	\$0
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	20,490	\$19.29	\$40,137
35-2014	Cooks, Restaurant	20,320	\$16.02	\$33,319

Total job openings are the sum of numeric change, exits, and transfers projected between 2018 and 2028.

Wages are from the 2020 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as \$0. Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.

#### 2018-2028 Fastest Growing Occupations

Standard Occupational Classification	Occupational Title	Base Year Employment Estimate	Projected Year Employment Estimate	Percentage Change	Median Hourly Wage	Median Annual Wage
29-1171	Nurse Practitioners	1,000	1,450	45.0%	\$65.79	\$136,841
53-3041	Taxi Drivers and Chauffeurs	2,110	2,910	37.9%	\$0.00	\$0
15-1132	Software Developers, Applications	9,870	13,430	36.1%	\$0.00	\$0
29-2032	Diagnostic Medical Sonographers	630	830	31.7%	\$54.54	\$113,430
29-1126	Respiratory Therapists	1,120	1,470	31.3%	\$49.68	\$103,332
15-2031	Operations Research Analysts	920	1,200	30.4%	\$50.47	\$104,974
15-1122	Information Security Analysts	600	780	30.0%	\$0.00	\$0
29-1127	Speech-Language Pathologists	910	1,180	29.7%	\$45.03	\$93,663
31-9092	Medical Assistants	6,590	8,500	29.0%	\$22.18	\$46,139
17-2112	Industrial Engineers	1,490	1,910	28.2%	\$53.32	\$110,908

Fastest growing occupations are ranked by projected percentage change growth between 2018 and 2028.

Wages are from the 2020 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as \$0. Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.

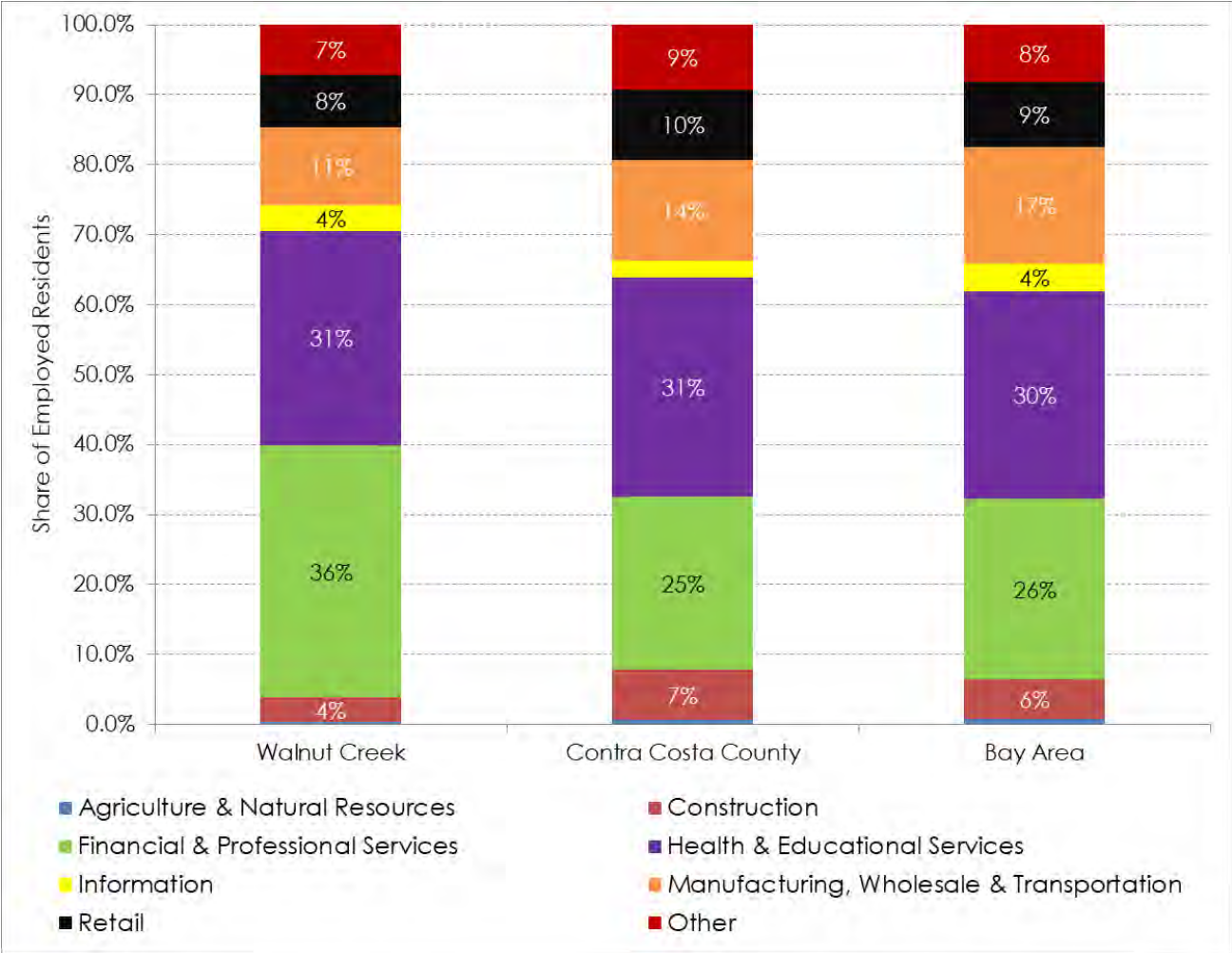
Occupations with employment below 400 in 2018 are excluded.

Source: BLS.gov, 2018–2028 Local Area Employment Projections.

2.3.2 Industries and Occupations

**Figure 2-9** **Figure 2-9**, Employment by Industry, identifies resident employment in Walnut Creek by industry. As of 2019, there are 32,446 workers living in the City employed across eight major industrial sectors. The most prevalent industry is Financial and Professional Services with 11,688 employees (36% of total), and the second most prevalent industry is Health and Educational Services with 9,961 employees (31% of total). According to the ACS 5-Year Data (2015–2019), 31,539 residents are employed and 55,365 people work in the City; thus, the City’s population increases during the typical workweek (Monday through Friday). As shown on **Figure 2-9** **Figure 2-9**, Walnut Creek is similar to the County and Bay Area for many categories.

**Figure 2-9. Employment by Industry**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table C24030.

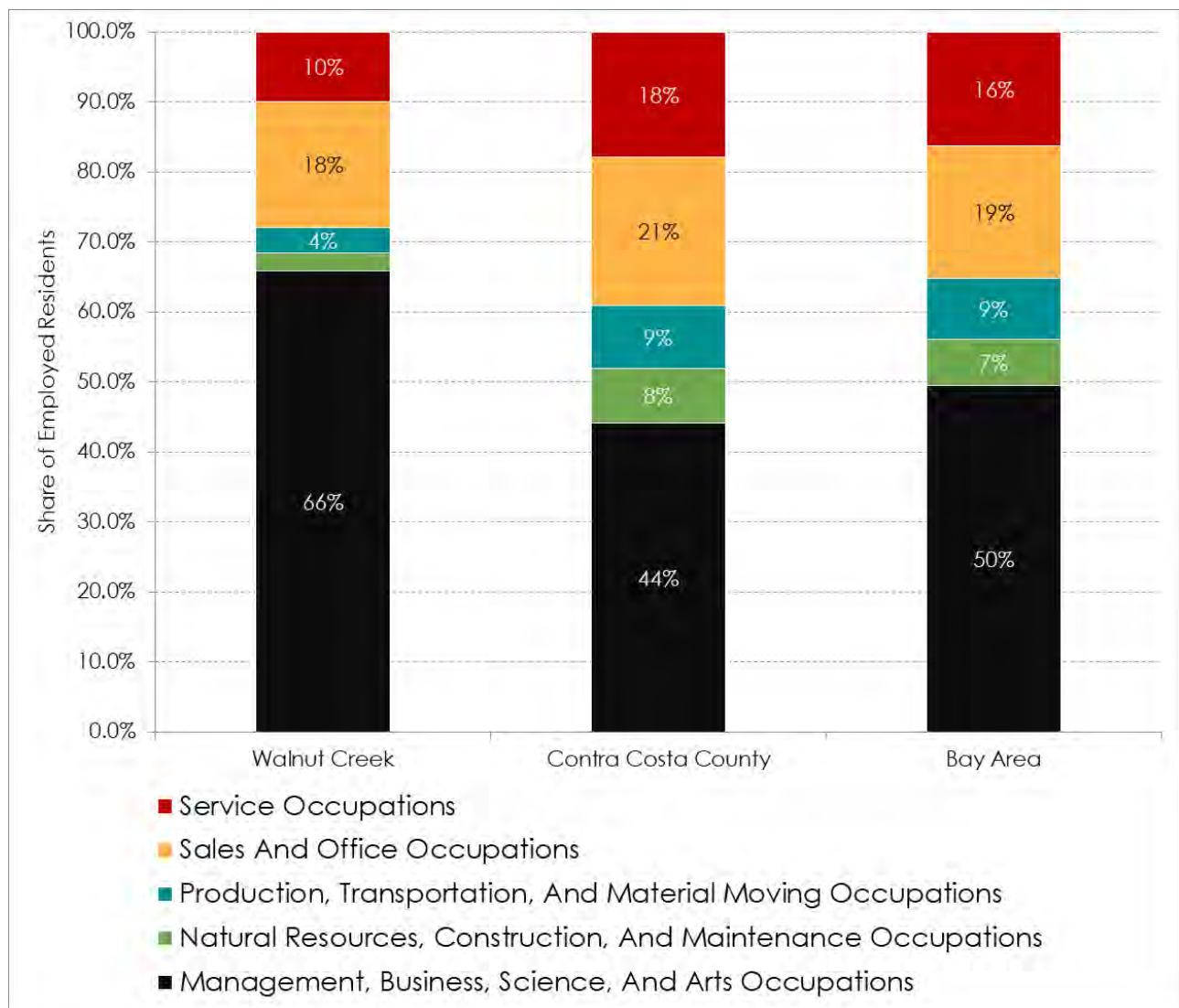


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In addition to identifying employment by industry in Walnut Creek, it is also important to identify the types of employment City residents hold. As shown on [Figure 2-10](#), Employment by Occupation, the most prevalent occupational category among City residents is Management, Business, Science, and Arts Occupations with 21,352 employees (66%). The second most prevalent type of work is Sales and Office Occupations with 5,850 employees (11%). The percentage of employment in Management, Business, Science and Arts Occupations is higher in Walnut Creek than the County and Bay Area, while the percentage of Service Occupations is lower than both the County and Bay Area.

**Figure 2-10. Employment by Occupation**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table C2401.

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Walnut Creek has a mix of major employers and small businesses that are driving innovation. According to the Contra Costa County Consortium 2020–2025 Consolidated Plan (Consolidated Plan), adopted in 2020, the top employers in Walnut Creek are as follows.

**Table 2-5. Walnut Creek Top Employers**

Employer	Industry
John Muir Health	Hospital
MediQuest Staffing	Healthcare
Amerit Fleet Solutions	Auto Fleet Maintenance
The Permanente Medical Group, Inc.	Healthcare
Kaiser Permanente Medical Center	Hospital
Bell-Carter Foods, LLC	Food Processing

Source: California Employment Development Department, Dun & Bradstreet January 2022.

According to the Consolidated ~~Action~~-Plan, despite the strength of Walnut Creek’s professional and healthcare sector, many of the workers who make up the diversity of the City’s workforce earn limited incomes and are priced out of the local housing market. Because of high housing prices in Walnut Creek and surrounding areas, many of these professionals must live farther away where homes are less costly and with longer commute distance to their place of work. In addition to the Consolidated ~~Action~~-Plan, the data presented in the sections that follow support the City’s need for higher incomes and lower housing prices.

## 2.4 Household/Housing Characteristics

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs, including an analysis and documentation of household characteristics. This section details housing costs compared to incomes, housing characteristics (including overcrowding), and housing stock conditions in the City.

### 2.4.1 Housing Stock

Walnut Creek’s housing stock is predominantly composed of single-family detached and multifamily housing of five units or more. More specifically, according to the DOF, there are 33,969 housing units in the City. Approximately 37% are single-family detached homes, 48% are multifamily condominiums or apartments, 15% are single-family attached homes/townhomes. There are no mobile homes in the City (~~Figure 2-11~~~~Figure 2-11~~, Local Housing Stock Characteristics and Trends). ~~Figure 2-11~~ ~~Figure 2-11~~ also shows a slight increase in housing stock since 2010, with the majority of growth in units derived from multifamily housing projects with five units or more.

## 2023–2031 Housing Element

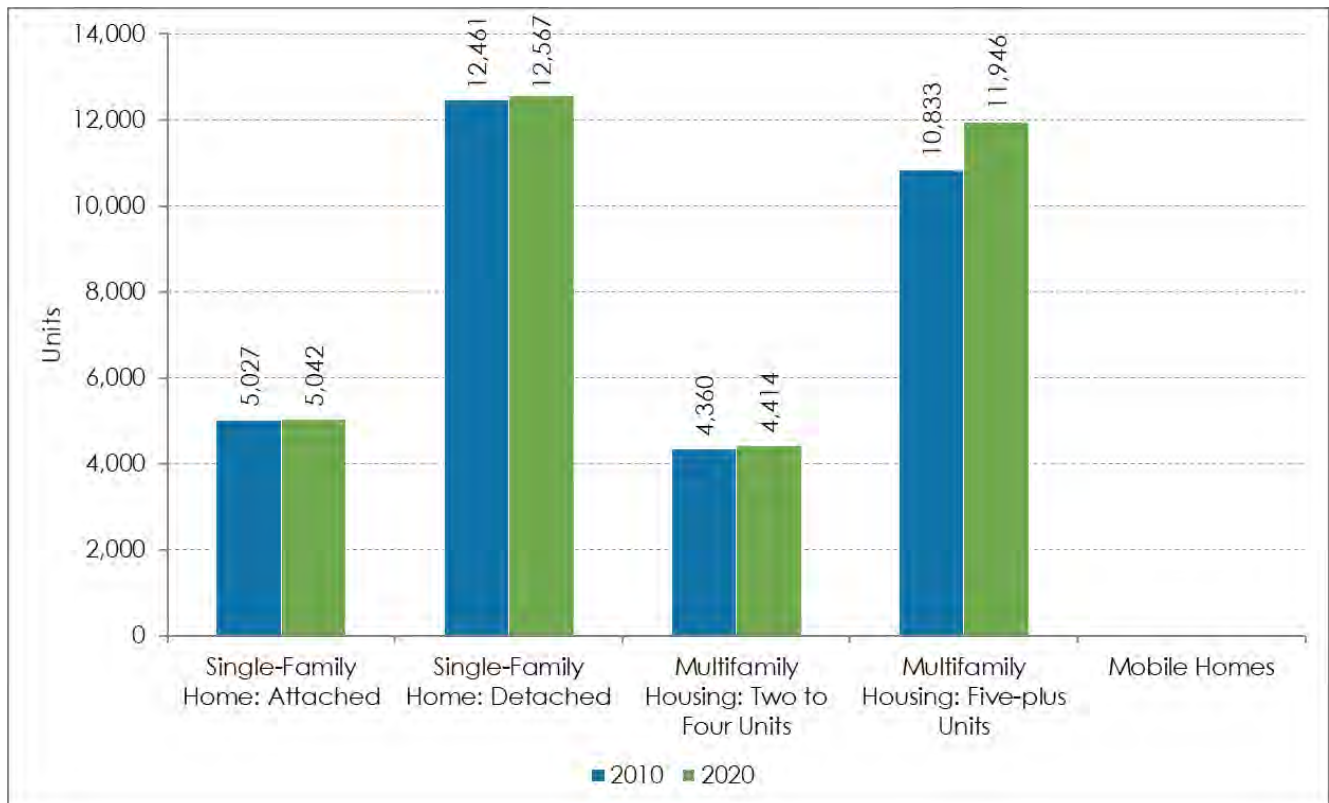
### Chapter 2. Housing Needs Assessment

These characteristics contrast with data for the Bay Area where over one-half of all housing units are single-family detached (see Figure 2-12, Bay Area Housing Stock Characteristics and Trends).<sup>1</sup> Housing units in the Bay Area are composed of the following categories: 52% single-family detached, 9% single-family attached, 37% multifamily, and 2% mobile homes.

#### 2.4.1.1 Housing Type Trend

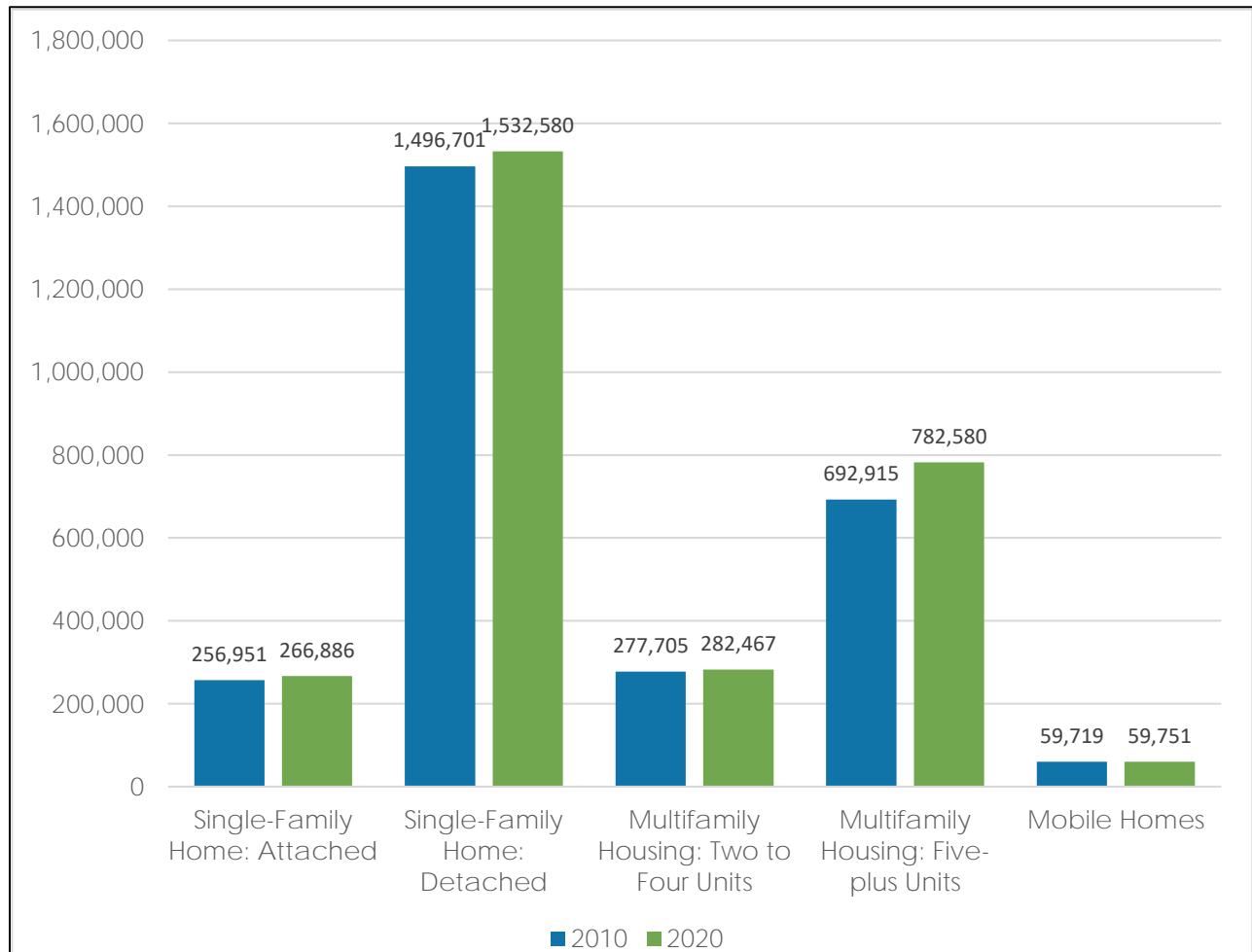
As shown on [Figure 2-11](#),<sup>2</sup> [Figures 2-11](#) and [Figure 2-12](#), both single-family and multifamily residential units represent the overwhelming majority of housing types, while the number of mobile homes is relatively small in the Bay Area, and almost nonexistent in Walnut Creek.<sup>3</sup> As indicated in the previous section, development trends indicate that more multifamily units than single-family units have been built in recent years.<sup>4</sup> As shown on [Figure 2-11](#),<sup>5</sup> while single-family units have increased by 0.7% between 2010 and 2020, multifamily units have increased by about 7.7% during this same time period.

**Figure 2-11. Local Housing Stock Characteristics and Trends**



Source: DOF, E-5 Series.

**Figure 2-12. Bay Area Housing Stock Characteristics and Trends**



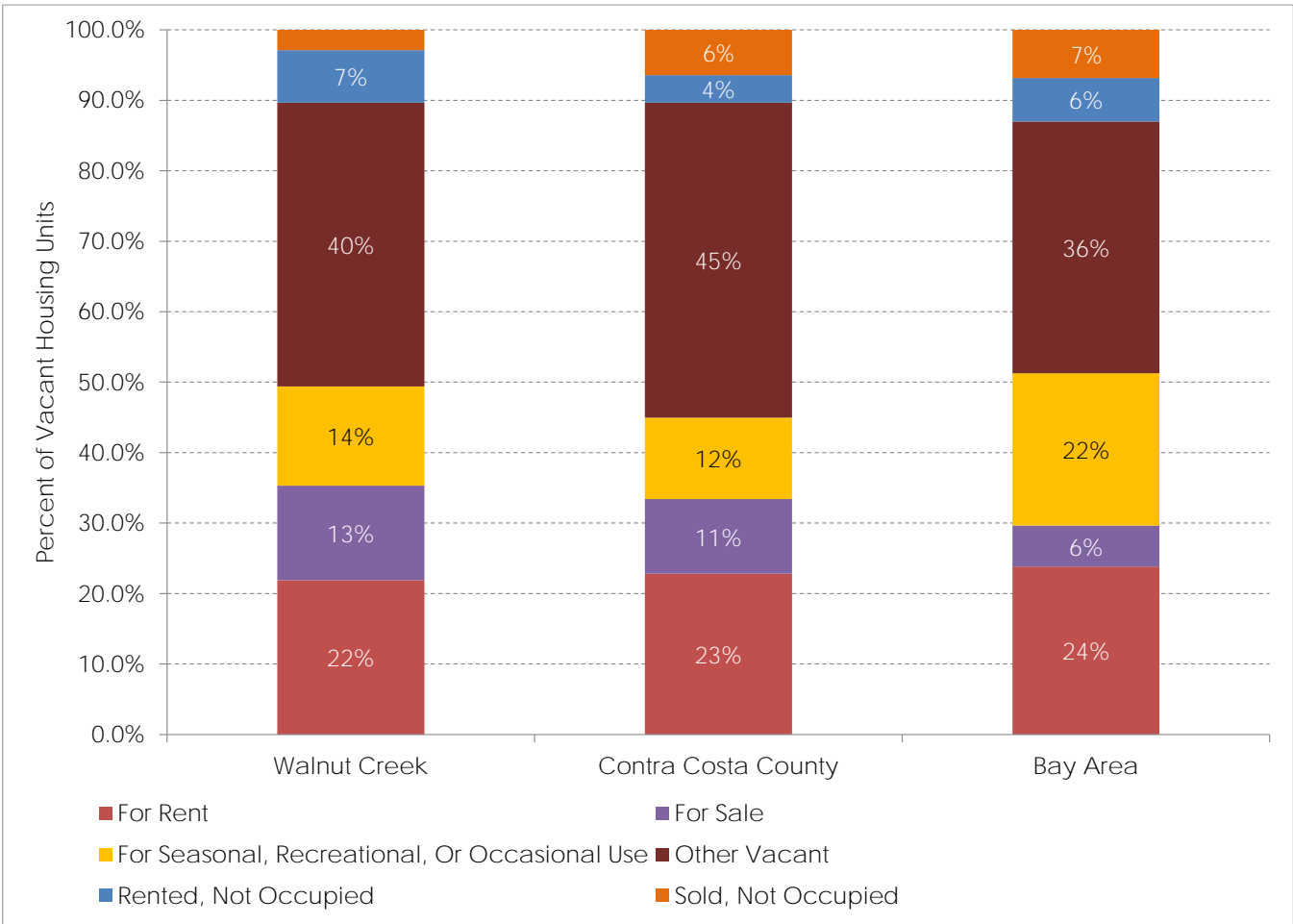
Source: DOF, E-5 Series.

### 2.4.1.2 Vacant Units by Type

According to the 2015–2019 ACS 5-Year Data, 5.3% of the housing units in the City are vacant. As shown on [Figure 2-13](#), Vacant Units by Type, the majority of the City’s vacant units are either Other Vacant (40%) or For Rent (22%). Sale and other unit types represent the remaining 38% of all vacant units in the City. The percentages of each subtype are generally similar in the City as in the County and Bay Area. As an exception, 22% of vacant units in the Bay Area are used for seasonal, recreational, or occasional use compared to only 14% in the City.



**Figure 2-13. Vacant Units by Type**

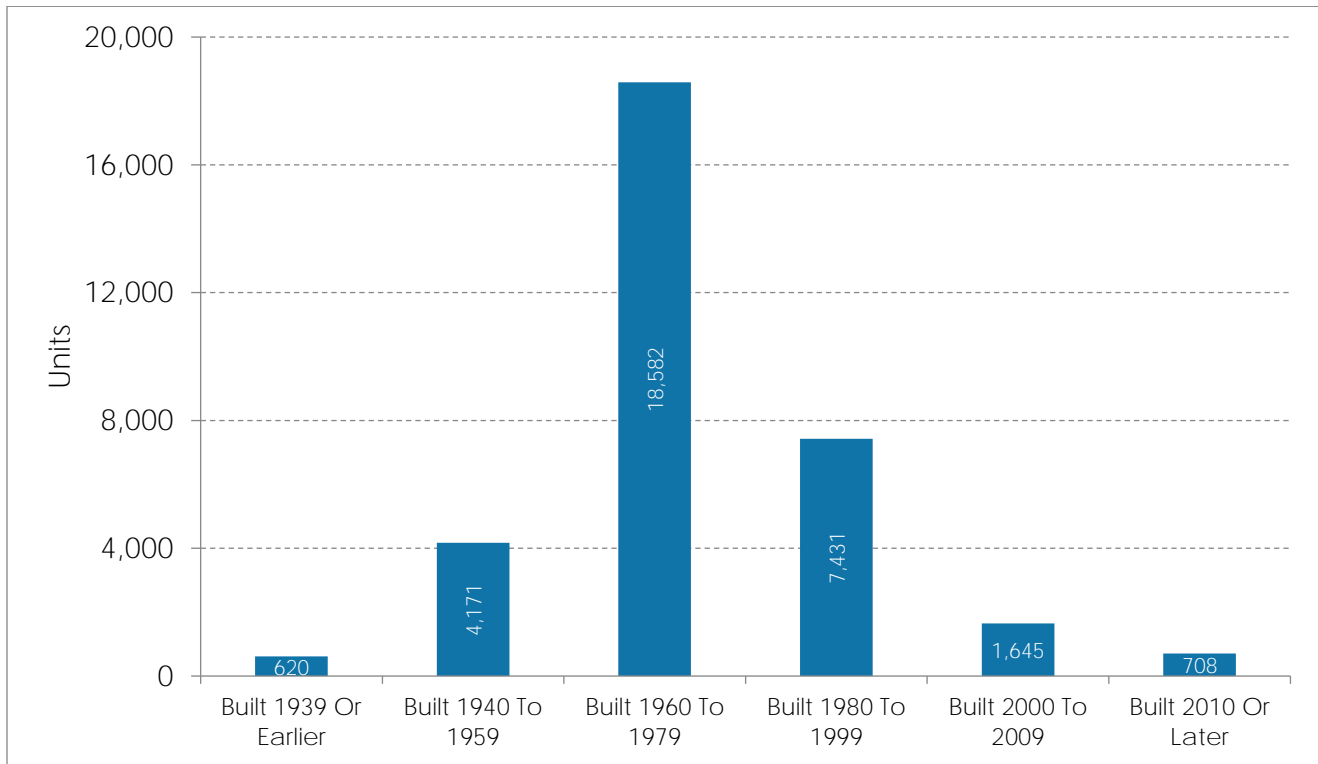


Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25004.

### 2.4.1.3 Housing Units by Year Built

In Walnut Creek, the majority of the housing stock (56%) was built from 1960 to 1979, with 18,582 units constructed during this period (see [Figure 2-14](#), Housing Units by Year Structure Built). A small share (2.1%) of the current housing stock, or 708 units, was built since 2010.

**Figure 2-14. Housing Units by Year Structure Built**



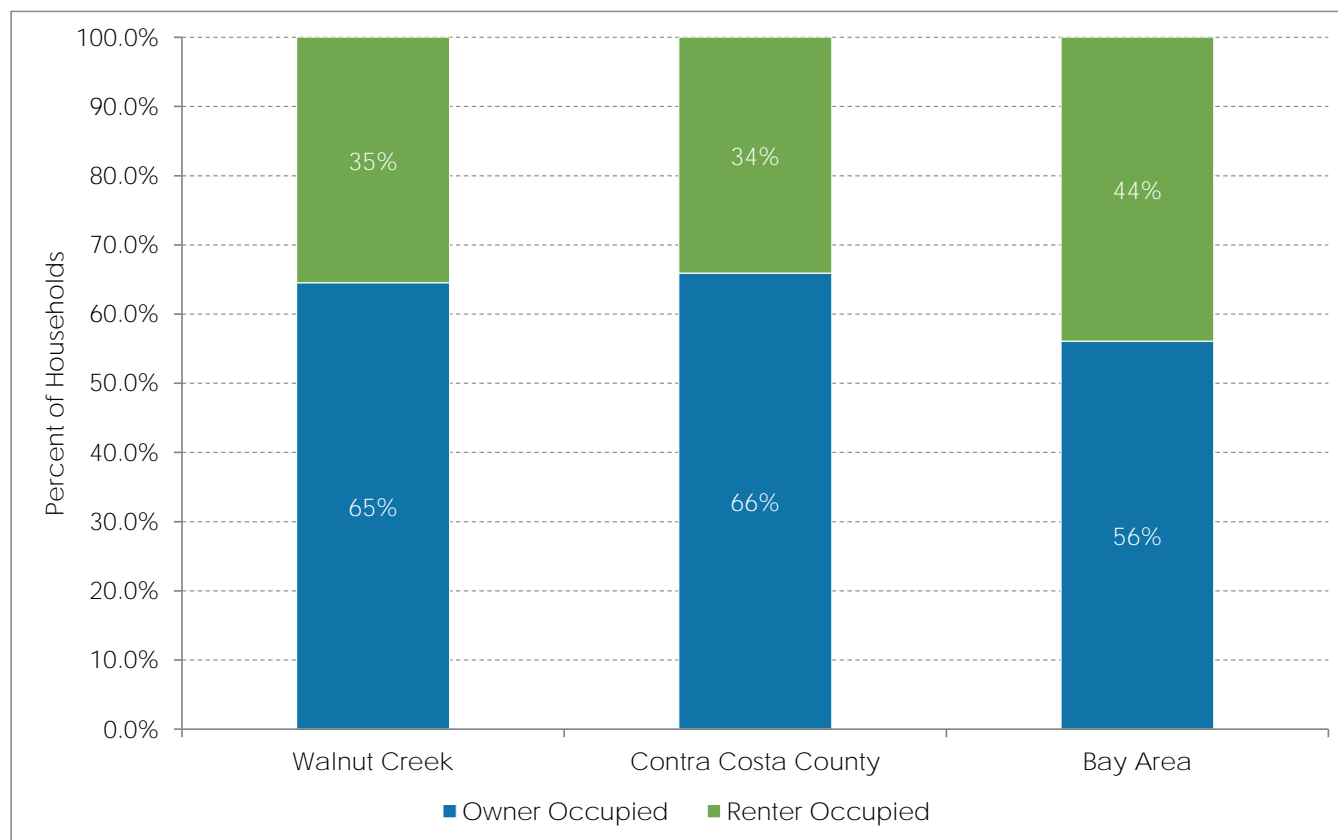
Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25034.

Data on the age of the current housing stock illustrates historical development patterns and can indicate the overall condition of the housing stock as older homes require more maintenance and repair (and at greater costs) than units that are 30 years old or fewer. The abundance of homes in the City that are 40 years old or older suggests that the City could benefit from a program to encourage preservation and/or renovations.

### 2.4.2 Housing Tenure: Ownership/Rental Statistics

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). Ownership units represent approximately 65% of all units in the City, while rental units make up 35% of the City's units. There is also a significant difference in the percentage of ownership and rental units between single-family and multifamily homes. 95% and 75% of detached and attached single-family units, respectively, are owner-occupied, whereas only 41% of multifamily units are owner-occupied. Compared to the Bay Area, homeownership in Walnut Creek is greater overall (see Figure 2-15, Ownership versus Rental Units).

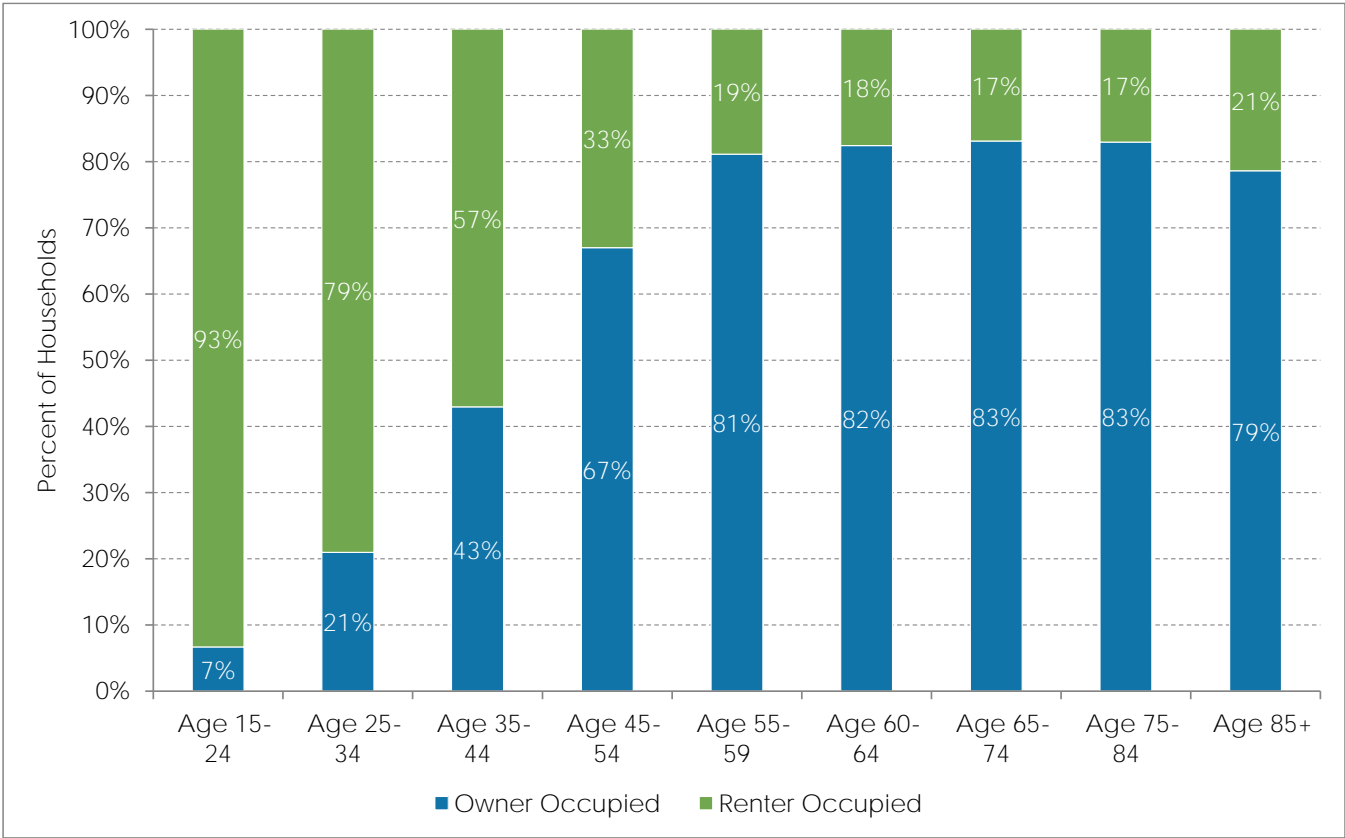
**Figure 2-15. Ownership Versus Rental Units**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25003.

The 2015–2019 ACS 5-Year Data on the age of the household occupants indicates that households led by someone 44 years or younger are more likely to rent, while households led by someone 45 years or older are more likely to own their home. This data indicates a direct correlation between age and homeownership, as depicted on [Figure 2-16](#), Housing Tenure by Age.

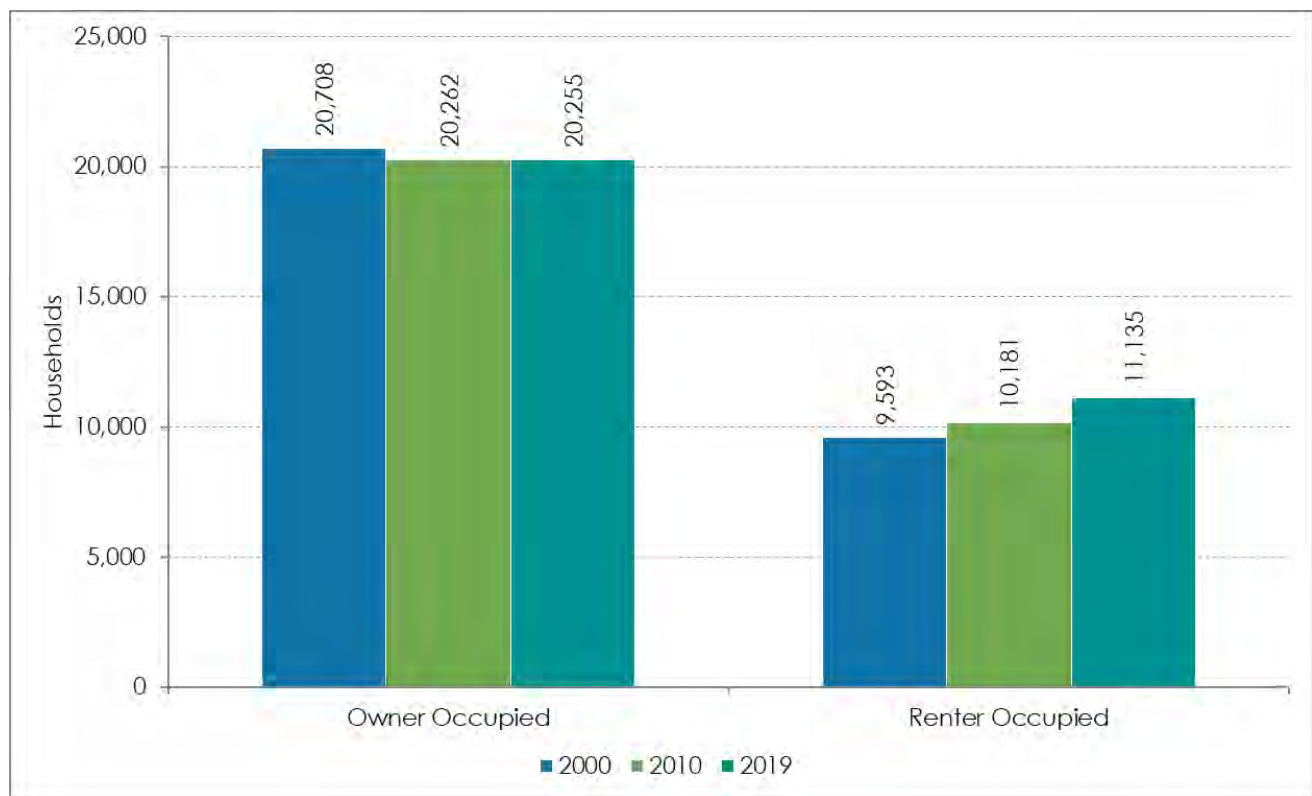
**Figure 2-16. Housing Tenure by Age**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25007.

As shown on [Figure 2-17](#), Housing Tenure (2000–2019), there was a 2% decrease of total owner-occupied housing from 2000 to 2019. Meanwhile, renter-occupied units increased by 16% during the same time period. The increase in renter-occupied units reflects the fact that the majority of new housing developed in the past 2 decades is rental units.

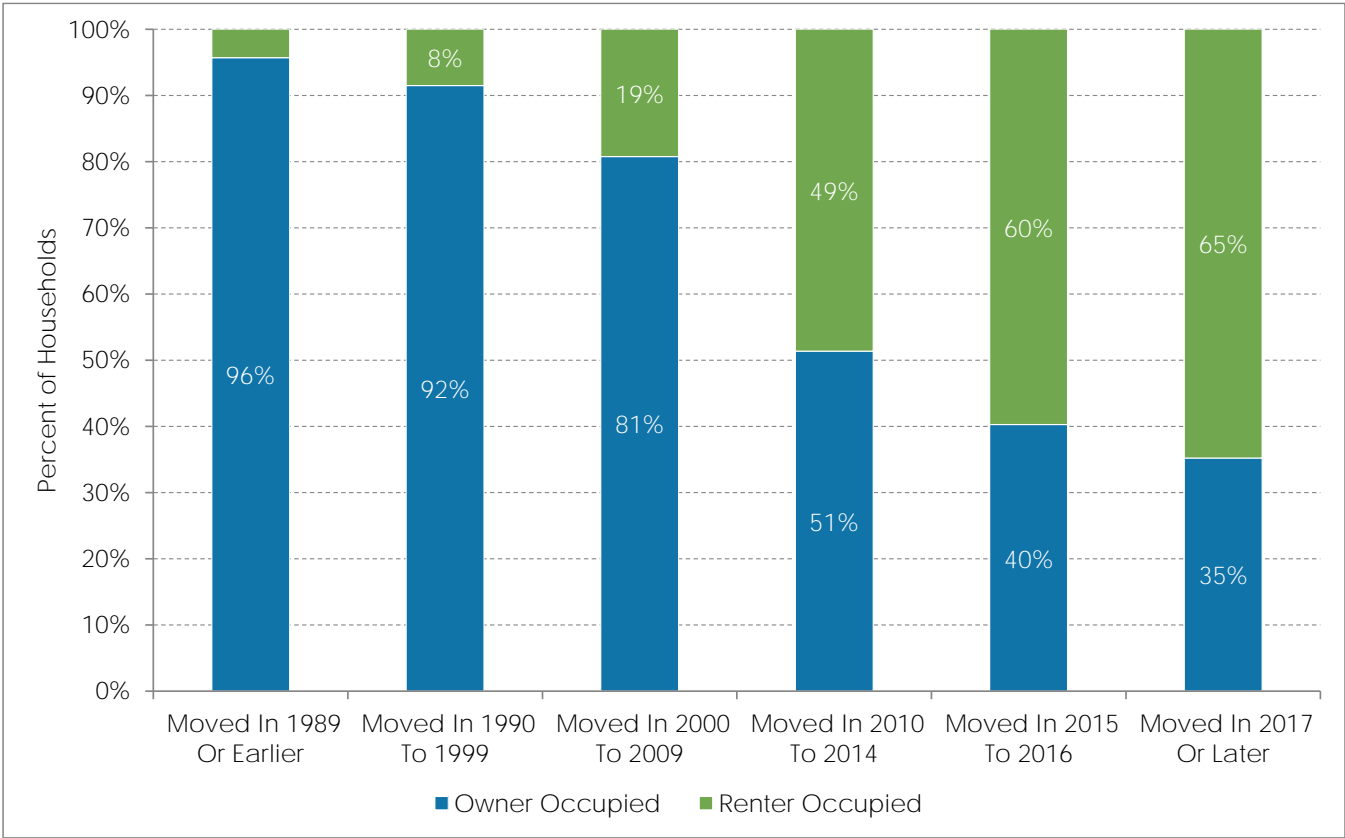
**Figure 2-17. Housing Tenure (2000–2019)**



Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25003.

As shown on [Figure 2-18](#), Households Locating to Walnut Creek by Housing Tenure, and in [Table 2-5](#), Households Locating to Walnut Creek by Housing Tenure, 54% of households located to their current Walnut Creek residence in 2010 or later. Additionally, renter-occupied households are more likely to have moved to their current residence more recently than owner-occupied households as ownership encourages residents to stay in one home for a longer duration.

**Figure 2-18. Households Locating to Walnut Creek by Housing Tenure**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25038.

**Table 2-6. Households Locating to Walnut Creek by Housing Tenure**

Move In Year	Owner Occupied	Renter Occupied
Moved In 1989 Or Earlier	3,822	171
Moved In 1990 To 1999	3,690	342
Moved In 2000 To 2009	5,239	1,247
Moved In 2010 To 2014	4,111	3,893
Moved In 2015 To 2016	2,135	3,168
Moved In 2017 Or Later	1,258	2,314
Totals	20,255	11,135

Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25038.

### 2.4.3 Housing Conditions

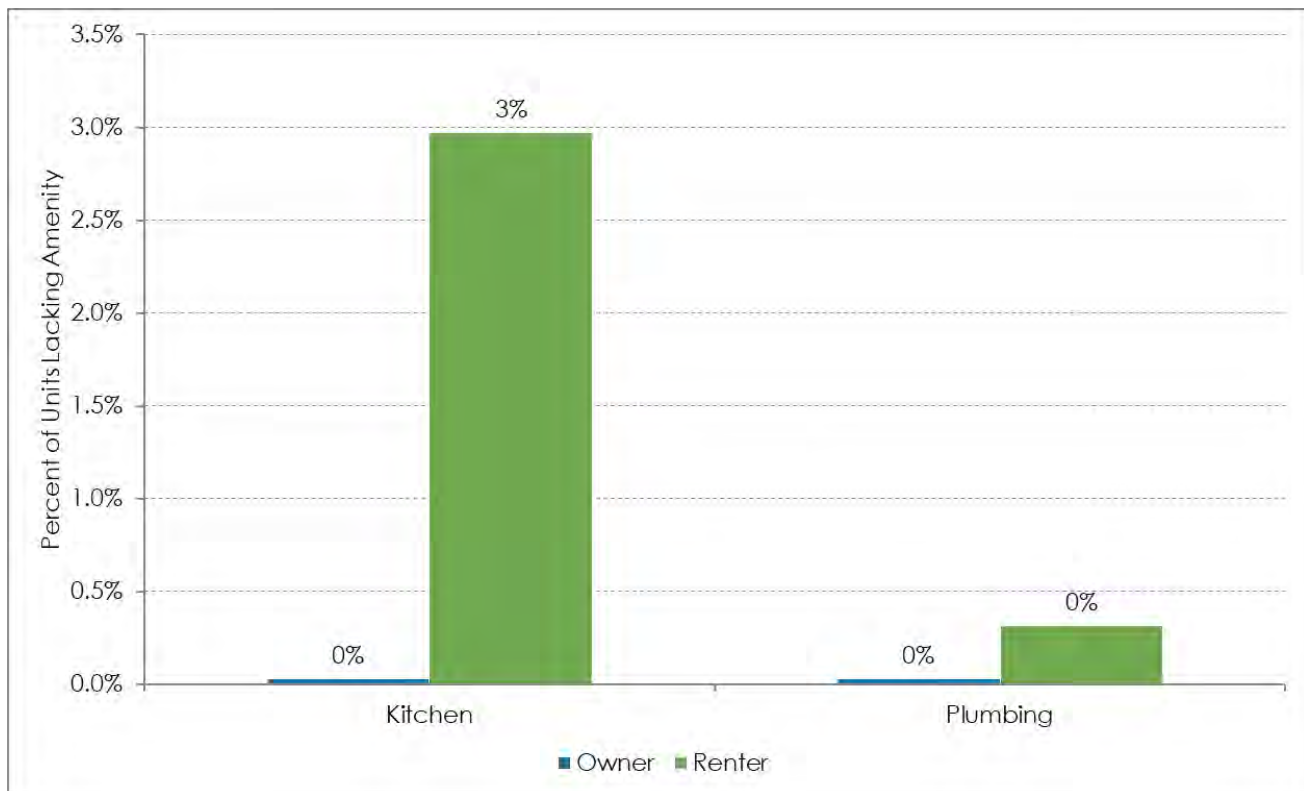
According to the Consolidated Plan, housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. — **The 2015–2019 ACS 5-Year Data indicates that a**

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relatively low number of units in the City would be considered substandard. More specifically, 331 rental units (3%) lack complete kitchen facilities, and 35 rental units (0.3%) lack plumbing facilities in the City (Figure 2-19, Substandard Housing). No owner-occupied units lack kitchen or plumbing facilities.

**Figure 2-19. Substandard Housing**



Source: Census Bureau, ACS 5-Year Data (2015–2019), Table B25053, Table B25043, Table B25049.

Furthermore, based on information provided by the City's Code Enforcement Division, the percentage of residences in the City that could qualify as substandard housing are 1% or less for ownership and 1–3% for rental. This is largely due to Walnut Creek's relatively high home values and younger housing stock. According to Code Enforcement staff, it is rare to encounter homes that could be described as substandard housing, based on the complaints communicated to their division. Furthermore, substandard housing complaints are not concentrated in any areas of the City and are sparsely distributed throughout the City. Moreover, the Code Enforcement Division receives more complaints of active remodel work without a permit than for habitability conditions at a residence.

The significantly low percentage of residences that could be considered to be substandard housing is result of Walnut Creek's strong housing market. As a desirable community in which to live, Walnut Creek has long had a strong housing market that supports the upkeep and maintenance of its housing stock. Desirability, along with upkeep, provides owners with

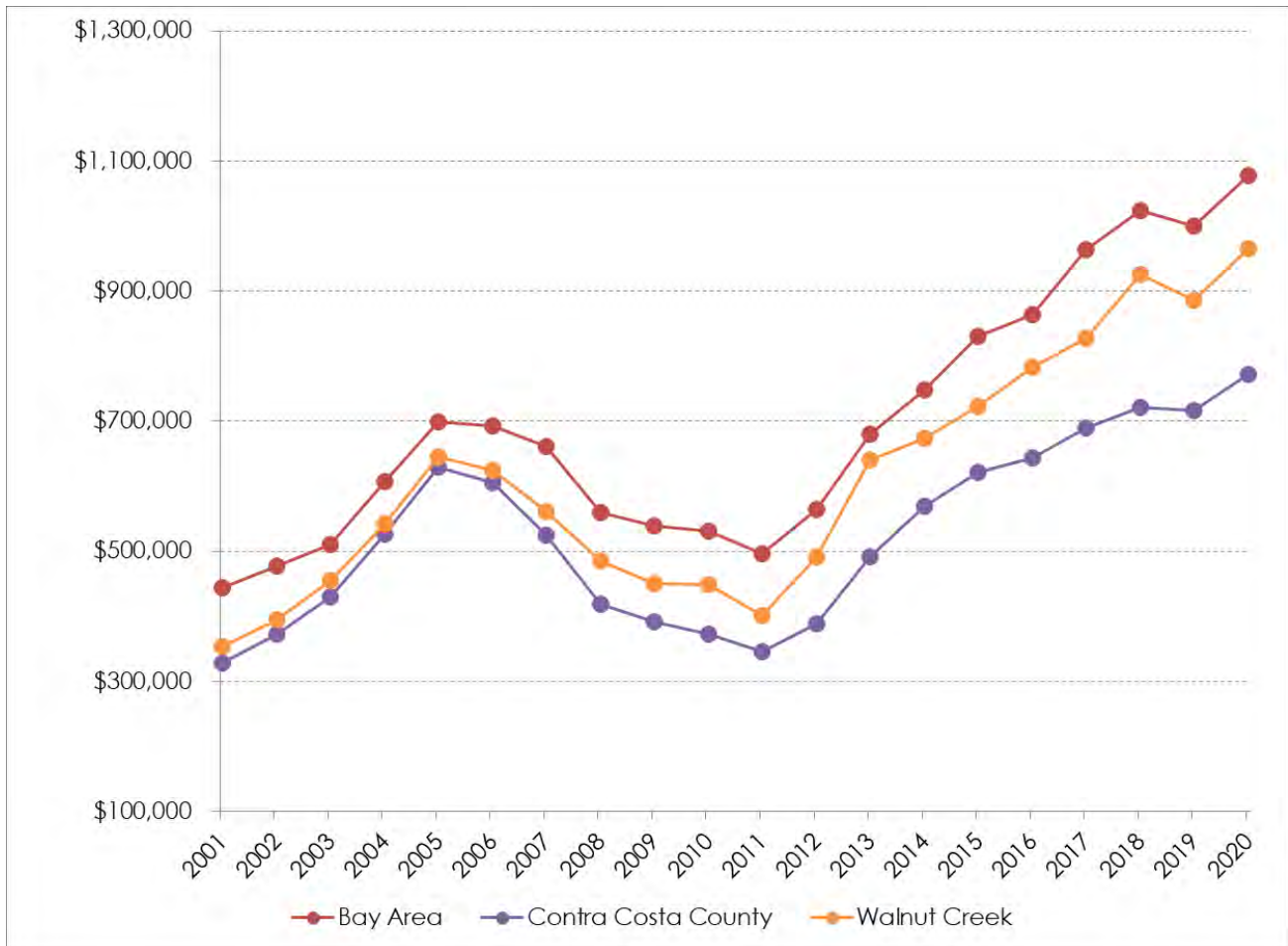
increased assessed values which provide a financial incentive for owners of rental properties to maintain their buildings, while providing financial opportunities to homeowners needing additional funds for maintenance and upkeep. Furthermore, the City contracts with Habitat for Humanity to provide low-interest home rehabilitation loans and emergency repair grants to lower income Walnut Creek homeowners for the purpose of improving their property. Both financial incentives and the City’s rehabilitation program provide for a well-maintained housing stock where Walnut Creek residents can thrive.

#### 2.4.4 Median Home Sales Price for Existing Homes

According to Zillow, the City’s Home Value Index (a “smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type”) was \$965,533 in 2020, higher than for the County and lower than for the Bay Area. All three areas have experienced large increases since 2011 (i.e., following a dip in value that occurred between 2005 and 2011) (Figure 2-20, Median Home Sales Price for Existing Homes). Reinforcing the relative Zillow Home Value Indices, the 2015–2019 ACS 5-Year Data shows that the City has higher shares of homes valued between \$750,000 and \$1.5 million than the County and Bay Area. Meanwhile, the Bay Area has a much higher share of homes valued at more than \$2 million (Table 2-6, Home Values of Owner-Occupied Units).



**Figure 2-20. Median Home Sales Price for Existing Homes**



Source: Zillow, Zillow Home Value Index.

**Table 2-7. Home Values of Owner-Occupied Units**

Geography	Units Valued Less than \$250k	Units Valued \$250k- \$500k	Units Valued \$500k- \$750k	Units Valued \$750k-\$1M	Units Valued \$1M-\$1.5M	Units Valued \$1M-\$2M	Units Valued \$2M+
Walnut Creek	4.9%	20.5%	20.0%	25.9%	22.5%	4.9%	1.2%
Contra Costa County	7.3%	29.1%	27.0%	15.4%	13.1%	4.9%	3.1%
Bay Area	6.1%	16.3%	22.5%	20.1%	17.9%	7.9%	9.2%

Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B2507.

## 2.4.5 Median Rent

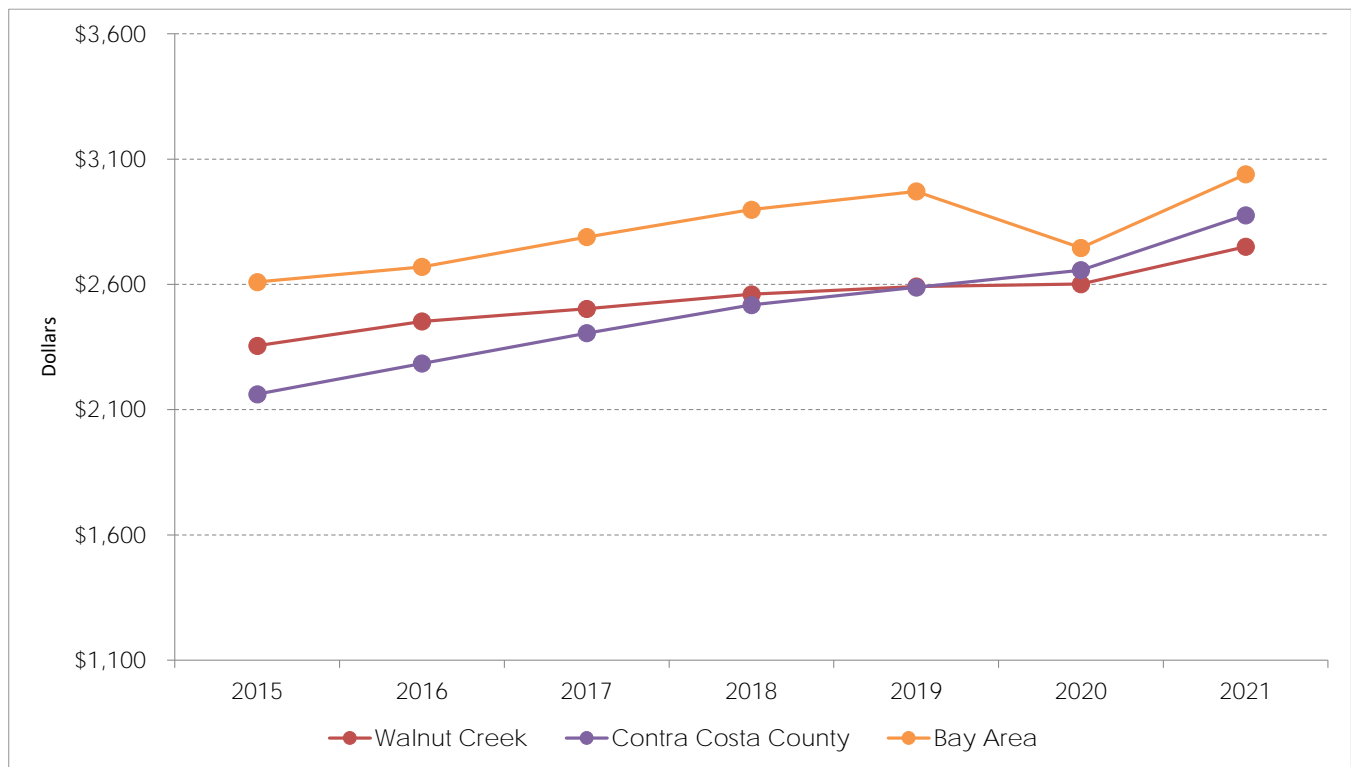
**The Zillow Observed Rent Index** (a “smoothed measure of the typical observed market rate rent across a given region”) reports that the median monthly rent in the City is \$2,750 compared to \$2,876 and \$3,039 in the County and Bay Area, respectively. Therefore, rents in Walnut Creek are relatively lower than those in the surrounding areas. Furthermore, while

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rents in the County as a whole have increased over the last 6 years, rents in the City have increased at a slower pace than the County. For instance, rents grew 17% in the City between 2015 and 2021 compared to 33% growth in the County and 16% in the Bay Area during that same period. While the City's rents grew at a higher rate than the Bay Area, costs in the City are generally lower than in the Bay Area, resulting in a lower rent. **Figure 2-21**, Median Contract Rent, provides a comparison of rents in the City, the County, and the Bay Area between 2015 and 2021.

**Figure 2-21. Median Contract Rent**



Note: The median rents shown represent the median rent on December 31<sup>st</sup> for each year.

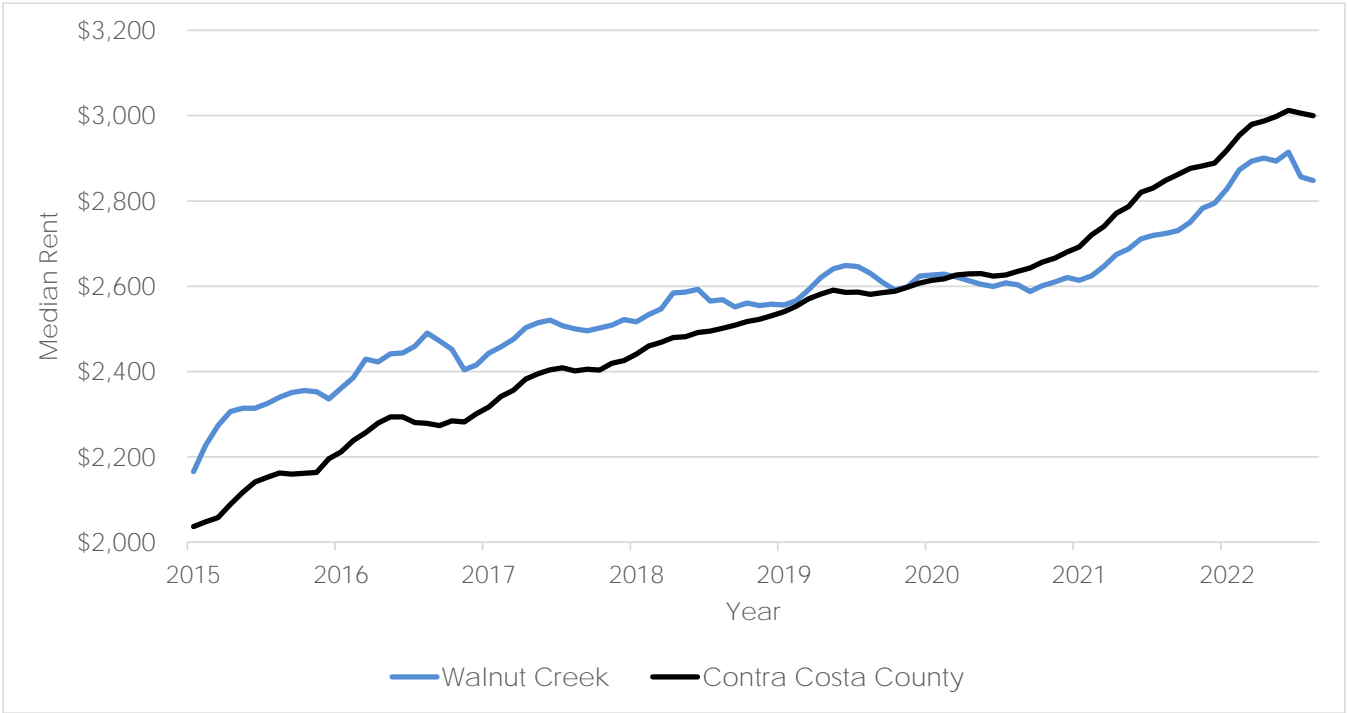
Source: Zillow, Zillow Observed Rent Index (ZORI) 2015-2021

Historically, Walnut Creek has had some of the highest median rents in Contra Costa County. This remained true until early 2020 when the median rent in Walnut Creek dipped below the median rent in the county. Beyond the year 2020, the median rent continued to increase in both the city and county. However, the median rent in Walnut Creek remains lower than the median rent in Contra Costa County.

There could be various reasons for Walnut Creek's plateau and the County's higher rate of increase. Walnut Creek's median rent dipped below the countywide median at the beginning of the COVID-19 pandemic. During the pandemic, employees began to leave large metropolitan cities to work from home in more affordable communities, increasing demand and, therefore,

rents.— If these families relocated to cities in Contra Costa County, but not to Walnut Creek, there is a possibility that median rents increased for the county as a whole, while remaining the same (or increasing at a lower rate) in Walnut Creek.— ~~Figure 2-22~~ **Figure 2-22**, Median Contract Rent by Month, Walnut Creek and Contra Costa County, presents the change in median rent on a month-to-month basis since 2015.

**Figure 2-22. Median Contract Rent by Month, Walnut Creek and Contra Costa County**



Source: Zillow, Zillow Observed Rent Index (ZORI) 2015-2021

Furthermore, ~~Table 2-8~~ **Table 2-7**, Contract Rents for Renter-Occupied Units, illustrates that monthly rents in the City are most commonly—and more often than in the County or the Bay Area—in the \$1,500 to \$3,000 range.— As with home values, the Bay Area has a higher share than the City or County of units with rents in the highest level (\$3,000 or more).

**Table 2-8. Contract Rents for Renter-Occupied Units**

Geography	Rent less than \$500	Rent \$500- \$1000	Rent \$1000- \$1500	Rent \$1500- \$2000	Rent \$2000- \$2500	Rent \$2500- \$3000	Rent \$3000 or more
Walnut Creek	2.9%	6.0%	11.2%	32.0%	21.0%	15.4%	11.5%
Contra Costa County	5.4%	10.1%	23.9%	29.8%	17.5%	7.5%	5.8%
Bay Area	6.1%	10.2%	18.9%	22.8%	17.3%	11.7%	13.0%

Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25056.

It is important to note the difference in data sources between ~~Figure 2-21~~ **Figure 2-21** and ~~Table 2-8~~ **Table 2-7**.— ~~Figure 2-21~~ **Figure 2-21** includes the most current market data from Zillow.com,

a leading real-estate marketplace site, while ~~Table 2-8~~ ~~Table 2-7~~ analyzes projections generated by the U.S. Census Bureau. ~~—~~ The difference in data sources can lead to slight divergences. ~~—~~ For example, as shown in ~~Figure 2-21~~ ~~Figure 2-24~~, Zillow shows the County median rent as \$2,876; however, ~~Table 2-8~~ ~~Table 2-7~~ shows 54% of renters pay between \$1,000 and \$2,000, while only 13% of renters pay over \$2,500 per month. ~~—~~ Given this distribution presented by the Census Bureau, the median rent would be significantly below the \$2,876 presented by Zillow. ~~—~~ While there are differences in the data, both sources provide an insight into the City’s challenges.

**2.4.6 Housing Units Permitted**

According to the Walnut Creek 2020 Annual Progress Report, 1,871 building permits for housing units were issued by the City between 2015 and 2020. ~~—~~ Of this total, 1,692 were for above moderate-income units, 57 moderate-income units, 26 low-income units, and 96 very low-income units (~~Table 2-9~~ ~~Table 2-8~~, Housing Units Permitted). ~~—~~ The 1,871 housing permits issued in 6 years are less than the City’s 5<sup>th</sup> Cycle Housing Element Regional Housing Needs Allocation (RHNA) of 2,235 units. ~~—~~ Notably, the City permitted more above moderate-income units than the RHNA for that income level (895). ~~—~~ It is also notable that the City’s 6<sup>th</sup> Cycle Housing Element RHNA of 5,805 is 160% more than that of the 5<sup>th</sup> Cycle. ~~—~~ RHNA does not require a city to permit a certain number of units, but rather to plan for housing development through zoning.

**Table 2-9. Housing Units Permitted**

Income Group	value
Very Low Income Permits	96
Low Income Permits	26
Moderate Income Permits	57
Above Moderate Income Permits	1,692
Totals	1,871

Source: HCD 5<sup>th</sup> Cycle Annual Progress Report Permit Summary (2020).

**2.4.7 Overpayment and Overcrowding**

California Government Code, Section 65583(a)(2), requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition (covered in Section 2.4.3, Housing Conditions).

**2.4.7.1 Household Income**

Household income demonstrates a household’s or individual’s ability to pay for housing. The HCD identifies the following household income categories based on the area median income (AMI) of each county:

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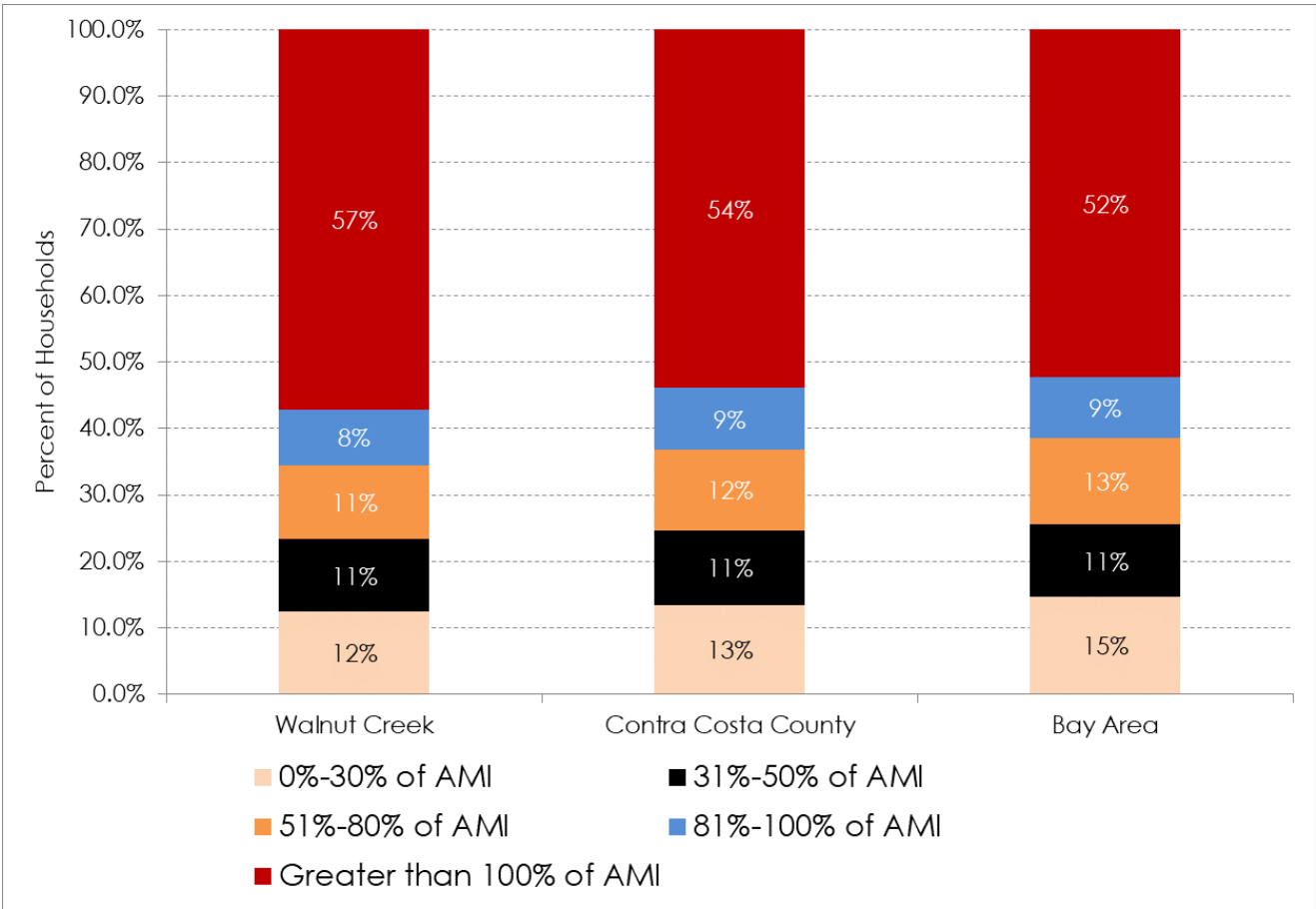
- Extremely Low-income: Households with income up to 30% of the AMI.
- Very Low-income: Households with income between 31% and 50% of the AMI.
- Low-income: Households with income between 51% and 80% of the AMI.
- Moderate-income: Households with income between 81% and 120% of the AMI.
- Above moderate-income: Households with income over 120% of the AMI.

The Extremely Low-Income category is considered a subset of the Very Low-Income category. The three lowest income categories (i.e., Extremely Low-, Very Low-, and Low-Income) are commonly referred to collectively as “lower” income levels in the California Government Code and by the HCD.

The U.S. Department of Housing and Urban Development (HUD) 2013–2017 Comprehensive Housing Affordability Strategy (CHAS) data separates households slightly differently, with a category for households with income between 81% and 100% of the AMI (below median) and a category for households with income above 100% of the AMI (above median).

As shown on Figure 2-23~~Figure 2-23~~, Households by Household Income Level, 34% of Walnut Creek households had lower incomes, 8% had below median incomes, and 57% of households had above median incomes. — **The City has slightly fewer lower-income households than the County (36%) and the Bay Area (39%).**

**Figure 2-23. Households by Household Income Level**



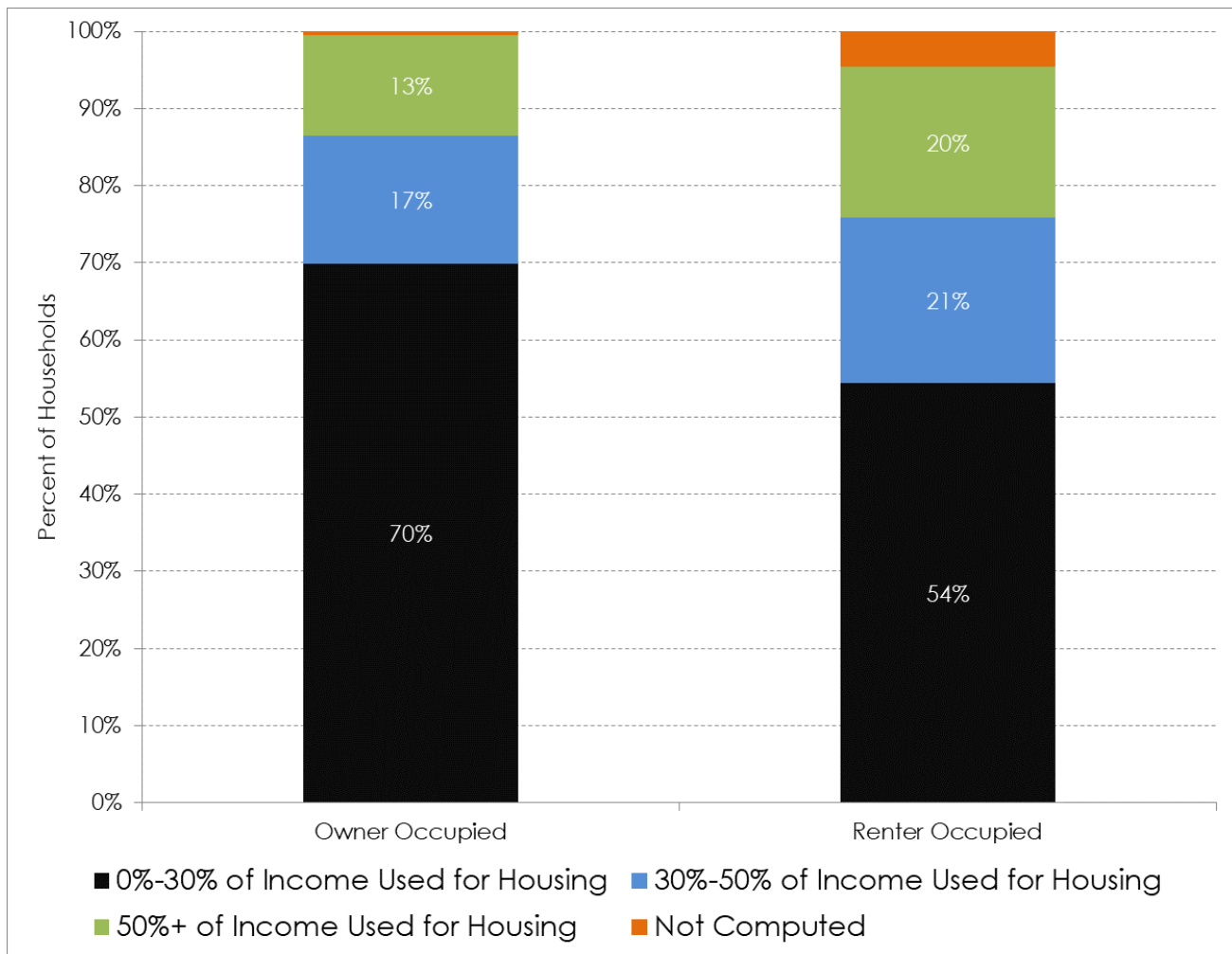
Source: HUD, CHAS ACS tabulation, 2013–2017 release.

### 2.4.7.2 Cost Burden by Tenure and Income

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with an amount of more than 30% considered “cost-burdened” and more than 50% considered “severely cost-burdened.”

Walnut Creek is predominately made up of ownership households. According to the 2015–2019 ACS 5-Year Data, roughly 35% of the households in the City are renter-occupied and 65% are owner-occupied. Of the owner-occupied units, 30% are cost-burdened, with 13% severely cost-burdened. In comparison, 41% of renter-occupied units are cost-burdened with 21% severely cost-burdened. As illustrated on [Figure 2-24](#), Cost Burden by Tenure, renters in the City are generally more cost-burdened than their owner counterparts, suggesting a larger need for affordable rental units in the City.

**Figure 2-24. Cost Burden by Tenure**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25070, Table B25091.

The CHAS data identifies the number of Walnut Creek households that pay 30% or more of their gross income on housing costs differentiated by household income level ([Table 2-10](#)~~Table 2-9~~, Cost Burden by Income).— This data indicates that approximately 36% of households in Walnut Creek (10,966 of the 30,686 households) are “cost-burdened,” or spend 30% or more of their gross income on housing costs.— Approximately 18% of households (5,482), or one in five households, spend over 50% of their gross income on housing costs and are considered “severely cost-burdened.” Of those 5,482 households, approximately 78% are very low- and extremely low-income households.— Another way to look at this data is that 89% of extremely low-income households experience a cost burden compared to 14% of above median-income households.

It is important to note is that while households in the highest income groups may be classified as cost-burdened, a lower-income household spending the same percentage of income on

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housing as a higher-income household will likely experience its cost burden more acutely due to the remaining relatively small amount of income available for essential living expenses.

**Table 2-10. Cost Burden by Income**

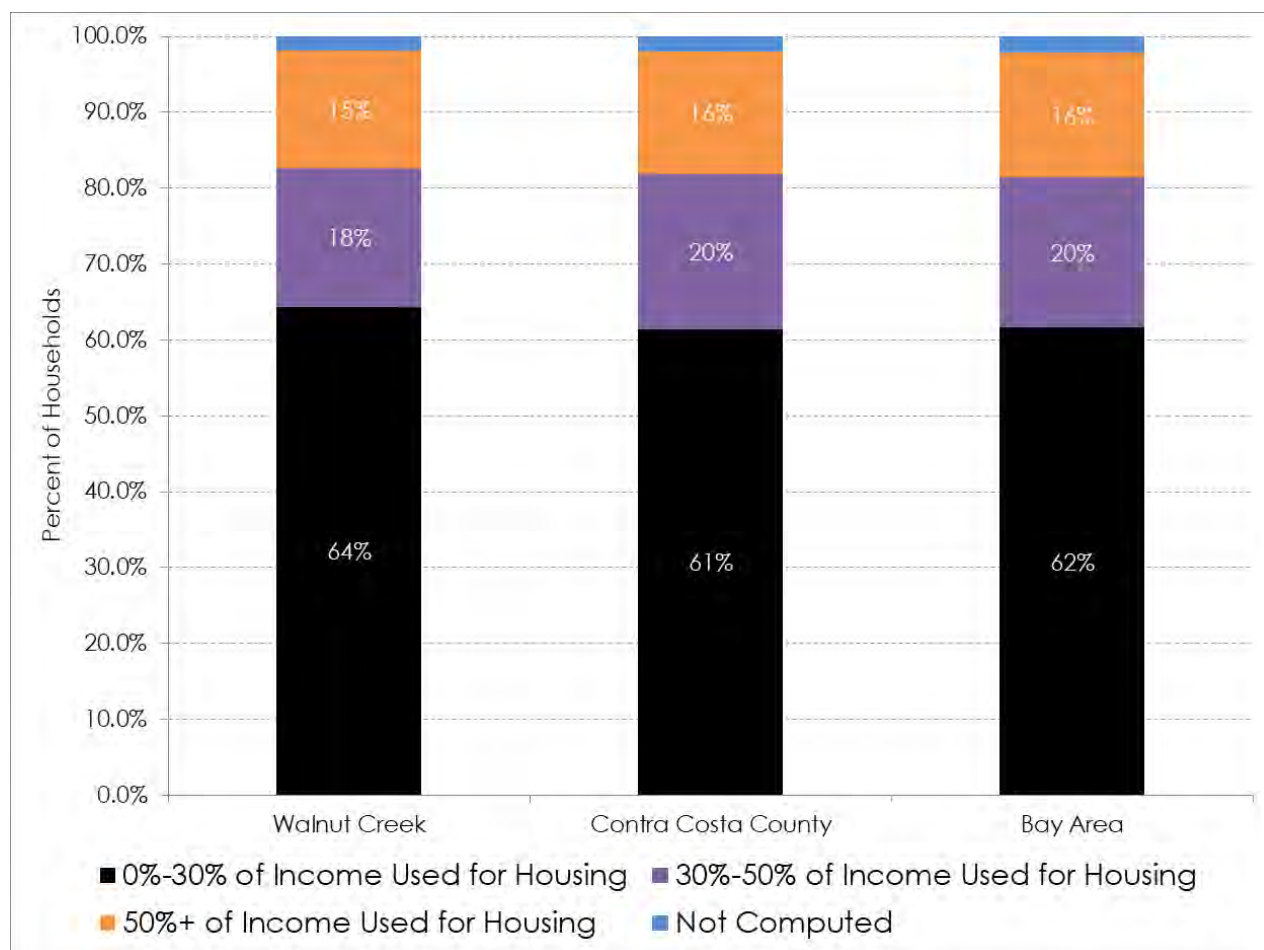
Income Group	0%-30% of Income Used for Housing	30%- 50% of Income Used for Housing	50%+ of Income Used for Housing
0%-30% of AMI	390	320	2,830
31%-50% of AMI	910	999	1,444
51%-80% of AMI	1,550	1,220	700
81%-100% of AMI	1,600	800	223
Greater than 100% of AMI	15,270	2,145	285
Totals	19,720	5,484	5,482

Source: HUD, CHAS ACS tabulation, 2013–2017 release.

Compared to the County and Bay Area as a whole, the City has similar percentages of households that are cost-burdened (33–36%) and severely cost-burdened (15–16%) ([Figure 2-25, Figure 2-25, Cost Burden Severity](#)).



**Figure 2-25. Cost Burden Severity**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25070, Table B25091.

### 2.4.7.3 Spending on Rent

As mentioned in Section 2.4.5, Median Rent, renters in Walnut Creek pay a median contract rent of \$2,750, while renters in the Bay Area and County pay \$3,039 and \$2,876, respectively. In addition, ~~Figure 2-24~~ shows that 41% of Walnut Creek’s renter households are cost burdened. These significant rates of cost burden, paired with some of the highest median rents in the area, point to a need for affordable rental housing in the City.

#### Spending on Rent by Income

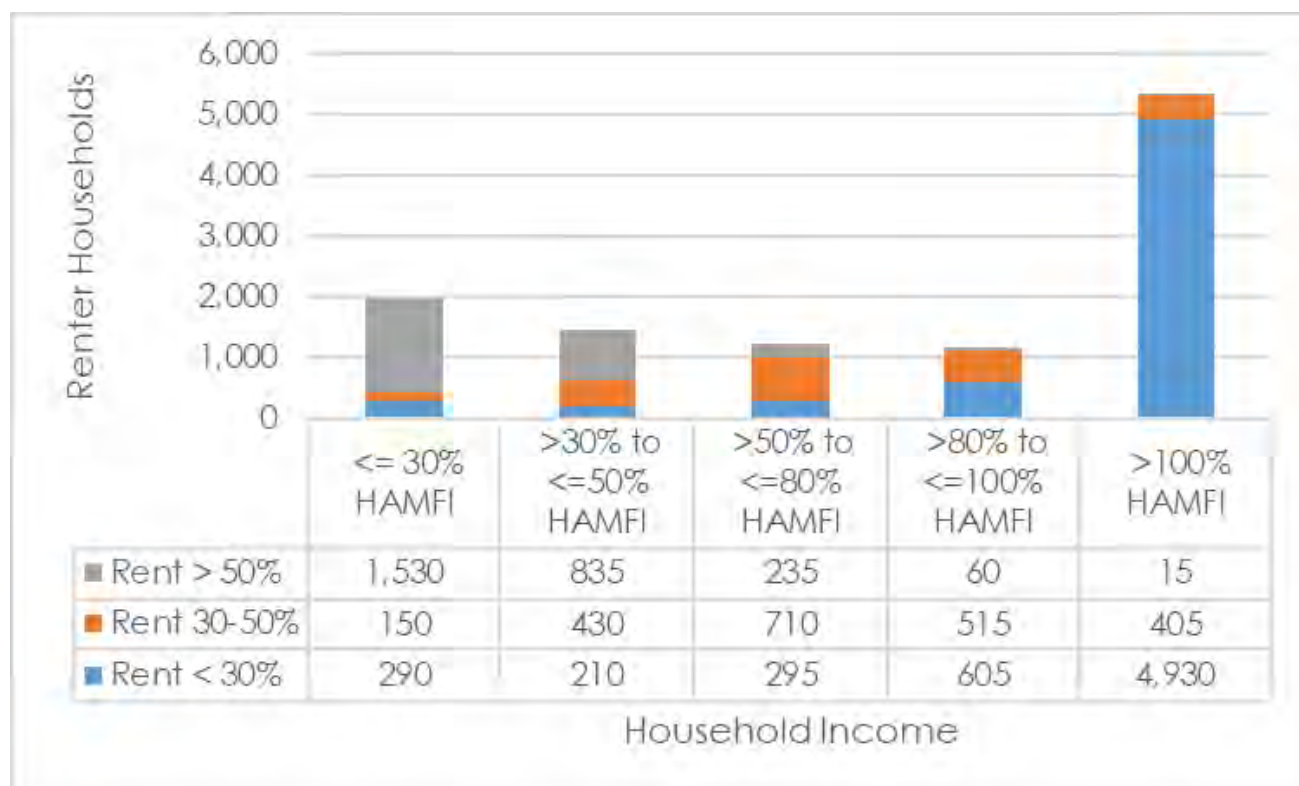
Another method to analyze the extent of rent-burdened households in the City is to examine rent expenditure by income bracket. The CHAS ACS tabulation of renter households (i.e., the 11,215 renter households in the City where income data is available) shows the general trend of lower-income households spending a higher share of income on housing (i.e., more than

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50%), while higher-income households are more likely to spend less than 30% of income on housing costs ([Figure 2-26](#), Spending on Rent by Income).

**Figure 2-26. Spending on Rent by Income**

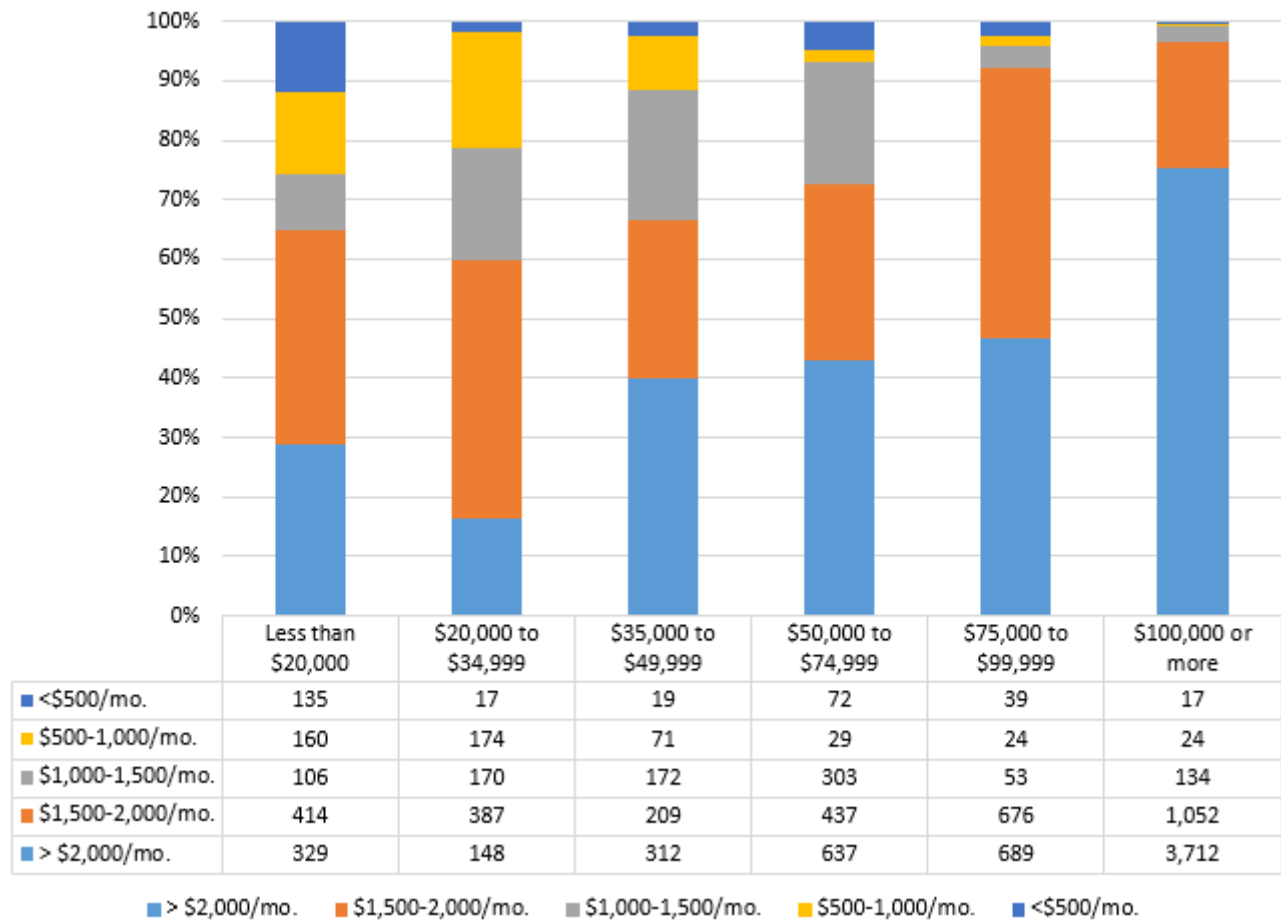


Source: CHAS ACS tabulation, 2013–2017 release.

#### **Household Income by (Cash) Rent**

Analyzing the cash rent paid by household income also provides an insight into the extent of cost burden on renter households. The 2015–2019 ACS 5-Year Data indicates a general trend of households paying higher rents across the board. However, there are significantly more households with higher incomes paying higher rents than lower-income households. As shown on [Figure 2-27](#), Household Income by (Cash) Rent, rent categories range from less than \$500 per month (3% of Walnut Creek renters) to over \$2,000 per month (54% of Walnut Creek renters).

**Figure 2-27. Household Income by (Cash) Rent**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25122.

Higher-income households can spend more on rent more comfortably, as expenses on essential items become a smaller share of spending income. Nevertheless, [Figure 2-27](#) shows that the majority of households at all income levels spend over \$1,500 on rent. Furthermore, a greater number of households with incomes greater than \$35,000 pay over \$2,000. The development of affordable housing would address the need for rents that are affordable to lower-income families and reduce the number of cost-burdened and severely cost-burdened households.

#### 2.4.7.4 Spending on Mortgage

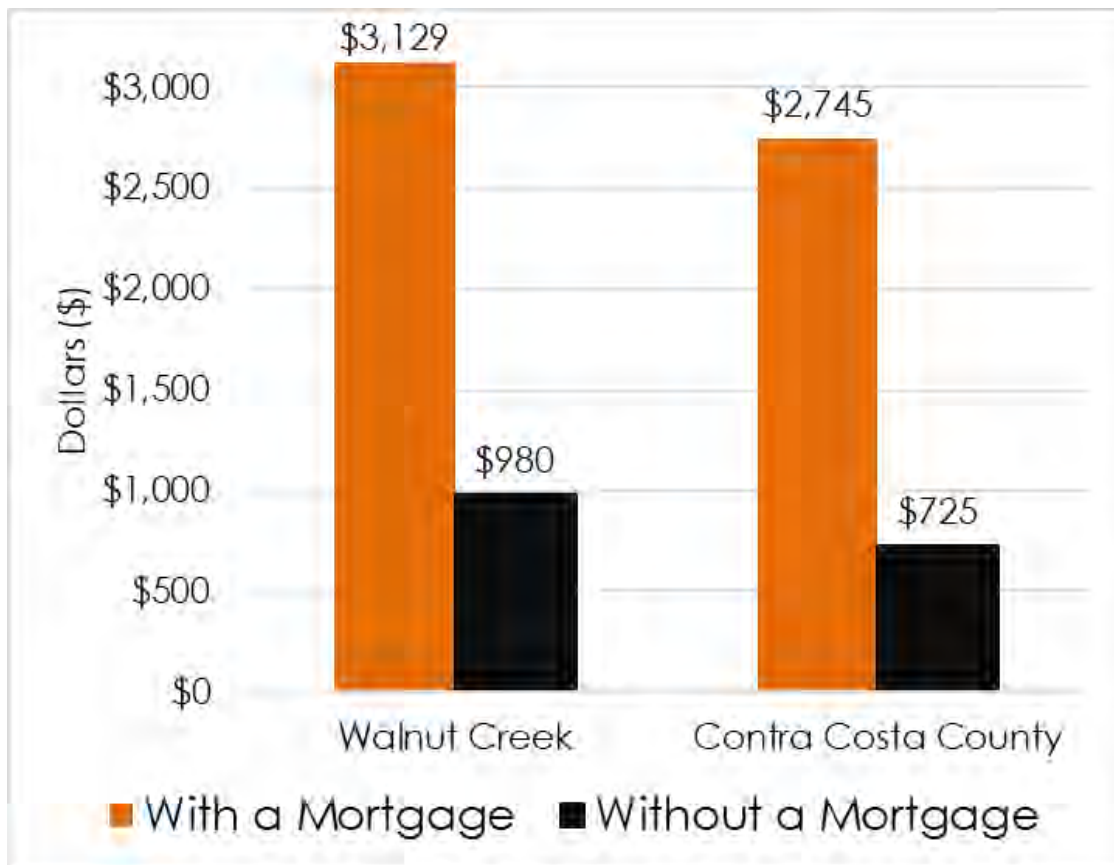
The housing costs of an owner-occupied unit will significantly decrease when a mortgage on the unit is paid in full, thereby making the unit more affordable. However, while a mortgage is being paid by the homeowner, monthly housing costs can represent a cost burden, particularly for retiree households, which are typically on a somewhat fixed income. Increases in other required expenses, such as healthcare, food, and home maintenance, can exacerbate this situation.

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As previously illustrated on [Figure 2-28](#), 30% of Walnut Creek homeowners are cost burdened. This could be explained by the fact that Walnut Creek homeowners with a mortgage pay a median of \$3,129 in housing costs, while Countywide, owners with a mortgage pay a median of \$2,745 ([Figure 2-28](#), Median Owner Costs). While the percentage of cost-burdened homeowners in the City (30%) is lower than that of renters (41%), Walnut Creek is principally made up of owner-occupied households, making the 30% of cost-burdened homeowners a significant number.

**Figure 2-28. Median Owner Costs**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25088.

#### **Costs for Mortgage Holders by Income**

The CHAS data on mortgage-holding households in the City (by income and the percentage of income spent on mortgage costs) indicates that lower-income households spend a higher share of income on housing costs, while higher-income households spend a lower share of income on housing costs.

Approximately 84% of Walnut Creek mortgage-holding, above median-income households have payments that make up less than 30% of household income, while only 16% of the same

households have payments that exceed 30% of income (Figure 2-29, Monthly Owner Costs for Mortgage Holders). As expected, cost burden is more common at lower income levels. For example, compared to the 16% of mortgage-holding, above median-income households with a cost burden, 78% of mortgage-holding, extremely low-income households have a cost burden.

**Figure 2-29. Monthly Owner Costs for Mortgage Holders**

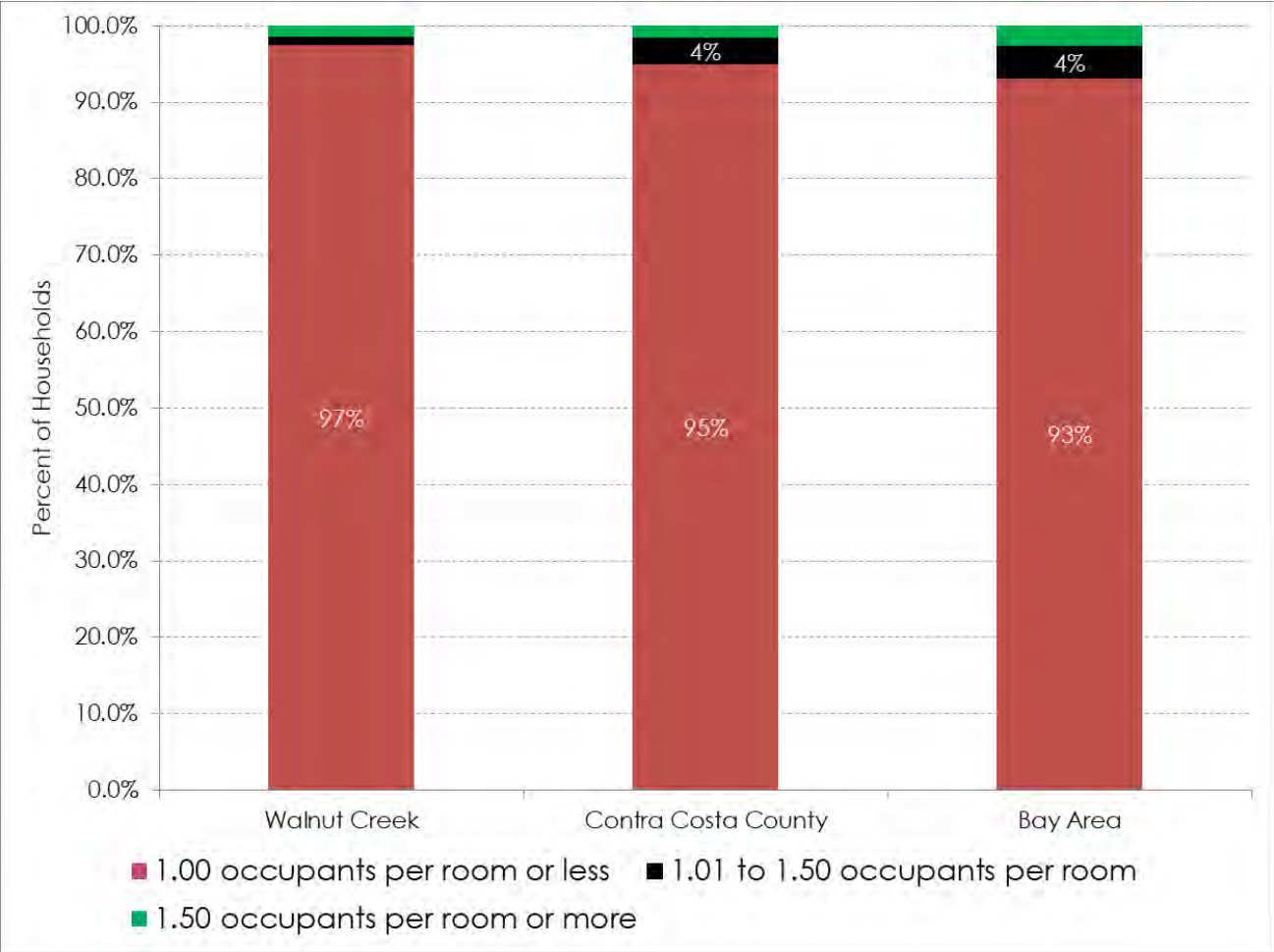


Source: CHAS ACS tabulation, 2013–2017 release.

### 2.4.7.5 Overcrowding by Extent and Tenure

According to the CHAS data, less than 3% of housing units in Walnut Creek meet the ACS definition of “overcrowding.” More specifically, the CHAS data shows that 110 owner-occupied and 690 renter-occupied households had more than one occupant per room. Of these households, 38 owner-occupied households and 402 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for “severe overcrowding.” The overcrowding rate of 3% in the City is less than in the County (5%) and the Bay Area (7%) (Figure 2-30, Overcrowding Severity; Table 2-11, Overcrowding Severity; and Table 2-12, Overcrowding by Tenure and Severity).

**Figure 2-30. Overcrowding Severity**



Source: HUD, CHAS ACS tabulation, 2013–2017 release.

**Table 2-11. Overcrowding Severity**

Geography	1.00 occupants per room or less	1.01 to 1.50 occupants per room	1.50 occupants per room or more
Walnut Creek	30,590	360	440
Contra Costa County	374,726	13,950	6,093
Bay Area	2,543,056	115,696	72,682

Source: HUD, CHAS ACS tabulation, 2013–2017 release.



**Table 2-12. Overcrowding by Tenure and Severity**

Tenure	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Owner Occupied	0.4%	0.2%
Renter Occupied	2.6%	3.6%

Source: HUD, CHAS ACS tabulation, 2013–2017 release.

## 2.5 Extremely Low-Income Housing Needs

The HCD defines extremely low-income as households with income less than 30% of the AMI. According to the HCD “Revised State Income Limits for 2021” letter dated December 31, 2021, the 2021 AMI in Contra Costa County was \$125,600. For extremely low-income households, this resulted in an income of \$41,100 or less for a four-person household or \$28,800 or less for a one-person household. Extremely low-income households experience a variety of needs, such as a need for public assistance like Social Security Insurance or disability insurance. The majority of households receiving such public assistance are often considered to be of extremely low income. At the same time, a worker with an annual income of approximately \$54,300 or less could be part of an extremely low-income household, depending on their household size.

### 2.5.1 Existing Needs

According to the CHAS ACS tabulation (contained in the ABAG Housing Needs Data), approximately 3,875 extremely low-income households reside in the City, representing approximately 12% of the total households, as shown in ~~Table 2-13~~ **Table 2-12, Households by Household Income Level**. In comparison, the County and Bay Area have slightly higher percentages of extremely low-income households with 13% and 15%, respectively.

**Table 2-13. Households by Household Income Level**

Geography	0%-30% of AMI	31%-50% of AMI	51%-80% of AMI	81%-100% of AMI	Greater than 100% of AMI
Walnut Creek	3,875	3,360	3,454	2,613	17,713
Contra Costa County	52,435	43,925	46,960	36,544	209,755
Bay Area	396,952	294,189	350,599	245,810	1,413,483

Source: HUD, CHAS ACS tabulation, 2013–2017 release.

As shown in ~~Table 2-14~~ **Table 2-13, Housing Needs for Extremely Low-Income Households**, there are slightly more extremely low-income renter households than owner households (51% and 49%, respectively). Most extremely low-income households are senior households (54%).

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Furthermore, a significant majority (89%) of extremely low-income households in the City are cost-burdened (spend more than 30% of income on housing costs), with 80% qualifying as severely cost-burdened (spend more than 50% of income on housing costs).<sup>—</sup> Finally, while the majority of extremely low-income households experience housing cost burden, a small number (5%) experience overcrowding.

**Table 2-14. Housing Needs for Extremely Low-Income Households**

	Total Households
Total Number of ELI Households	3,875
Percent of Owner Occupied	49%
Percent of Renter Occupied	51%
Percent of Senior Occupied	54%
Percent with Cost Burden (30% of Income)	89%
Percent with Severe Cost Burden (50% of Income)	80%
Percent with Overcrowding	5%

Source: HUD, CHAS ACS tabulation, 2013–2017 release; U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25070, Table B25091.

### 2.5.2 Projected Needs

Based on guidance provided by the HCD via communications with their staff, the City calculated the projected housing needs for extremely low-income households by assuming 50% of its very low-income RHNA (1,657) are extremely low-income households, or 829 units.<sup>—</sup> Many extremely low-income households will be seeking rental housing, and most will likely face an overpayment.<sup>—</sup> Furthermore, seniors will occupy many extremely low-income households, and many will have special needs.

To address the housing needs of extremely low-income households, the City has identified several initiatives to help expand affordable housing opportunities for extremely low-income households.<sup>—</sup> These include the following objectives, existing and proposed policies, and programs from the Housing Plan (Chapter 8, Housing Plan, of this Housing Element Update):

- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.N.** Assist with Development of Lower-Income Housing
- **H-2.O.** Funding, Incentives, and Concessions for Extremely Low-Income Developments

As part of this effort, the City will follow the Housing Plan and collaborate with housing providers and stakeholders to meet the City’s affordable housing needs.



## 2.6 Special Housing Needs

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. Per California Government Code, Section 65583(a)(7), this section includes an analysis of special housing needs. This section details the needs of seniors, people with disabilities (including those with developmental disabilities), large families, farmworkers, families with female heads of households, and families and individuals in need of emergency shelter in the City. Studying these groups is an important component of identifying special housing needs and addressing those needs through plans, programs, and projects.

These specific segments of the population may have more difficulty finding decent, affordable housing due to special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among other factors. Furthermore, many of these groups overlap. For example, many seniors have a disability, and many single mothers experience homelessness. Generally, these groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services.

The City used the ABAG Housing Needs Data to identify special housing needs for the purposes of this 6<sup>th</sup> Cycle Housing Element. Additionally, the goals are derived from Walnut Creek's 2020–2025 Consolidated Action Plan. Consolidated action plans detail the ways in which cities will allocate funding administered by the HUD. These funds include Community Development Block Grant, the Home Investment Partnerships Program (HOME), Emergency Shelter Grant, and Housing Opportunities for Persons With AIDS. Finally, resources and services dedicated to serving special housing needs are derived from the City's available data. Appendix B, Affirmatively Furthering Fair Housing Analysis, also contains analysis related to special needs housing issues.

### 2.6.1 Seniors

Federal housing data defines a household type as a "senior family" if it consists of two people and at least one of these people is 62 years old or over. The special needs of many senior households result from their fixed incomes, higher rate of physical disabilities, and common need for assistance from others. Senior households have special housing needs primarily due to three major concerns: physical disabilities or limitations, income, and healthcare costs.

#### 2.6.1.1 Needs Assessment for Seniors

According to the 2013–2017 CHAS ACS tabulation, 13,454 households (approximately 43% of the total 31,010 households) in Walnut Creek were senior households ([Table 2-15](#) [Table 2-14](#), Senior Households by Income and Tenure). Of this total:

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- 10,755 (or 80% of senior households) were owner households.
- 2,699 (or 20% of senior households) were renter households.
- 2,105 (or 16% of senior households) earn less than 30% of the AMI.
- 4,260 (or 32% of senior households) earn less than 50% of the AMI.

**Table 2-15. Senior Households by Income and Tenure**

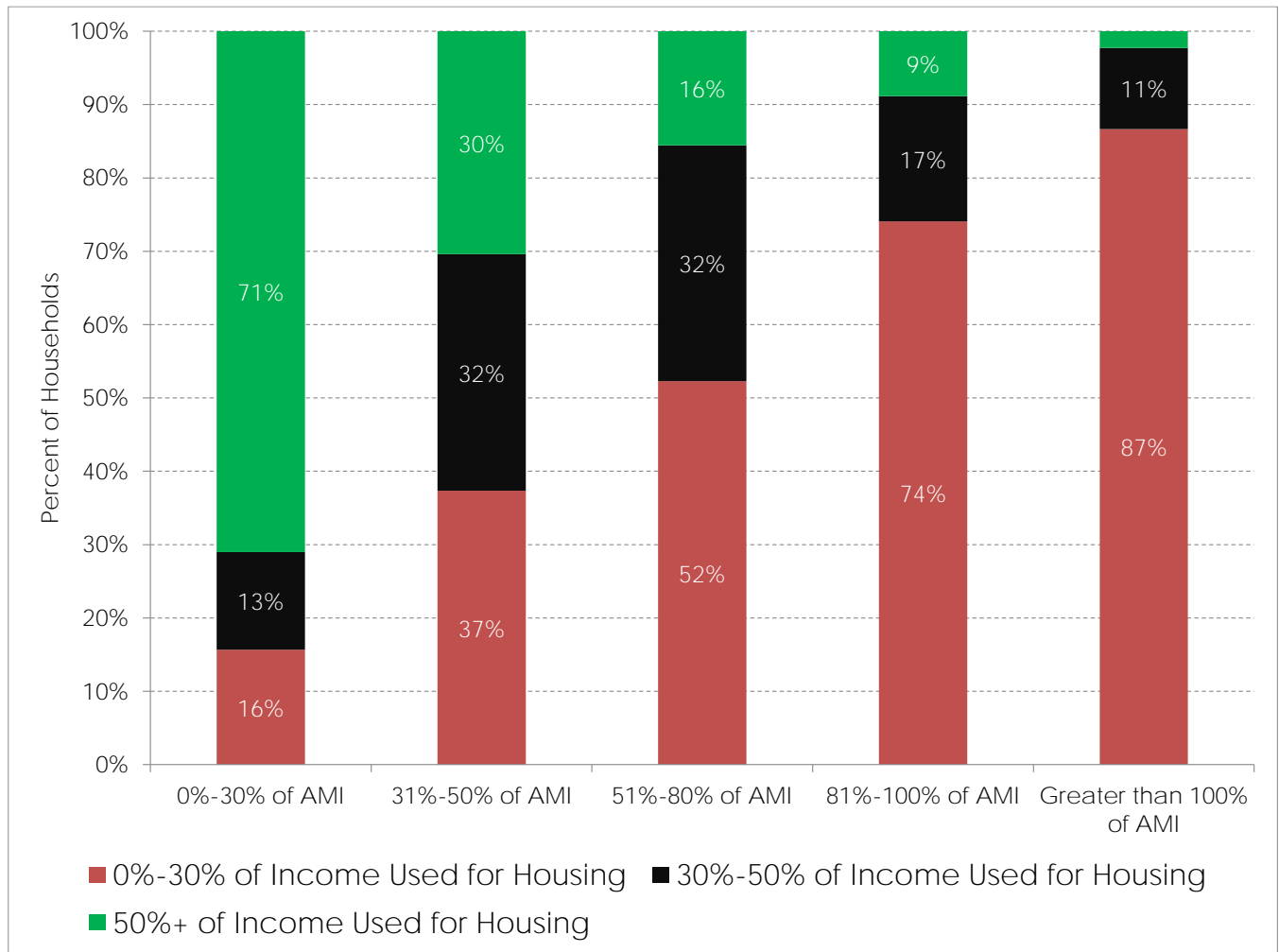
Income Group	Owner Occupied	Renter Occupied	Total	Percent of Total Elderly Households
0%-30% of AMI	1,425	680	2,105	16%
31%-50% of AMI	1,540	615	2,155	16%
51%-80% of AMI	1,555	310	1,865	14%
81%-100% of AMI	1,115	289	1,404	10%
Greater than 100% of AMI	5,120	805	5,925	44%
Totals	10,755	2,699	13,454	

Source: HUD, CHAS ACS tabulation, 2013–2017 release.

As a special needs group, seniors are unique in some respects. As shown on [Table 2-15](#)[Table 2-44](#), the vast majority (80%) of Walnut Creek’s senior households are homeowners. According to the 2013–2017 CHAS ACS tabulation, 10,755 (or 54%) of the City’s 19,795 homeowner households are senior households. This is a high percentage, considering that senior households represent approximately 43% of the total households in the City. Furthermore, of the total 10,755 senior homeowner households in Walnut Creek, 5,120 (or 48%) have above median incomes.

While the majority of senior households in Walnut Creek have incomes above 80% of the AMI, it is important to recognize that 1,295 (or 48%) of senior renter households have incomes below 50% of the AMI, making very low-income senior renters a demographic in the City that should be considered when planning for housing. Furthermore, as shown on [Figure 2-31](#)[Figure 2-31](#), Cost-Burdened Senior Households by Income Level, 71% of seniors with incomes below 30% of the AMI spend more than 50% of their income on housing costs. In comparison, 87% of seniors with income above 100% of the AMI spend less than 30% of their income on housing costs. This illustrates an obvious disparity in cost burden between those with the lowest and highest incomes.

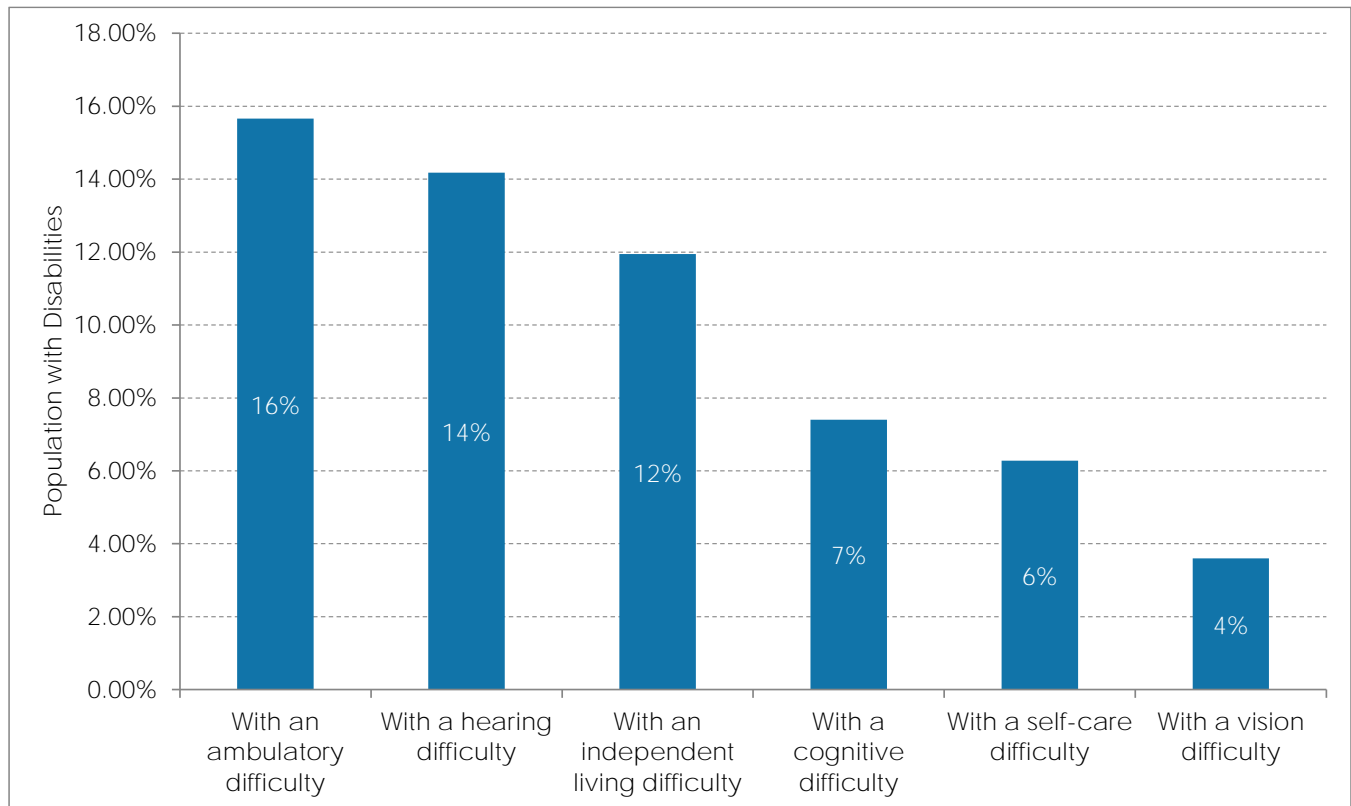
**Figure 2-31. Cost-Burdened Senior Households by Income Level**



Source: HUD, CHAS ACS tabulation, 2013–2017 release.

Seniors typically have additional physical and social needs. As shown on [Figure 2-32](#), Disability by Type – Seniors (Age 65 or Older), the most commonly occurring disability among seniors is an ambulatory disability, which 16% of seniors in the City experience. Ambulatory disabilities are those that result in serious difficulty walking or climbing stairs, which requires housing that is more accessible to transportation, in-house assistance, and housing options with more accessible accommodations.

**Figure 2-32. Disability by Type – Seniors (Age 65 or Older)**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

In terms of housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. Seniors often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Housing options that provide proximity to transportation assistance to shopping and medical facilities are often required for seniors with mobility issues.

### 2.6.1.2 Resources and Services for Seniors

Walnut Creek currently has a number of existing programs and services available exclusively to or primarily for seniors. These services are outlined in [Table 2-21](#) ~~Table 2-20~~, Special Needs Resources (All Populations), in Section 2.6.7, Special Needs Resources (All Populations).

Furthermore, the Consolidated Action Plan includes the following goals to address any gaps in senior housing and services:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.

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- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Enhance the quality of life of senior citizens and frail elderly and enable them to maintain independence.
- Assist in providing opportunities and services to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- Provide down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- Provide home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for organizations that provide critical services to seniors and frail elderly including case management, legal services, and food provision.

- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.
- Provide funding to support accessibility upgrades to public facilities.

## 2.6.2 Large Families

Large households are identified in State housing law as a “group with special housing needs based on the generally limited availability of adequately sized, affordable housing units.” Large households are defined as those with five or more members. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low incomes of larger families, results in many large families living in overcrowded conditions.

### 2.6.2.1 Needs Assessment for Large Families

According to the 2015–2019 ACS 5-Year Data, there are 31,390 households in Walnut Creek (Figure 2-33, Households by Household Size). Of that total:

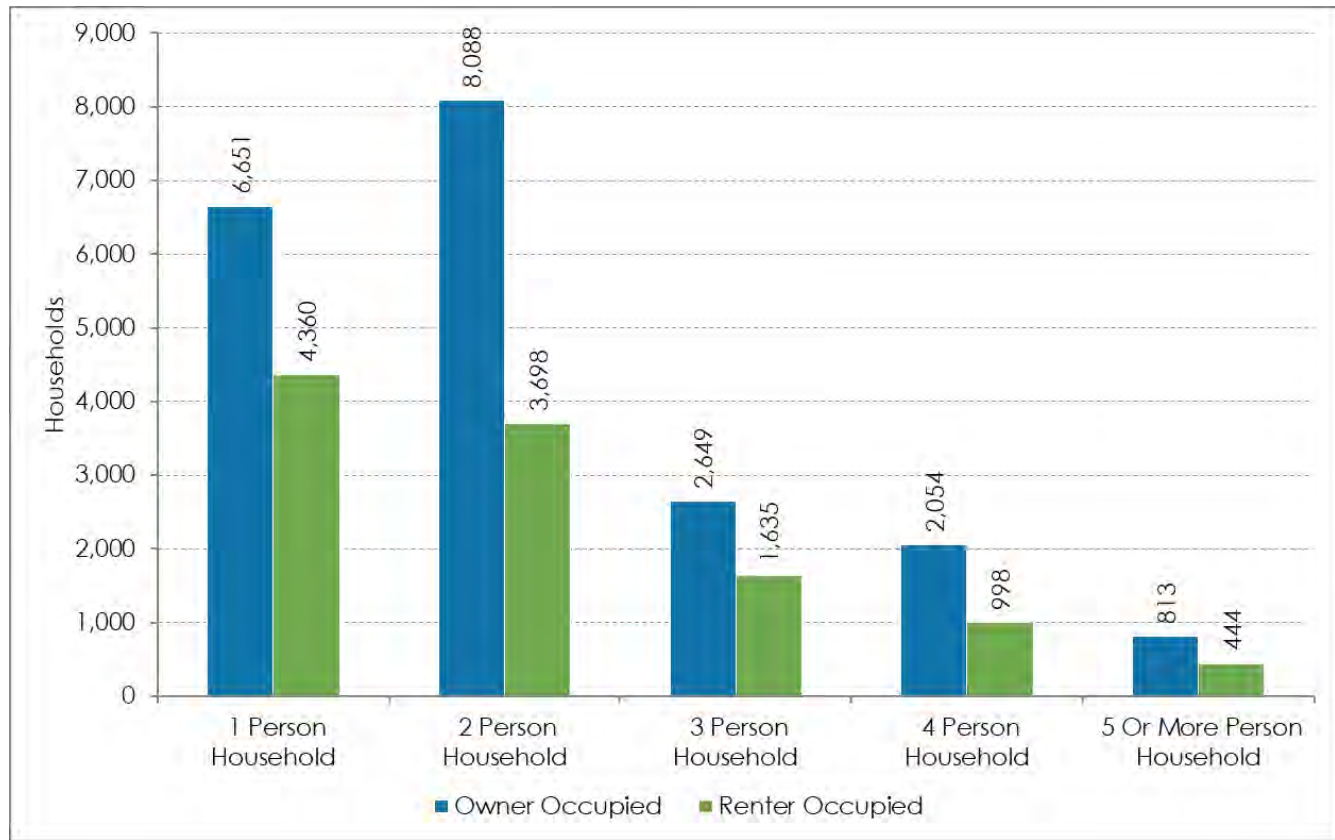
- 11,135 were renters, and 20,255 were homeowners.
- 1,257 (or 4%) were large family households (with five or more members).
- 444 (or 4%) of the total 11,135 renter households were large family households.
- 813 (or 4%) of the total 20,255 homeowner households were large family households.

The most common household size is two people (38%), and the second most common household size is one person (35%).

Compared to the Bay Area (Table 2-16, Households by Household Size (Regional)), Walnut Creek has the following:

- A higher share of single-person households than the Bay Area overall (35% versus 25%).
- A lower share of five+-person households than the Bay Area overall (4% versus 11%).

**Figure 2-33. Households by Household Size**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B25009.

**Table 2-16. Households by Household Size (Regional)**

Geography	1-Person Household	2-Person Household	3-4-Person Household	5-Person or More Household
Walnut Creek	11,011	11,786	7,336	1,257
Contra Costa County	86,232	124,699	135,005	48,833
Bay Area	674,587	871,002	891,588	294,257

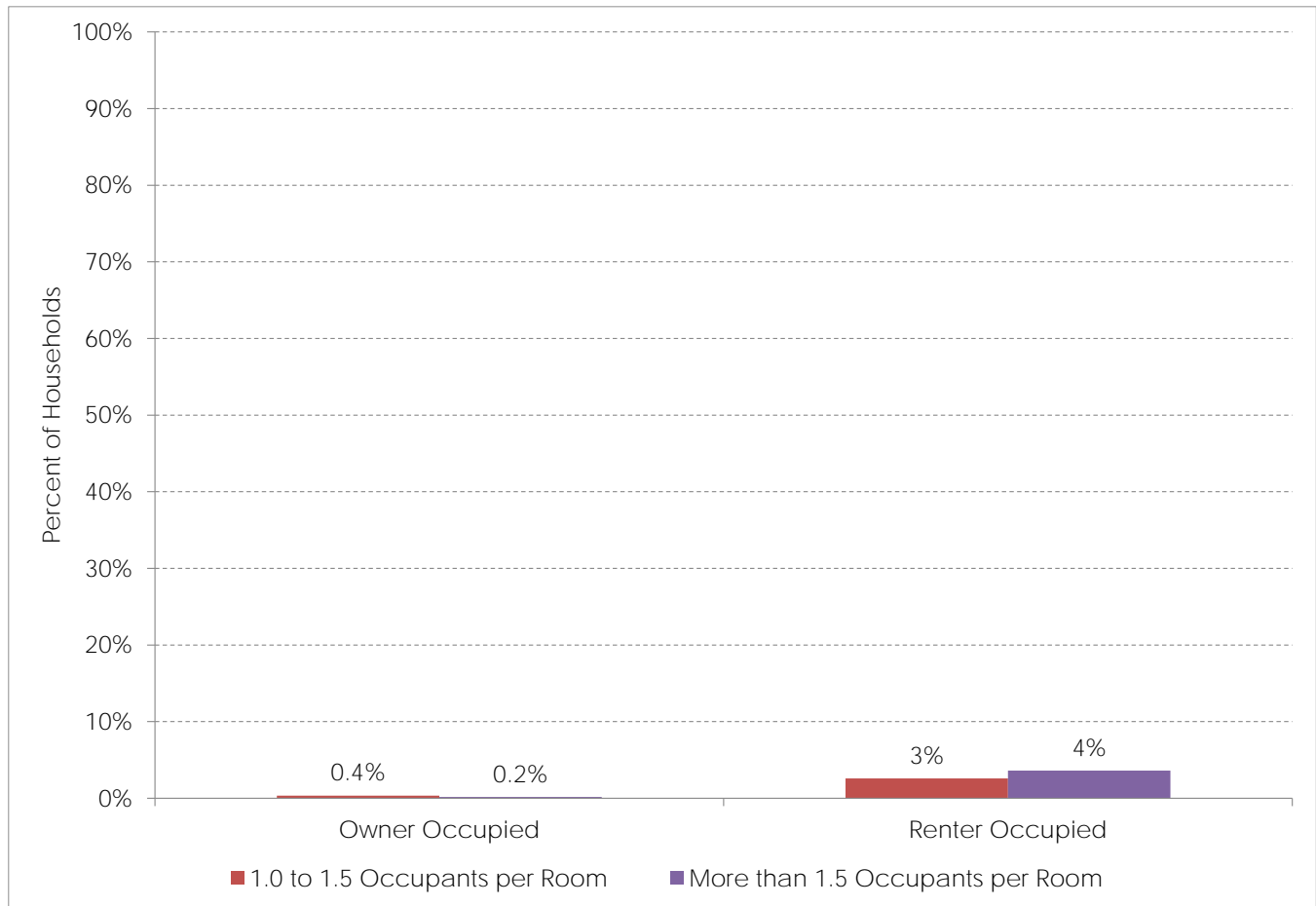
Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B11016.

As mentioned previously, the ACS defines “overcrowding” as a unit with more than one person per room and “severe overcrowding” as a unit with more than 1.5 people per room.

As shown on [Figure 2-34](#), Crowding by Tenure and Severity, the incidence of overcrowding in Walnut Creek falls below 7% (2,116 units of the total 31,390 occupied housing units in the City are overcrowded), suggesting that the City has an adequate supply of larger

homes to accommodate its households. However, nearly 92% (or 1,945 households) of the total 2,116 overcrowded households in Walnut Creek are renter households, pointing to a need for larger rental units. More specifically, 812 renter households are overcrowded, and 1,133 are severely overcrowded. In contrast, 112 owner households are overcrowded, and 59 are severely overcrowded.

**Figure 2-34. Crowding by Tenure and Severity**



Source: HUD, CHAS ACS tabulation, 2013–2017 release.

### 2.6.2.2 Resources and Services for Large Families

Walnut Creek currently has a number of existing programs and services available to large families. These services are outlined in [Table 2-21](#) ~~Table 2-20~~, Special Needs Resources (All Populations), in Section 2.6.7.

The Consolidated Plan includes the following goals to address the availability of quality housing, including housing for large families:



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- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- Provide down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- Provide home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.

#### 2.6.3 People with Disabilities

The Americans with Disabilities Act defines a person with a disability as a person having a physical or mental impairment that substantially limits one or more major life activities. People with disabilities have special needs and many earn little income, have high healthcare costs, are dependent on supportive services, and/or require special accessibility accommodations, such as access ramps or elevators.

People with disabilities face unique problems obtaining adequate housing. This specific segment of the population, which includes individuals with mental, physical, and developmental disabilities, requires affordable housing conveniently located near needed services that is specially adapted for their specific needs. Living arrangements for people with disabilities depend on the severity of the disability and can include arrangements such as living at home in an independent environment with the help of other family members, special housing design features for those with physical disabilities, income support for those unable to work, and in-home supportive services for people with medical conditions.

##### 2.6.3.1 People with Physical and Mental Disabilities

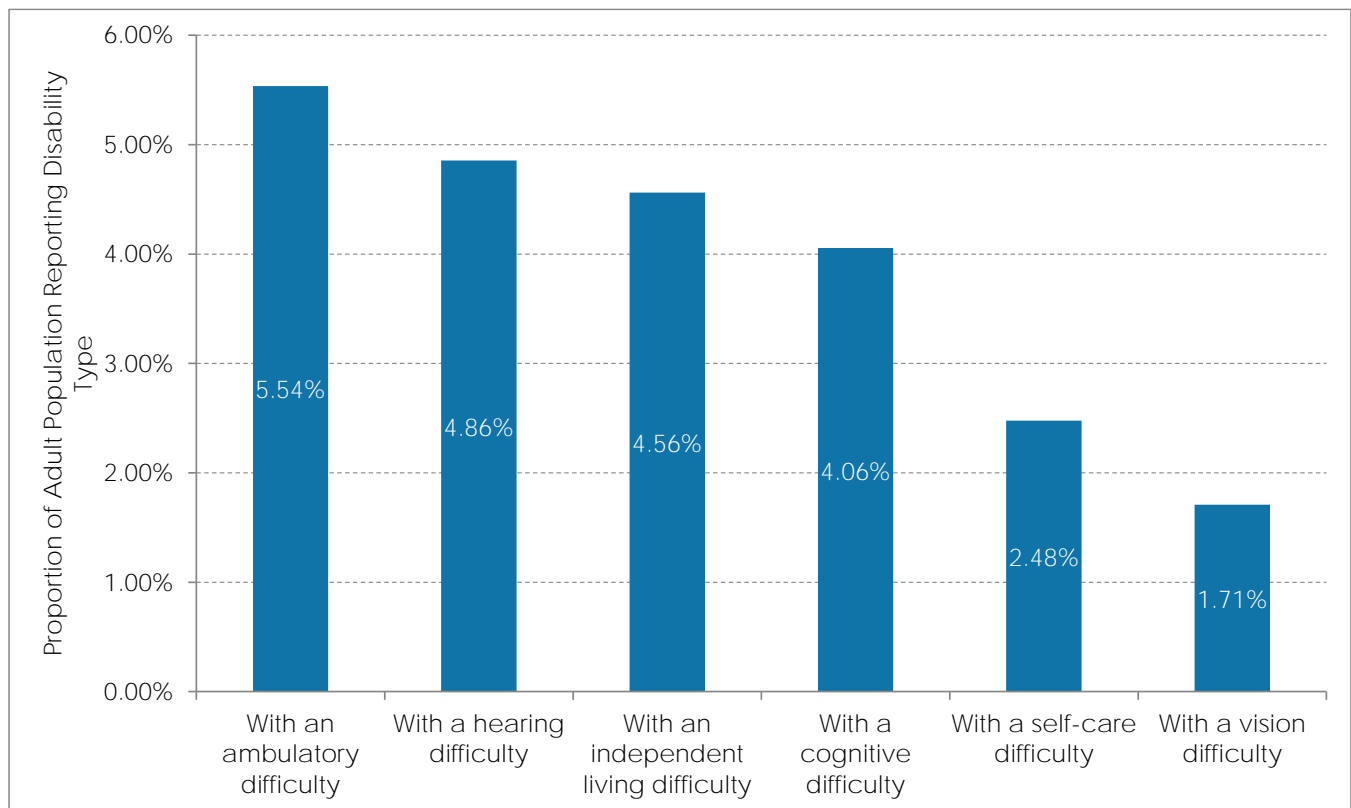
Physical and mental disabilities can hinder access to housing units of conventional design and limit the ability of the individuals with disabilities to earn an adequate income. The proportion of individuals with physical disabilities is increasing nationwide due to overall increased longevity and lower fatality rates. Individuals with mental disabilities include those disabled by a mental illness or injury, including schizophrenia, Alzheimer's disease, and conditions related to brain trauma. Disabilities tabulated by the census include sensory, physical, and mental limitations.

##### Needs Assessment for People with Physical and Mental Disabilities

According to the 2015–2019 ACS 5-Year Data, 8,545 Walnut Creek residents (approximately 12% of the City's population) were identified as having a disability. Disabilities included each of the categories tabulated by the census, with the majority of residents having a physical disability.

Figure 2-35 ~~Figure 2-35~~, Disability by Type, presents the percentage of adult residents in the City with different types of disabilities, as reported by the 2015–2019 ACS 5-Year Data.

**Figure 2-35. Disability by Type**

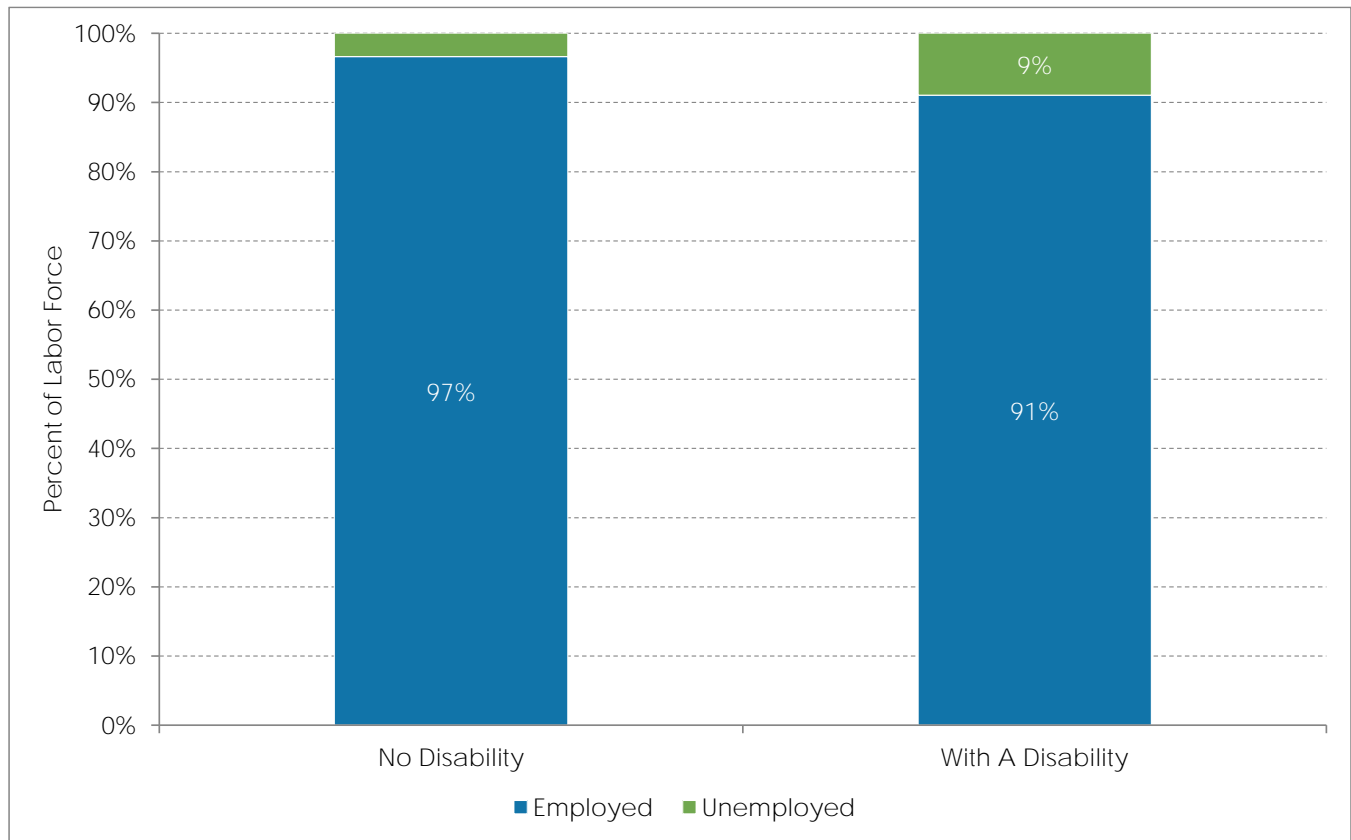


Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Per the 2015–2019 ACS 5-Year Data, 3,230 (or 16%) of the City’s 20,572 seniors live with an ambulatory disability, the most common disability for seniors as well as for all adults. As the general population ages, the City will remain vigilant to address the needs of senior residents who are part of the City’s population with disabilities (Figure 2-32, Disability by Type – Seniors (Age 65 or Older)).

Understanding the employment status of individuals with disabilities may also be an important component in evaluating specialized housing needs. In Walnut Creek, 91% of the population with a disability are employed compared to 97% of the population with no disability. Conversely, the City’s unemployment rate for individuals with a disability is higher than it is for those with no disability (9% and 3%, respectively) (Figure 2-36, Disability by Employment Status). Overall, because individuals with a disability are less often employed, they may require more assistance with finding affordable housing options.

**Figure 2-36. Disability by Employment Status**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table C18120.

### 2.6.3.2 People with Developmental Disabilities

Pursuant to California Welfare and Institutions Code, Section 4512(a), developmental disabilities are those disabilities that begin before adulthood and include intellectual disability, cerebral palsy, epilepsy, autism, and those disabling conditions that are closely related to intellectual disabilities or require treatment similar to that of those with intellectual disabilities. This definition does not include handicapping conditions that are solely physical in nature.

Using this definition as a benchmark for the purpose of this analysis, data provided by the ACS for the City’s population with cognitive difficulties was used to quantify the total number of people with developmental disabilities. The definition of a “cognitive difficulty” provided by the ACS includes those resulting “because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.” Therefore, the ACS data used the definitions provided by the California Welfare and Institutions Code.

**Needs Assessment for People with Developmental Disabilities**

As mentioned previously, the 2015–2019 ACS 5-Year Data indicate that 8,545 Walnut Creek residents (approximately 10% of the City’s population) were identified as having a disability. Of this total:

- Approximately 2,787 (or 33%) have a disabling cognitive difficulty.
- Of those 2,787 residents with a disabling cognitive difficulty, approximately 1,522 are age 65 or older (or 55% of residents with a disabling cognitive difficulty).

The California Department of Developmental Services provides data on developmental disabilities by age and type of residence (Table 2-17, Developmental Disabilities by Age, and Table 2-18, Developmental Disabilities by Residence). This information includes a breakdown of the housing types in which individuals with developmental disabilities reside and a breakdown by age (minors versus adults). This data is collected at the ZIP-code level and may not perfectly match the ACS data used in this chapter. However, the data provides more context of the housing conditions of individuals with disabilities. As shown in Table 2-18, individuals with developmental disabilities typically reside with a parent, family member, or guardian. However, many individuals reside in independent/supported living or in a community care facility.

**Table 2-17. Developmental Disabilities by Age**

Age Group	value
Age 18+	210
Age Under 18	160
Totals	370

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020).

**Table 2-18. Developmental Disabilities by Residence**

Residence Type	value
Home of Parent /Family /Guardian	275
Independent /Supported Living	59
Community Care Facility	24
Intermediate Care Facility	12
Other	8
Foster /Family Home	8
Totals	386

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020).

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Developmental disabilities can result in individuals with self-care and/or independent living difficulties, thereby preventing usability of housing units of typical design and function without personal care. Due to these individuals' ability to remember, concentrate, and make decisions, their housing opportunities are further hindered because of economic constraints. These factors together drive the need for facilities designed to accommodate individuals with developmental disabilities.

#### **Resources and Services for All Disability Types**

Fair Housing Accessibility Standards and California Administrative Code, Title 24, set forth access and adaptability requirements for those with physical disabilities. These regulations apply to public buildings such as motels, employee housing, factory-built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, wider doorways, and restroom modifications be designed to enable free access. Such standards, however, are not mandatory of new single-family residential construction, as defined in Section 10-2.1.403(A)(8) of the City's Municipal Code.

Walnut Creek currently has a number of existing programs and services available exclusively or primarily to persons with disabilities. These services are outlined in [Table 2-21](#) ~~Table 2-27~~, Special Needs Resources (All Populations), in Section 2.6.7.

The Consolidated Plan includes the following goals to address the availability of quality housing, including housing for individuals living with a disability:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Enhance the quality of life of senior citizens and frail elderly and enable them to maintain independence.

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- Assist in providing opportunities and services to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- The City provides down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- The City provides home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. — Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for programs that provide critical services to seniors and frail elderly including case management, legal services, and food provision.
- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.
- Provide funding to support accessibility upgrades to public facilities.

#### 2.6.4 Female-Headed Household

Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. — According to the HCD's website, "female-headed households can have lower-incomes and higher living expenses and may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult."

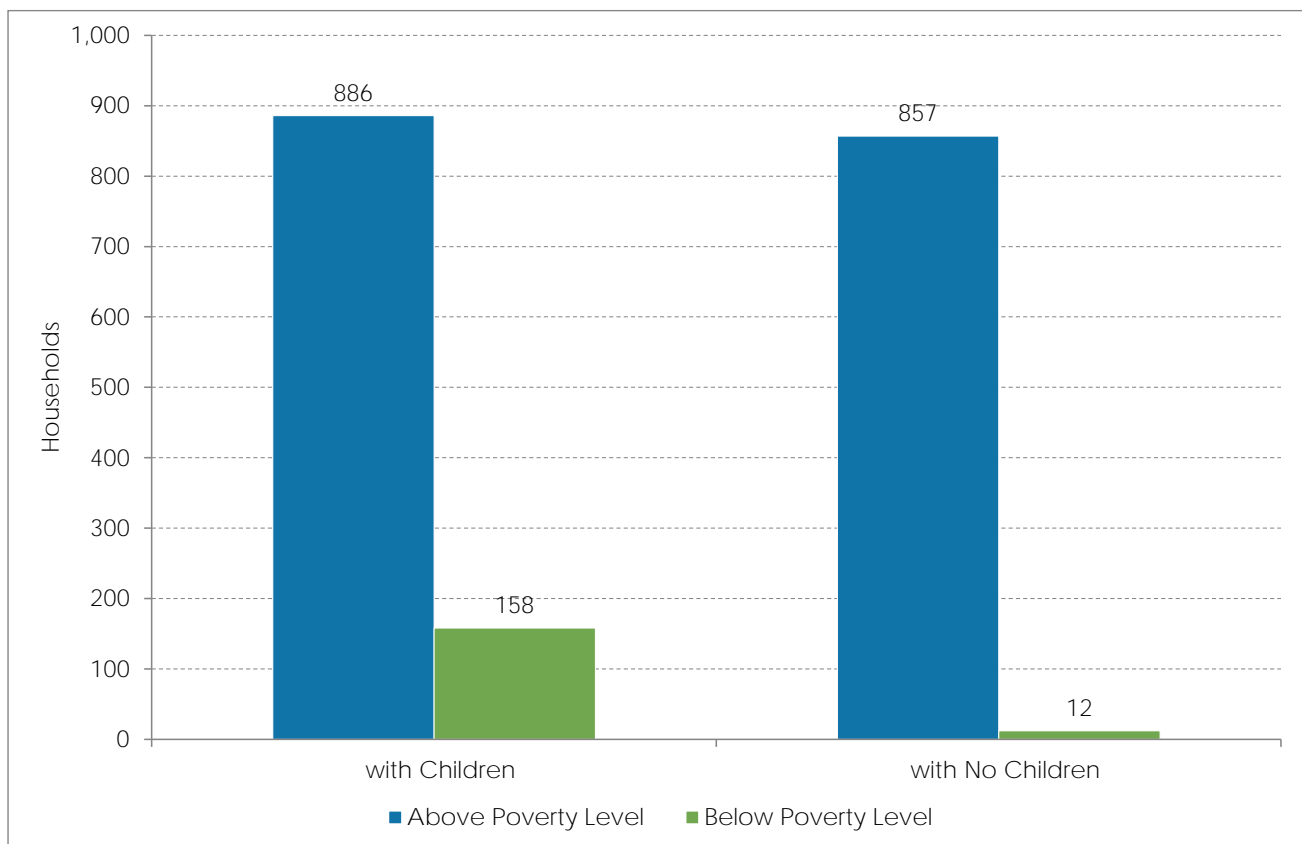
### 2.6.4.1 Needs Assessment for Female-Headed Households

As shown on [Figure 2-37](#), Female-Headed Households by Poverty Status, the 2015–2019 ACS 5-Year Data report 1,913 female-headed households in Walnut Creek. This number represents 6% of the 31,390 households in the City with the following additional characteristics:

- 1,044 (or 3% of total households and 55% of female-headed households) had children 18 years or younger.
- 170 (or 0.5% of total households and 9% of female-headed households) live below the poverty level.

Overall, Walnut Creek has a small female-headed household population. However, services and housing are still needed for these families.

**[Figure 2-37. Female-Headed Households by Poverty Status](#)**



Source: U.S. Census Bureau, ACS 5-Year Data (2015–2019), Table B17012.

High-quality, affordable childcare is a challenging issue that affects all families but especially those headed by women. This can be a significant constraint that can prevent parents from being fully employed, resulting in lower income for the household and an inability to pay market rents or mortgages.



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Although female-headed households in Walnut Creek represent a smaller special needs group than seniors and people with disabilities, the Housing Element provides for the needs of this group through policies that promote maintenance and construction of affordable housing, specifically in areas close to commercial districts and transportation corridors.

#### 2.6.4.2 Resources and Services for Female-Headed Households

Walnut Creek currently has a number of existing programs and services available to female-headed households. — These services are outlined in Table 2-21 ~~Table 2-20~~, Special Needs Resources (All Populations), in Section 2.6.7.

The Consolidated Plan includes the following goals to address the availability of quality housing, including housing for female-headed households:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.
- Assist in providing opportunities and services to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

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The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- The City provides down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- The City provides home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for programs that provide services ensuring the well-being and safety of children and youth.
- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.
- Provide funding to assist low-income individuals and business owners to start a new microenterprise or expand existing businesses.

#### 2.6.5 Farmworkers

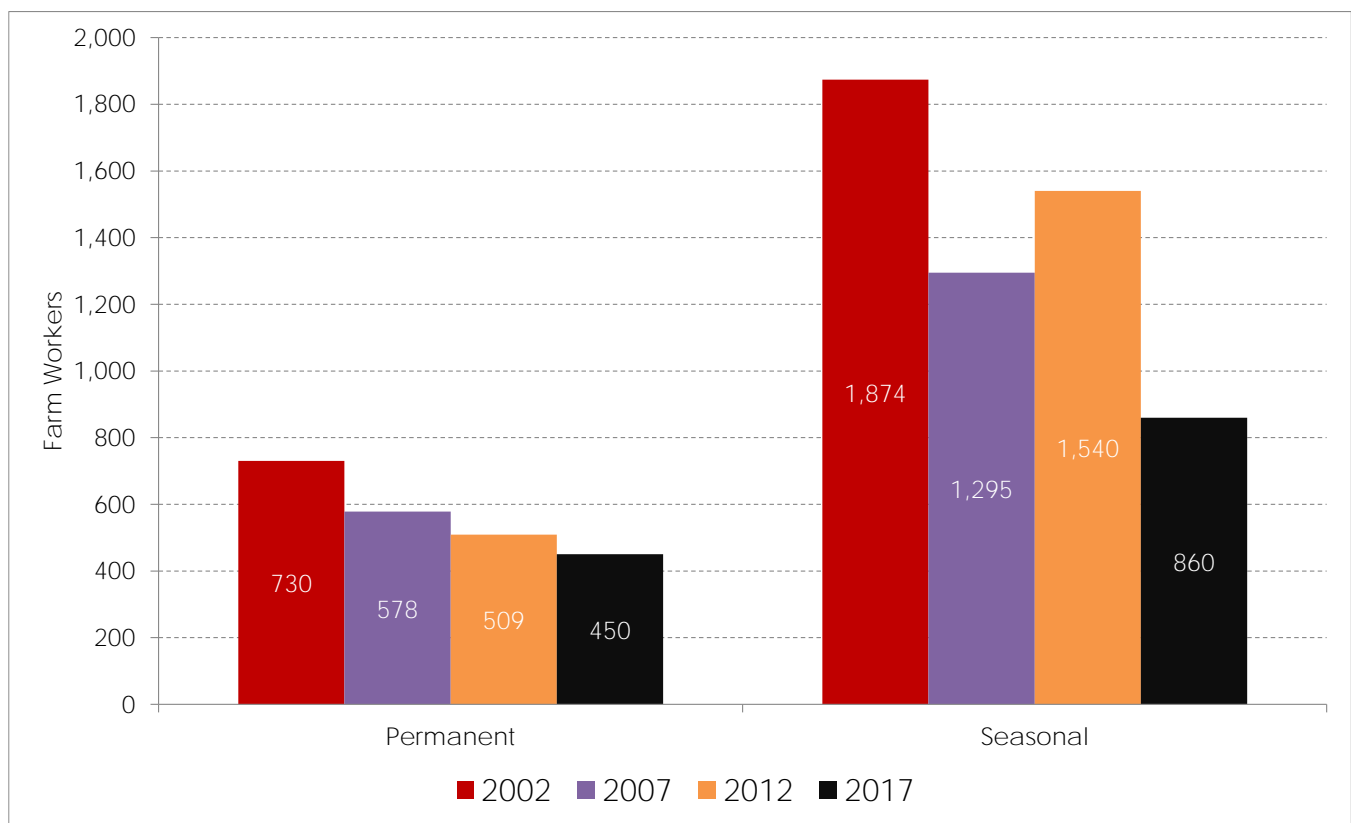
The special housing needs of many farmworkers stem from their low wages and the seasonal nature of their employment. While traditional affordable housing programs and policies can also assist farmworkers, there are unique needs that must be analyzed and addressed.

In January 2022, ABAG prepared a Farmworker Toolkit as a resource for Bay Area cities to identify farmworker needs. According to the Farmworker Toolkit, the Bay Area has shifted away from its historically agricultural economic base. However, Bay Area counties have continued to preserve their agricultural roots because many farmworkers live within Bay Area cities while commuting long distances for work. These farmworkers are considered permanent residents in their home communities. The Farmworker Toolkit presents data at the state level, and the ABAG Housing Needs Data presents data at the county level. Farmworker data available for this section is not presented at a city level.

### 2.6.5.1 Needs Assessment for Farmworkers

According to the 2017 U.S. Department of Agriculture’s Census of Farmworkers, there are 450 permanent and 860 seasonal farmworkers in Contra Costa County. These individuals make up 0.1% of the Contra Costa County population (see [Figure 2-38](#), Farm Operations and Farm Labor by County (Contra Costa County)). Estimates of the farmworker population in Contra Costa County include hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors).

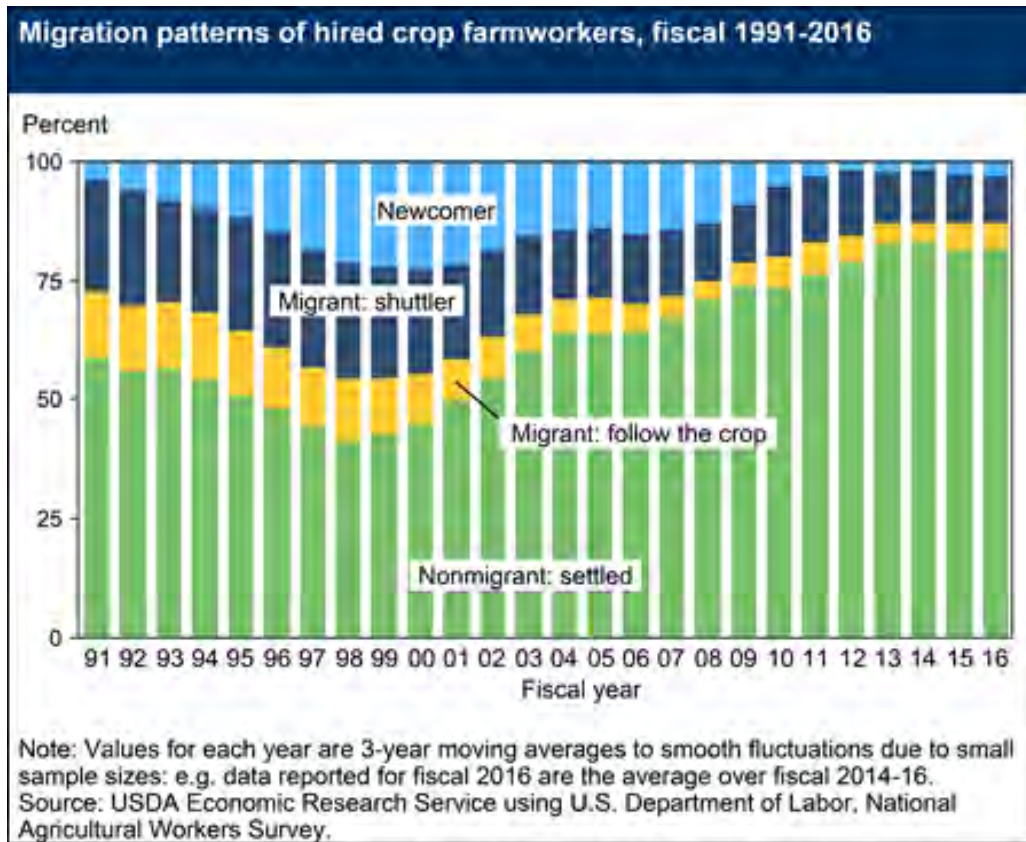
**Figure 2-38. Farm Operations and Farm Labor by County (Contra Costa County)**



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

According to the Farmworker Toolkit provided by ABAG, over the past two decades, there has been a shift to a more permanent workforce for many farms, shifting the bulk of the affordable housing need from seasonal to permanent. As shown on [Figure 2-39](#), Farmworker Migration Patterns, more than 80% of hired crop farmworkers are not migrant workers, but rather, settled. This means that they work at a single location within 75 miles of their home. Among the smaller share of migrant workers are those who migrate from state to state, working on different crops as seasons advance, those who are shuttled across international borders, and newcomers who have not established a migration pattern.

**Figure 2-39. Farmworker Migration Patterns**



Source: U.S. Department of Agriculture Economic Research Services, Farm Labor Webpage.

Among other issues, farmworkers typically face low wages, leading to high rates of housing cost burden for farm working families. According to the BLS, California mean farmworker wages range from \$30,370 to \$42,480 per year (see [Figure 2-40](#), California Farmworker Wages). As discussed in Section 2.4.7.3, the median contract rent in the City is \$2,750. This means that a worker would have to make \$9,167 per month (\$110,004 per year) to avoid being housing cost-burdened (spending more than 30% of their household income in housing costs).

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**Figure 2-40. California Farmworker Wages**

Occupational Employment and Wages, May 2020	Employment	Employment (per thousand jobs)	Location quotient (1)	Hourly mean wage	Annual mean wage
<a href="#">Farmworkers and Laborers, Crop, Nursery, Greenhouse (45-2092)</a>	200,130	12.18	5.76	\$ 14.60	\$ 30,370
<a href="#">Farmworkers, Farm, Ranch and Aquacultural Animals (45-2093)</a>	2,290	0.14	0.53	\$ 16.54	\$ 34,400
<a href="#">Agricultural Workers, All Others (45-2099)</a>	1,390	0.08	1.82	\$ 20.42	\$ 42,480
<a href="#">Agricultural Equipment Operators (45-2091)</a>	7,060	0.43	2.04	\$ 16.55	\$ 34,420

Source: BLS, California Farmworker Wages (May 2020).

Finally, the Farmworker Toolkit states that based on recent studies in the greater Bay Area (San Mateo and Monterey County), the following issues affect farmworkers:

- High unmet needs for agricultural workforce housing;
- Housing that is often in poor repair and overcrowded;
- Financial needs to support small agricultural producers/employers and employees that cannot afford market rate housing;
- Difficulty attracting and retaining employees as a result of low housing availability;
- Sharp decline in foreign agricultural workers and a shift to more permanent workers (2002 permanent workers equaled 38%; 2017 permanent workers equaled 49%); and
- Need for farmworker housing that accommodates families in urban communities.

Ultimately, less than 2% of Walnut Creek residents are employed as farmworkers, and there are no parcels within the City that are zoned for agricultural use. Given the minimal presence of farm workers in the community, the City has not identified a need for specialized farm worker housing. Still, there are a number of existing programs and policies applicable to the needs of farmworkers that the City provides.

#### 2.6.5.2 Resources and Services for Farmworkers

Walnut Creek currently has a number of existing programs and services that are not specific to, but rather available for, farmworker families. These services are outlined in [Table 2-21](#) [Table 2-20](#), Special Needs Resources (All Populations), in Section 2.6.7.

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The Consolidated Plan includes the following goals to address the availability of quality housing, including housing for farmworker households:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.
- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Promote fair housing activities and affirmatively further fair housing.
- Reduce the number of persons with incomes below the poverty level and expand economic opportunities for very low- and low-income residents.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- The City provides down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- The City provides home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for HUD-certified fair housing providers.
- Provide funding to assist low-income individuals and business owners to start a new microenterprise or expand existing businesses.



## 2.6.6 Homelessness, Transitional Housing, and Emergency Shelters

Throughout California, homelessness has become a substantial issue. Previous factors contributing to the rise in people experiencing homelessness included the general lack of housing affordable to lower-income people, increases in the number of people whose incomes fall below the poverty level, reductions in public subsidies, the de-institutionalization of those with mental illness, and increasing substance abuse issues. The increase in the number of layoffs and the loss of employment during the COVID-19 pandemic have likely contributed to an increase in this population because these effects resulted in the inability to afford housing. Any impacts of the COVID-19 pandemic on homelessness in Contra Costa County likely continued beyond the lifting of eviction moratoriums and resulted in a further increase in people experiencing homelessness.

### 2.6.6.1 Needs Assessment for Homelessness

According to the published August 2020 Contra Costa County Annual Point in Time Count Report conducted in January 2020, 2,277 individuals are experiencing homelessness in Contra Costa County. The Point in Time count equates to 1,972 households of which 92 households (5%) were families with children. These 92 households are composed of 261 individuals, 80 of whom are unsheltered. The remaining 1,880 households (95%) were solely adults. Furthermore, a total of 1,570 (70%) people experiencing homelessness are unsheltered (Table 2-19 Table 2-18, Homelessness by Household Type and Shelter Status (Contra Costa County)).

**Table 2-19. Homelessness by Household Type and Shelter Status (Contra Costa County)**

	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered – Emergency Shelter	0	152	398
Sheltered Transitional Housing	0	49	108
Unsheltered	0	80	1,490

Source: Contra Costa Health Services: Health, Housing, and Homeless Services Division Contra Costa County: Annual Point in Time Count Report (2020).

An important consideration about homelessness is that it does not have a universal solution. Providing housing is not enough; individuals experiencing homelessness may also suffer from chronic substance abuse, HIV/AIDS, mental illness, and domestic violence. It is important for cities to consider these different issues to better address homelessness.

As shown in Table 2-20 Table 2-19, Characteristics for the Population Experiencing Homelessness (Contra Costa County), residents experiencing homelessness suffer mostly from chronic substance abuse and severe mental illness. This calls for permanent supportive housing with available services to address these issues.

**Table 2-20. Characteristics for the Population Experiencing Homelessness (Contra Costa County)**

	Severely Mentally Ill	Chronic Substance Abuse	Veterans	HIV/AIDS	Victims of Domestic Abuse
Sheltered – Emergency Shelter	176	94	32	7	23
Sheltered – Transitional Housing	10	9	17	0	8
Unsheltered	740	770	68	10	493

Source: HUD, Continuum of Care Homeless Populations and Subpopulations Reports (2020).

#### 2.6.6.2 Homelessness Trends and Patterns

The City of Walnut Creek has a multi-faceted approach to addressing homelessness. This work – both directly and through various other public agencies and private service providers – has given the City important knowledge of local homelessness conditions, trends, concentrations, and patterns.

The City’s work involves the following:

- The Police Department has developed a Homeless Outreach Program (HOP) team, which partners with local and county homeless service centers to provide assistance to residents experiencing homelessness. The HOP team is comprised of specially assigned trained officers, who work directly with unhoused resident and connect them to available resources.
- In contract with Contra Costa County, the City has a full-time Coordinated Outreach, Referral, Engagement (CORE) team of two social workers. The CORE team does outreach work with unsheltered individuals in Walnut Creek to provide health and basic need services, and to help secure permanent housing.
- For more than 10 years, Walnut Creek has worked with Trinity Center, a non-profit that serves as the local navigation center. Five days a week, Trinity Center offers those experiencing homelessness and those who are living in poverty, a range of emergency services coupled with individualized case management support and essential functions such as meals (breakfast and lunch), showers, laundry, clothing, computer, and telephone access. From December through March each year, Trinity Center operates a winter night shelter program, in partnership with the City, at the local National Guard Armory.
- Finally, the City is an active member of the Walnut Creek Homeless Task Force (WCHTF), a collaboration dedicated to identifying potential solutions, actions, and resources for residents experiencing homelessness.



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#### **Homelessness Concentrations**

As reported by the HOP, ***Walnut Creek experiences homelessness concentrations in the Core Area of the City, where the Walnut Creek BART Station is located.*** Homeless concentrations near transportation hubs are a common trend in the United States, as public transportation provides access and shelter. A 2021 report titled “Homelessness in Transit Environments Volume II: Transit Agency Strategies and Responses” published by the University of California Los Angeles (UCLA Study) states the following:

*“In the U.S., over 500,000 people lack a stable roof over their heads on any given night (U.S. HUD, 2020). With few other places for unhoused individuals to turn, transit settings such as buses, train cars, bus stops, and train stations often represent sites of visible homelessness in U.S. cities, especially since the advent of the Coronavirus Disease 2019 (COVID-19) pandemic.”*

While concentrations of homelessness near transit hubs is a common trend across California, this concentration provides the City with insight into the needs of unhoused residents. According to the UCLA Study, another study performed in 2011 in Santa Clara County found that a significant portion of unhoused individuals use public transportation as a safe shelter due to dissatisfaction with local shelters, as well as safety. The UCLA Study states the following:

*“A 2011 study surveyed unhoused individuals sleeping overnight in buses in Santa Clara County, California (Nichols and Cázares, 2011). Of 49 interviewees, about two thirds reported that the 24-hour bus line was their only shelter or one of their usual shelters; many slept on the bus every day. Respondents cited dissatisfaction with shelter rules as a major reason for sleeping on the bus, while safety was another important consideration, especially for women. This study offers insights on who tends to use the bus as shelter, and why they do so.”*

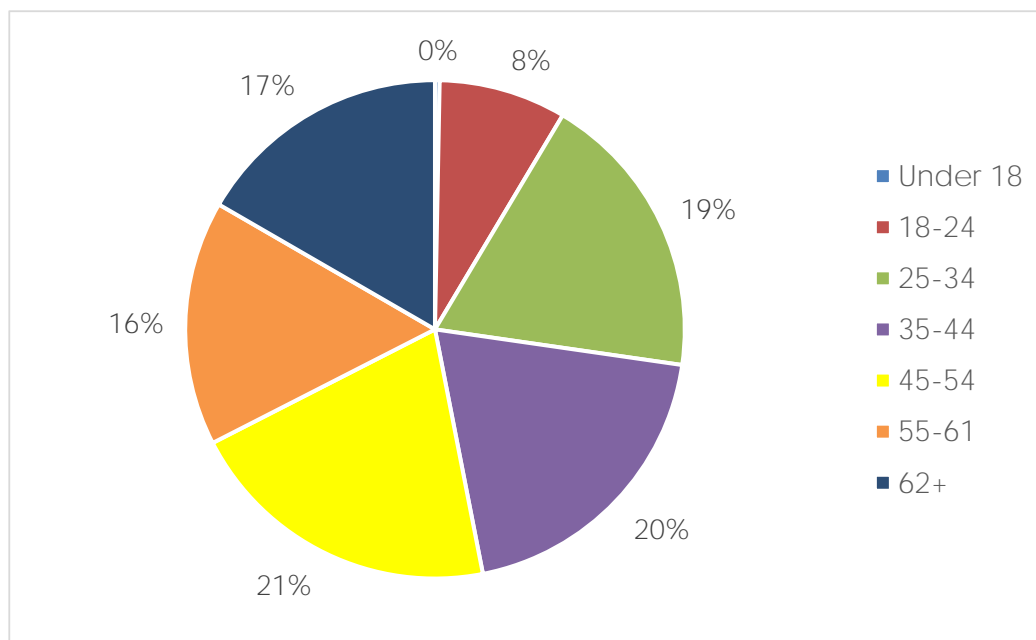
In addition to the Core Area, the HOP reports citywide homelessness “hot spots” resulting from building vacancies. Specifically, when properties become disused and become slated for demolition, the HOP will find an increase in concentration. Similar to public transportation, vacant properties provide unsheltered individuals with the shelter and safety that they cannot find in local shelters.

### **Homelessness Characteristics and Trends**

#### **Age:**

The Trinity Center provides services to residents experiencing homelessness. From July to December 2022, the Trinity Center served 667 individuals, who self-reported their age. **Figure 2-41**, Trinity Center Service Recipients Age Distribution (July – December 2022), portrays the age distribution of the 667 service recipients. Based on this data, the unhoused population served by the Trinity Center, which includes Walnut Creek residents, is primarily made up of individuals aged 18 – 54 years old. Although this population is largely concentrated on working-age adults, seniors make up 17% of the population.

**Figure 2-41. Trinity Center Service Recipients Age Distribution (July – December 2022)**



Source: Trinity Center, July to December 2022.

#### **Conditions:**

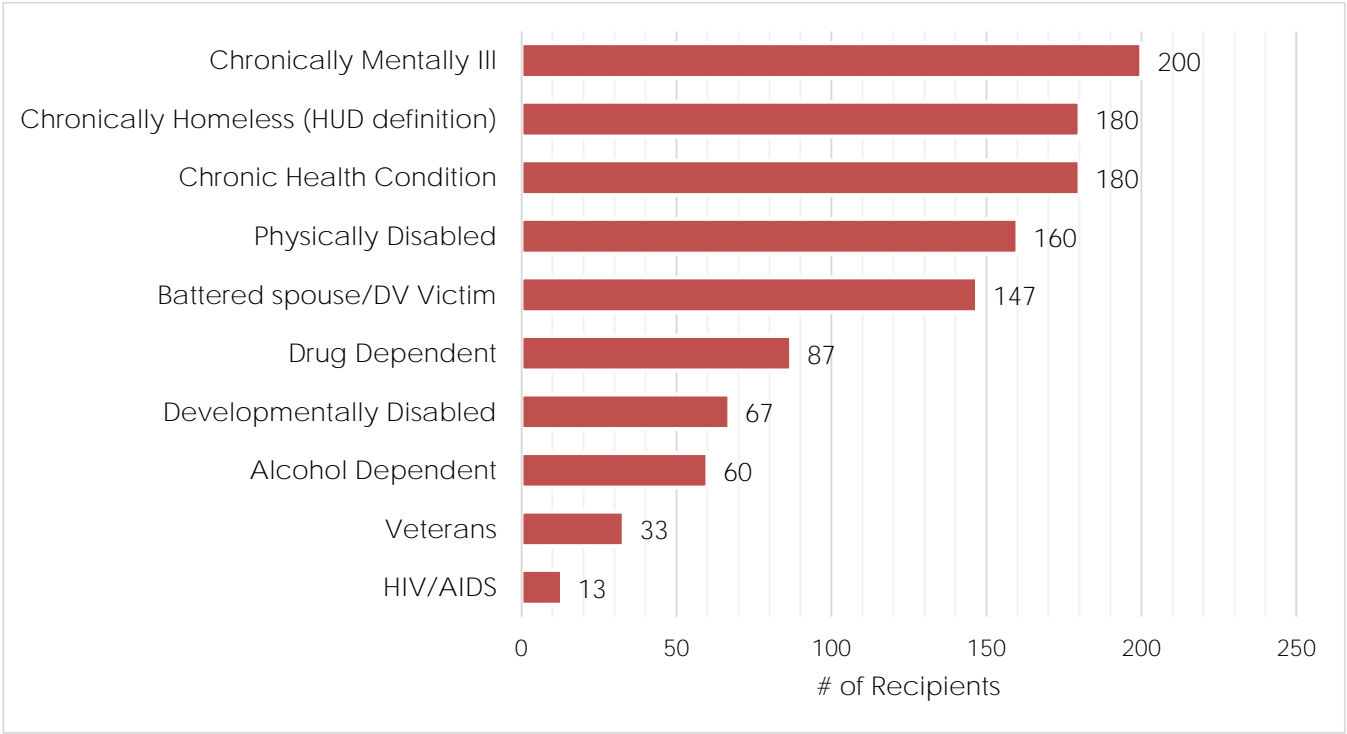
As reported by the HOP, **mental illness and substance abuse are the two conditions most commonly observed in Walnut Creek residents experiencing homelessness.** Particularly, the HOP considers the extremely addictive nature of fentanyl to be a major contributor to substance abuse in the unhoused community.

The Contra Costa Continuum of Care publishes an annual report with a summary of services provided to residents who accessed homeless services. The 2021 Contra Costa Continuum of Care on Homelessness Annual Report (2021 CoC Report) states that 71% of the households served in Contra Costa County reported having a disabling condition. Mental health (46%) is the most common disability among households served in Contra Costa County, followed by

chronic health (36%), physical disability (34%), substance use disorder (16%), and developmental disabilities (16%). While the City of Walnut Creek does not have specific data on such demographics, the 2021 CoC Report provides some insight into the characteristics of the unhoused population in Walnut Creek.

The WCHTF also reports mental illness, substance abuse, and behavioral problems as commonly observed conditions. However, through their experience, they have also learned that the unhoused population has changed and that the conditions they observe now have increased in the last few years. In addition to collecting data on the age of service recipients, the Trinity Center collects data on their characteristics. ~~Figure 2-42~~ **Figure 2-42**, Trinity Center Service Recipients Characteristics (July – December 2022) shows the results of the data gathered. It is important to note that the Trinity Center does not provide services to Walnut Creek residents, exclusively. Therefore, it is difficult to determine the exact number of unhoused Walnut Creek residents who received services. However, this data provides some insight into what the unhoused population looks like in the city.

**Figure 2-42. Trinity Center Service Recipients Characteristics (July – December 2022)**



Source: Trinity Center, July to December 2022.

**Gender:**

As the CORE program engages residents experiencing homelessness, it gathers demographic data, such as gender. Between July and December 2022, the C.O.R.E. program made contact

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with 106 individuals. Of the total, 50 (or 47.2%) identified as female, 55 (or 51.9%) as male, and one (or 0.9%) as a gender other than singularly female or male. While the CORE program's sample does not represent the entire unhoused population, it provides an insight into the probable demographics of the City's unhoused residents.

#### **Race:**

The CORE program also gathers data on racial demographics. Figure 2-43, CORE Program Service Recipients Race (July – December 2022), presents the race distribution of CORE program recipients. While the CORE program's sample does not represent the entire unhoused population, it provides an insight into the probable demographics of the City's unhoused residents.

**Figure 2-43. CORE Program Service Recipients Race (July – December 2022)**

Race	Total	%
American Indian, Alaska Native, or Indigenous	8	7.55%
Asian or Asian American	2	1.89%
Black, African American, or African	29	27.36%
Client doesn't know	1	0.94%
Multi-racial	11	10.38%
Native Hawaiian or Pacific Islander	2	1.89%
White	53	50.00%
<b>Total</b>	<b>106</b>	<b>100%</b>

Source: CORE Program, July to December 2022.

#### **-Tenure:**

The CORE program also asks service recipients to disclose the total number of months that they have experienced homelessness. Figure 2-44, CORE Program Service Recipients' Tenure (July – December 2022), shows the tenure distribution of CORE program recipients. While the CORE program's sample does not represent the entire unhoused population, it provides an insight into the probable demographics of the City's unhoused residents.

**Figure 2-44. CORE Program Service Recipients' Tenure (July – December 2022)**

Total Months Homeless In Lifetime	Total	%
0-6	29	27.36%
07-12	20	18.87%
13-24	13	12.26%
25-36	15	14.15%
37-48	11	10.38%
49-60	2	1.89%
Over 5 Years	17	16.04%
<b>Total</b>	<b>106</b>	<b>100%</b>

**Source:** CORE Program, July to December 2022.

Finally, the HOP has observed an increase in the number of Walnut Creek residents experiencing homelessness in the last decade. Although there is a lack of data, the HOP considers increased housing costs and the widespread availability, low cost, and extremely addictive nature of fentanyl to be the two most significant factors leading to their observed increase in homelessness.

#### 2.6.6.3 Resources and Services for Homeless

In Contra Costa County, homelessness is addressed regionally by the Contra Costa County Continuum of Care program, a program designed to assist individuals and families experiencing homelessness by providing services that are needed to help these individuals and families move into permanent housing, with the goal of long-term stability. Walnut Creek provides funding, community outreach and coordination for these regional efforts through actions including the following:

- Participates in the Contra Costa County Consortium and preparation of the Consolidated Plan which includes objectives and strategies to reduce and alleviate homelessness.
- Active membership in the Homeless Task Force, Contra Costa County CDBG Consortium, HOME Consortium, the Association of Bay Area Governments, the East Bay Housing Organizations, and the Council on Homelessness.
- Provides a conditional use permit to the Trinity Center, as has been done for the past 6 years, allowing for continued temporary emergency shelter services to the homeless population in Walnut Creek during the winter months.
- Provides funding for daytime drop center, outreach programs and homeless prevention services.

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- Provides funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provides funding for HUD-certified fair housing providers.
- Co-hosts an educational forum to address homelessness in the community. The purpose of the forum is not only to educate about what homelessness is, but also to teach the community about the need for affordable housing, homeless prevention efforts, and what individuals can do to help. Links to videos of past forums are posted on the City's website.

In addition, the Walnut Creek Police Department partners with local and county homeless service centers to provide assistance to individuals experiencing homelessness. The Walnut Creek Police Department also participates in monthly meetings with community members, business owners, Trinity Center staff and City staff to network and coordinate the City's activities for services and housing resources for residents experiencing homelessness. In addition, the Walnut Creek Downtown Association is committed to serving business owners by assisting the Police Officers and coordinating with business owners.

Walnut Creek and Contra Costa County currently have a number of existing programs and services for individuals experiencing homelessness. These services are outlined in [Table 2-21](#) ~~Table 2-20~~, Special Needs Resources (All Populations), in Section 2.6.7. Furthermore, it is anticipated that HUD and the State will provide additional grant funding opportunities over the next 8 years for housing and shelter solutions for those experiencing homelessness because it is one of the State's highest priorities. This will make even more services available for individuals experiencing homelessness.

Furthermore, the Consolidated Plan includes the following goals to address the availability of housing for people experiencing homelessness:

- Expand housing opportunities for extremely low-, very low-, low-, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- Increase homeownership opportunities for lower-income households.
- Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by low- to moderate-income households.

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- Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
- Assist the homeless and those at risk of becoming homeless by providing funding to organizations that provide emergency shelter and transitional and permanent affordable housing with appropriate supportive services.
  - For the past 6 years the City has granted a conditional use permit to the Trinity Center, a nonprofit corporation located in Walnut Creek that provides services to the homeless population, for a temporary emergency shelter for up to 50 individuals during the winter months.<sup>2</sup>
- Reduce the incidence and risk of homelessness and assist in alleviating the needs of the homeless.
- Assist in providing opportunities and services to improve the quality of life for lower-income persons.
- Promote fair housing activities and affirmatively further fair housing.

The Consolidated Plan also provides strategies the City is using or will use to make progress on the above goals:

- The City provides down payment assistance to low- and moderate-income households (up to 120% of the AMI) through the First Time Homebuyer Assistance program.
- The City provides home rehabilitation loans and emergency grants through the City's Home Rehabilitation Loan Program.— Homeowners in Walnut Creek with household incomes below 80% AMI are eligible for these low interest loans and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
- The City provides a conditional use permit to the Trinity Center, as has been done for the past 6 years, allowing for continued temporary emergency shelter services to the homeless population in Walnut Creek during the winter months.
- Provide funding for daytime drop center, outreach programs and homeless prevention services.

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<sup>2</sup> Viewer.php?view\_id=12&clip\_id=4380&meta\_id=255560.

- Provide funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provide funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
- Provide funding for HUD-certified fair housing providers.

#### 2.6.7 Special Needs Resources (All Populations)

The City of Walnut Creek provides funding for many nonprofit organizations that provide services for special needs populations in the City. ~~Table 2-21~~ ~~Table 2-20~~, Special Needs Resources (All Populations), provides the services available for all special needs populations.



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**Table 2-21. Special Needs Resources (All Populations)**

Type	Name	Phone	Additional Information	Website	Serves
Non-Profit Housing Developers	Allied Housing/ Abode Services	(510) 657-7409		abodeservices.org	All Special Needs Families
	Bay Area Community Land Trust	(510) 545-3258		bayareaclt.org	All Special Needs Families
	BRIDGE Housing	(415) 989-1111		bridgehousing.com	All Special Needs Families
	Christian Church Homes (CCH)	(510) 632-6712		cchnc.org	All Special Needs Families
	Community Housing Development Corp. (CHDC)	(510) 412-9290		chdcnr.org	All Special Needs Families
	EAH Housing	(415) 258-1800		eahhousing.org	All Special Needs Families
	East Bay Asian Local Development Corp. (EBALDC)	(510) 287-5353		ebaldc.org	All Special Needs Families
	Eden Housing	(510) 582-1460		edenhousing.org	All Special Needs Families
	Episcopal Senior Communities	(925) 956-7400		covia.org	All Special Needs Families
	Habitat for Humanity East Bay/ Silicon Valley	(510) 251-6304		habitatebsv.org	All Special Needs Families
	Housing Consortium of the East Bay	(510) 832-1382		hceb.org	All Special Needs Families
	Human Good	(925) 924-7100		humangood.org	All Special Needs Families
	Mercy Housing California	(415) 355-7100		mercyhousing.org	All Special Needs Families
	MidPen Housing	(650) 356-2900		midpen-housing.org	All Special Needs Families
	Northern California Land Trust	(510) 548-7878		nclt.org	All Special Needs Families
	Resources for Community Development (RCD)	(510) 841-4410		RCDhousing.org	All Special Needs Families
	Richmond Neighborhood Housing Services Inc.	(510) 237-6459		RichmondNHS.org	All Special Needs Families
	Satellite Affordable Housing Associates (SAHA)	(510) 647-0700		sahahomes.org	All Special Needs Families

Source: City of Walnut Creek.

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### Chapter 2. Housing Needs Assessment

**Table 2-21. Special Needs Resources (All Populations)– Continued**

Type	Name	Phone	Additional Information	Website	Serves
Housing & Support Services	Abode Services	(510) 657-7409	Sunrise Village Emergency Shelter: (510) 252-0910	abodeservices.org	All Special Needs Families
	Alameda Point Collaborative	(510) 898-7800	677 West Ranger Ave. Alameda, CA 94501	apcollaborative.org	Homeless and Severe Poverty
	Anka Behavioral Health, Inc.	(925) 825-4700	1850 Gateway Blvd., Ste. 900 Concord, California 94520	ankabhi.org	Homeless
	Bay Area Community Services (BACS)	(510) 613-0330	629 Oakland Ave. Oakland, CA 94611	bayareacs.org	Homeless
	Bonita House, Inc.	(510) 923-1099	1410 Bonita Ave. Berkeley, CA 94709 Homeless Outreach and Stabilization Team: (510) 809- 1780	bonitahouse.org	Homeless and Disabilities
	Building Futures	(510) 357-0205	1395 Bancroft Ave. San Leandro, CA 94577 Crisis Line: 1-866-292-9688	bfwc.org	Homeless
	Building Opportunities for Self Sufficiency (BOSS)	(510) 649-1930	Multi-Agency Service Center 1930 Center St., Berkeley, CA 94704 (510) 843- 3700 South County Homeless Project (510) 732-5956	self-sufficiency.org	Homeless and Severe Poverty
	Center for Independent Living	(510) 841-4776	3075 Adeline Street, Berkeley, CA 94703	thecil.org	Disabilities
	Community Resources for Independent Living (CRIL)	(510) 881-5743		crilhayward.org	Disabilities
	Hope Solutions	(925) 944-2244	399 Taylor Blvd., Ste. 115 Pleasant Hill, CA 94523	hopesolutions.org	Homeless and Severe Poverty
	Davis Street Family Resource Center	(510) 347-4620	3081 Teagarden St. San Leandro, CA 94577	davisstreet.org	Low-Income families
	East Bay Community Recovery Project	(510) 446-7100	2577 San Pablo Ave, Oakland, CA 94612	lifelongmedical.org/ebcrp	Homeless and Disabilities
	East Oakland Community Project	(510) 532-3211	7515 International Blvd. Oakland, CA 94621	eocp.net	Homeless
	First Place for Youth	(510) 272-0979	426 17th St., Ste. 100 Oakland, CA 94612	firstplaceforyouth.org	Youth Resources
	Housing Consortium of the East Bay	(510) 832-1382	410 7th St., Ste. 203, Oakland, CA 94607	hceb.org	Disabilities
	Lutheran Social Services	(925) 825-1060		lssnorcal.org	Homeless
	Rubicon Programs	(510) 412-1725	101 Broadway St., Richmond, CA 94804	rubiconprograms.org	Severe Poverty
	St. Mary's Center	(510) 923-9600	925 Brockhurst Ave. Oakland, CA 94608	stmaryscenter.org	Seniors and Homeless

Source: City of Walnut Creek.

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### Chapter 2. Housing Needs Assessment

**Table 2-21. Special Needs Resources (All Populations)– Continued**

Type	Name	Phone	Additional Information	Website	Serves
Housing, Shelter, Emergency Resources & Referrals	Bay Area Community Services (BACS)	(510) 613-0330		bayareacs.org	Homeless
	Bay Area Rescue Mission	(510) 215-4555		bayarearescue.org	Homeless
	Berkeley Food and Housing Project	(510) 649-4965	Shelter Reservation: (866) 960-2132	bfhp.org	Homeless
	Building Futures		Crisis Line: (866) 292-9688	bfwc.org	Homeless
	Catholic Charities of the East Bay	(510) 768-3100			Seniors and Homeless
	Center for Independent Living	(510) 841-4776		thecil.org	Disabilities
	Contra Costa Crisis Center/ Contra Costa 211	211 or (800) 833-2900		crisis-center.org • 211 database.org	All Special Needs Families
	CORE Homeless Outreach Team		<a href="mailto:core@cchealth.org">core@cchealth.org</a>		Homeless
	East Oakland Community Project	(510) 532-3211		eocp.net	Homeless
	Eden Information & Referral/ 211 Alameda County	211 or (888) 886-9660		edenir.org	All Special Needs Families
	Greater Richmond Interfaith Program	(510) 233-2141		gripcares.org	Homeless
	A Safe Place Domestic Violence Services	(510) 536-7233		asafeplaced.org	Female-Headed Household
	SAVE (domestic violence)	24-hour Crisis Hotline: (510) 794-6055 Empowerment Center: (510) 574-2250		save-dv.org	Female-Headed Household
	SHELTER, Inc.	(925) 338-1038		shelterinc.org	Homeless
	The Society of St. Vincent de Paul of Alameda County	(510) 638-7600		svdp-alameda.org	Female-Headed Household and Homeless
	Trinity Center	(925) 949-8712	<a href="mailto:info@trinitycenterwc.org">info@trinitycenterwc.org</a>	trinitycenterwc.org	Homeless
	STAND! For Families Free of Violence	(925) 676-2845	Crisis Hotline: (888) 215-5555	standffov.org	Female-Headed Household
Public Housing Authorities	City of Alameda	(510) 747-4300		alamedahsg.org	All Special Needs Families
	Berkeley	(510) 981-5470		ci.berkeley.ca.us/BHA	All Special Needs Families
	Livermore	(925) 447-3600		livermoreHA.org	All Special Needs Families
	Oakland	(510) 874-1500		oakha.org	All Special Needs Families
	Richmond	(510) 621-1300		ci.richmond.ca.us/rha	All Special Needs Families
	Pittsburg	(925) 252-4830		ci.pittsburg.ca.us/index.aspx?page=150	All Special Needs Families
	Alameda County	(510) 538-8876		haca.net	All Special Needs Families
	Contra Costa County	(925) 957-8000		contracostahousing.org	All Special Needs Families

Source: City of Walnut Creek.

## 2023–2031 Housing Element

### Chapter 2. Housing Needs Assessment

**Table 2-21. Special Needs Resources (All Populations)– Continued**

Type	Name	Phone	Additional Information	Website	Serves
Legal, Financial, Foreclosure & Tenants Services	Asian, Inc.	(415) 928-5910		asianinc.org	Racial Justice
	Bay Area Legal Aid	510) 233-9954	Legal Advice: (800) 551-5554	baylegal.org	All Special Needs Families
	Causa Justa :: Just Cause	(510) 763-5877	Tenants Rights Clinic: (510) 836-2687	cjjc.org	Racial Justice
	Centro de Servicios	(510) 489-4100		centrodeservicios.org	Racial Justice
	Centro Legal de la Raza	(510) 437-1554		centrolegal.org	Racial Justice
	Community Housing Development Corp. (CHDC)	(510) 412-9290		communityhdc.org	All Special Needs Families
	East Bay Community Law Ctr.	(510) 548-4040		ebclc.org	Racial Justice
	ECHO Housing Assistance Ctr.	(855) ASK-ECHO		echofairhousing.org	Homeless
	Eviction Defense Center	(510) 452-4541	350 Frank Ogawa Plaza, Ste. 703 Oakland, CA 94612		All Special Needs Families
	Family Violence Law Center	(510) 208-0220	Hotline: (800) 947-8301	fvlc.org	All Special Needs Families
	Housing and Economic Rights Advocates (HERA)	(510) 271-8443 ext. 300		heraca.org	All Special Needs Families
	Lao Family Community Development, Inc.	(510) 533-8850		lfcd.org	All Special Needs Families
	Oakland Housing Support Ctr.	(510) 238-6182	250 Frank Ogawa Pl., Ste. 6301 Oakland, CA 94612	oaklandca.gov/topics/housing-resource-center	All Special Needs Families
	Operation HOPE	(510) 535-6700		operationhope.org	All Special Needs Families
	Pacific Community Services	(925) 439-1056	329 Railroad Ave. Pittsburg, CA 94565	pacomserve.org	All Special Needs Families
	Project Sentinel	(800) 855-7100	39155 Liberty St., Ste. D440 Fremont, CA 94528 Espanol: (800) 855-7200	Housing.org	All Special Needs Families
	Tenants Together	(415) 495-8100	Foreclosure Hotline: (888) 495-8020	tenantstogether.org	All Special Needs Families
	The Unity Council	(510) 535-6900		unitycouncil.org	All Special Needs Families
Foreclosure Prevention Hotlines	Homeownership Preservation Foundation	(888) 995-HOPE (4673)		995hope.org	All Special Needs Families
	Keep Your Home California	(888) 954-KEEP (5337)		keepyourhomecalifornia.org	All Special Needs Families

Source: City of Walnut Creek

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## 3 HOUSING CONSTRAINTS

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The City of Walnut Creek (City or Walnut Creek), State of California (State or California), and federal government can adopt regulatory requirements that constrain development, such as those contained in the California Building Code and the California Environmental Quality Act (CEQA), as well as through local zoning, land use plans, and internal processes that affect project permitting complexity, timelines, and costs. Furthermore, development can face additional nongovernmental constraints that take the form of market factors (e.g., land costs, construction costs, ability to obtain financing, and development feasibility of housing projects) and environmental constraints.

The City has long facilitated housing development through its practices and programs. However, many factors can act as constraints in housing development. This section includes a summary of constraints—such as private market forces, governmental codes and regulations, and the physical and natural environment—and discusses past and planned initiatives to reduce them where possible.

### 3.1 Nongovernmental Constraints

Nongovernmental constraints are market and environmental forces that can impede housing development. Although the City has less control over these factors, it can take actions to help mitigate burdens to housing production.

#### 3.1.1 Land Costs

Based on a search for vacant developable land, there are currently 31-98 completely vacant parcels in the City. The combined acreage of these parcels is 44.275.29 acres. Of these 9828 parcels, 3625 are included in the Sites Inventory. The ~~other six~~ remaining parcels are generally zoned for commercial use and/or not developable. Redevelopment of developed but under-utilized land is the most feasible option for residential development but can be very costly. The extremely limited supply of vacant land combined with high demand for residential units results in increased land costs.

Land prices in the City depend on a number of factors, such as proximity to Bay Area Rapid Transit (BART) stations, major highways, recreational amenities, and proximity to employment centers. Development factors such as allowable density, the suitability of the residential development, presence of services and utilities, topography, and other environmental constraints, as well as the quality of nearby developments, can also affect land costs.

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### Chapter 3. Housing Constraints

Land values vary depending on the amount of density. October 2021 data from ParcelQuest, a California property information database, and the Federal Housing Finance Agency indicates that current average land values can range between \$1.5 and \$2.5 million per acre for Single-Family Detached zoning, depending on the ZIP code, and between \$9.9 and \$16.7 million per acre zoned for high-density, Multifamily Residential zoning, depending on lot size, development potential, and other factors.

#### 3.1.2 Construction Costs

Since the Great Recession, residential construction costs have increased significantly. According to a report by University of California, Berkeley, Turner Center in March 2020, construction costs in California increased by 25% between 2008 and 2018. The Turner Center Report notes that construction costs fell immediately following the Great Recession but rose 80% between 2014 and 2018. While hard construction costs have climbed statewide, they have risen most dramatically, and are the most expensive, in the San Francisco Bay Area. While normalized Statewide costs increased 25% between 2008–2009 and 2018, costs for projects in the Bay Area rose 119% over the same period, reaching more than \$380 per square foot in 2018. The Turner Center Report notes that the Bay Area has comparatively higher construction wages than elsewhere in California, which could help to explain the difference in hard costs at the regional level.

Even within the Bay Area, there is a range of construction costs. Locally, an analysis of prototypical developments in the City using Marshall & Swift construction cost estimates suggests that construction costs for single-family and multifamily developments can be approximately \$270 and \$298 per square foot, respectively. These estimates represent significant increases from construction costs in the 5<sup>th</sup> Cycle Housing Element, which the City estimated in 2014 at \$114 and \$135 per square foot, respectively. Significant increases in lumber and other construction materials, as well as the high demand for housing, will likely further increase residential construction costs.

#### 3.1.3 California Government Code, Section 65583(a)(6), Development Analysis

California Government Code, Section 65583(a)(6), requires an analysis of requests to develop housing at densities below those anticipated in the Sites Inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the Regional Housing Needs Assessment (RHNA) by income category. In Walnut Creek, most of the few requests for development at densities below anticipated densities are for properties designated for at least 40 dwelling units per acre

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and the site area is less than a half or quarter of an acre. Most proposed developments are for more than the maximum densities. The length of time between receiving approval for housing development and submittal of an application for building permit is typically 2–6 months depending on project complexity and the time the developer takes to complete construction documents. Items like changes to construction costs or other development costs that affect the feasibility, financing, or negotiations with design professionals are outside the City’s control and may delay projects.

Additionally, this analysis examines local efforts to remove nongovernmental constraints that limit the City’s ability to meet the RHNA by income category. The overall cost of affordable housing development (high land and development costs) and the lack of public funding sources to subsidize such development are the primary nongovernmental constraints. For example, a recently approved project in San José involving nearly 100 affordable housing units has an estimated project cost of \$83.6 million, or \$836,000 per unit.<sup>1</sup> Data on construction costs indicates that, even with by-right density bonuses pursuant to State law, developing affordable housing (particularly for households with low and very low incomes) does not allow for developers to cover development costs without public funding sources.

Developers typically require funding from investors and lending institutions, which expect a pro forma analysis (i.e., an analysis showing the costs to develop and the revenues available to fund the development) demonstrating financial feasibility, or costs that are less than or equal to revenues. Therefore, public subsidies are required to develop affordable housing. Subsidies typically come in the form of Low-Income Housing Tax Credits, State grants, HOME Investment Partnerships Program (HOME) funds, dedication of land for projects, and other public sources. When these funding options are scarce, affordable housing projects can become more concentrated in areas with lower development costs. Public funding is an especially difficult hurdle to overcome. Cities can offer expedited permit processing and fee deferrals but cannot fill the financial gap in funding for affordable housing developments on their own.

#### 3.1.4 Availability of Financing

The availability of capital to finance new residential development can significantly affect both the cost and supply of housing. There are two types of capital involved in the housing market: (1) capital used by developers for initial site preparation and construction, and (2) capital for financing the purchase of units by homeowners and investors. Interest rates on capital financing can substantially affect home construction, purchase, and improvement costs. A fluctuation in rates as low as 2.5% can make a dramatic difference in the annual income needed to qualify for

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<sup>1</sup> Affordable Housing Development in San José Edges Closer to Construction, East Bay Times, March 24, 2022. <https://www.eastbaytimes.com/2022/03/24/affordable-home-develop-san-jose-edges-close-construct-real-estate/>.



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a loan. Generally, financing for new residential development is available at reasonable rates. Economic fluctuations due to the COVID-19 pandemic have caused caution among lenders. Most recently, pent-up demand unleashed during the recovery from the pandemic has led to inflation and rising costs not seen in decades. That, in turn, has led to rising interest rates that have further increased costs in an already expensive housing market. Economic conditions resulting from the pandemic and the recovery are expected to have lasting effects through this 6<sup>th</sup> Cycle Housing Element Planning Period.

Data from the City's 2021 Annual Progress Report indicates that above-moderate (i.e., market-rate) housing development happens at a higher rate than affordable housing development. Notably, the City has already met its above-moderate RHNA requirement almost twice over, with 2 years left in the planning cycle. This data provides evidence that the availability of financing for market-rate developers is not a constraint. However, the availability of financing for affordable housing developers does represent a governmental constraint as public financing sources are required to establish affordable housing projects as "financially feasible" as the revenues derived from these projects (i.e., rents and sales prices that are below market rate and affordable to extremely low to moderate-income households) are less than the cost to develop the units. The lack of sufficient public subsidies at State and federal levels required for affordable housing development prevents affordable units from being developed and represents a significant constraint. Section 3.3, Governmental Constraints, provides a detailed discussion on State and federal governmental constraints.

#### 3.1.4.1 Homeownership

The COVID-19 pandemic contributed to a dramatic decrease in home mortgage interest rates in 2020 and 2021. This decrease in interest rates, combined with pent-up demand for housing, led to significant increases in home prices. According to Redfin.com, the median sales price for single-family residences in the City increased by 18% between December 2020 and December 2021. This trend could create barriers to homeownership for lower-income residents due to the fact that wage growth seldom keeps up with rising home prices. For example, according to Redfin.com, median sales prices for single-family residences in Walnut Creek have increased 28% between December 2016 and December 2019. However, median earnings for working residents have only increased 19% during the same period, according to the 2015–2019 and 2012–2016 American Community Survey 5-Year Estimates.

The data presented in the Housing Needs Assessment chapter (Chapter 2) of this Housing Element indicates that a higher percentage (65%) of households in Walnut Creek own their homes versus rent. However, seniors over 65 years old make up 53% of owner households. Furthermore, Chapter 2 of this Housing Element also shows that approximately 18,582 (56%) housing units were constructed in the City between 1960 and 1979. This points to three facts:

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### Chapter 3. Housing Constraints

(1) The majority of ownership housing was built before 1980, (2) ownership housing development has been relatively slow in the last 40 years, and (3) a significant number of households in Walnut Creek own a home built before 1980.

#### 3.1.4.2 Rental Housing

According to the 2015–2019 American Community Survey 5-Year Estimates, a smaller percentage of households in the City are severely cost-burdened (i.e., spend 50% or more of income on rent) than in Contra Costa County as a whole. More specifically, 20% of renter households in the City spend 50% or more of their gross income on housing costs compared to 25% countywide.

Although the percentage of severely cost-burdened renter households in the City is lower than the County, the demand for housing in Contra Costa County is expected to increase as a result of the inland migration from San Francisco; this increase in demand could lead to an increase in rent across Contra Costa County. According to the Marcus & Millichap Oakland Metro Area Multifamily Market Report for Q3 of Fiscal Year (FY) 2020–21 (Marcus & Millichap Market Report), numerous residents in the densely populated cities of the Bay Area sought larger accommodations in more sparsely populated cities like Walnut Creek following the work-from-home orders of the COVID-19 pandemic. As a result of this migration, the County’s vacancy rate declined from 4% in the first quarter of FY 2019–20 to 2.9% in the second quarter of FY 2020–21.

In addition, the Marcus & Millichap Market Report predicts that the rise of future variants will likely keep many of those renters in place permanently as more tech firms adopt hybrid or remote work strategies. Rents across the East Bay area declined by 5% in FY 2019–20 and stabilized the following year. But with the release of vaccines, the State widely opening the economy in June 2021, and a general increase in Class A unit development, rents are expected to resume increasing.

#### 3.1.5 Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act, lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The data for Walnut Creek was compiled by aggregating Census tracts to approximate City boundaries. A comparison between 2012 and 2020 is provided to evaluate changes during the current Housing Element cycle.

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, there were more conventional home mortgage, refinance, and home improvement loan applications in 2020 than in 2012. However, approval rates were slightly higher in 2012 than in 2020 for the same loans. In contrast, government-backed mortgage loan applications decreased from 2012 to

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2020, but with a slight increase in approval rates. Mortgage denial rates have slightly decreased for government-backed mortgages, conventional home mortgages, and refinance loans, but have increased for home improvement loans (see [Table 3-1](#) ~~Table 3-1~~, Disposition of Home Purchase and Improvement Loan Applications (2020), and [Table 3-2](#) ~~Table 3-2~~, Disposition of Home Purchase and Improvement Loan Applications (2012)).

**Table 3-1. Disposition of Home Purchase and Improvement Loan Applications (2020)**

	Loan Type							
	Govt-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
	#	%	#	%	#	%	#	%
Approved <sup>1</sup>	55	79%	1,425	81%	6,492	72%	312	61%
Denied	4	6%	72	4%	721	8%	130	25%
Other <sup>2</sup>	11	16%	264	15%	1,842	20%	71	14%
Total Applicants	70	100%	1,761	100%	9,055	100%	513	100%

<sup>1</sup> Includes applications approved by lenders but not accepted by the applicants.

<sup>2</sup> Includes files closed for incompleteness and withdrawn applications

Source: FFIEC MSA/MD 2020 Aggregate Report for Census Tracts in Walnut Creek.

**Table 3-2. Disposition of Home Purchase and Improvement Loan Applications (2012)**

	Loan Type							
	Govt-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
	#	%	#	%	#	%	#	%
Approved <sup>1</sup>	189	74%	1,101	82%	5,882	76%	143	68%
Denied	29	11%	112	8%	748	10%	44	21%
Other <sup>2</sup>	36	14%	123	9%	1,069	14%	24	11%
Total Applicants	254	100%	1,336	100%	7,699	100%	211	100%

<sup>1</sup> Includes applications approved by lenders but not accepted by the applicants.

<sup>2</sup> Includes files closed for incompleteness and withdrawn applications

Source: FFIEC MSA/MD 2012 Aggregate Report for Census Tracts in Walnut Creek.

### 3.1.6 Requests to Develop Housing at Lower Densities

In order to account for potential requests to develop housing at densities below those anticipated in the Sites Inventory, the City performed an analysis of sites included in the City's 5<sup>th</sup> Cycle Housing Element Update. The City found that no projects were completed at densities below those identified in the 5<sup>th</sup> Cycle Housing Element Update during the planning period. Therefore, it does not appear that requests to develop housing at densities below those anticipated in the Sites Inventory present a constraint.

## 3.2 Environmental Constraints

Environmental factors can constrain residential development in a community by reducing the amount of land suitable for housing. Potential environmental constraints for residential development in the City were determined based on information in the City's General Plan, General Plan Environmental Impact Report, the Contra Costa County Local Hazard Mitigation Plan, other available documentation, and a desktop review of aerial photographs. Identified environmental constraints in the City include biological resources, cultural and historical resources, hydrology and flooding, and geologic hazards. The General Plan Safety Element is currently being updated and further describes potential hazards affecting development.

The City is in a valley surrounded by hillsides with undeveloped grassland and woodland to the west, east, and south. Although much of the land within the City limits is composed of urban and suburban development and landscaping, several undeveloped areas are scattered throughout and in the southern portion of the City. With over 2,700 acres of undeveloped land, the City has one of the largest aggregations of City-owned open space in the United States. Several creeks and drainages with riparian and scrub vegetation extend into the City. Environmental constraints were factored into the Sites Inventory; however, sites are located in urbanized areas and are not impacted by environmental constraints.

Furthermore, the City received a public comment from the nonprofit organization East Bay for Everyone regarding the existence of large above-ground power lines that run in the Downtown area from Interstate 680 to the far end of Ygnacio Valley. Specifically, East Bay for Everyone expressed concern over the following sites:

- **Site 89 (1901 Trinity Ave.)** – St. Paul's Episcopal Church deemed none of these issues to be insurmountable.
- **Site 94 (1777 N. California Blvd.)** – The existing office building on this lot demonstrates its development feasibility. In addition, the City did take into account the transmission line when determining the realistic carrying capacity for new residential development.
- **Site 73 (1840 & 1890 N. Main St.)** – The Planning Department has received multiple recent inquiries from developers who are aware of the power lines and are seeking to build housing on that lot. (Note: this was incorrectly referenced as 1980 N. Main St. in the public comment letter submitted by East Bay for Everyone)

Walnut Creek has long taken the electrical transmission line into consideration for city planning purposes and housing sites analysis in particular. The transmission line is located within a 100-foot-wide right-of-way easement that generally precludes any new structures.

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Over the past half-century, higher-density development of the properties affected by this transmission line has consistently demonstrated the feasibility of construction on the lots upon which it crosses, despite the absence of the transmission line and related easement. \_Such examples include the 3-story townhouse development at 1800 Cole Avenue (constructed in 1972), the 3-story office building located at 1777 N California Blvd (constructed in 1978), the 4-story office building with underground parking located at 1981 N Broadway (constructed in 1987), and the former Target Garden Center (constructed in 1999 and soon to be replaced by a new F&M Bank) at 1823 N Main Street. \_Additionally, preliminary plans for a new 5-story mixed-use development at 1910 N Broadway (which is bisected by the transmission line), have been submitted to the City and demonstrate the feasibility of development for that site.

#### 3.2.1 Biological Resources

Vegetation in the urban and suburban developed areas in the City are dominated by ornamental landscaping, but remnant native valley oaks and coast live oaks are scattered throughout the developed and undeveloped areas, and riparian vegetation occurs along the creeks and drainages.

Several plant and wildlife species exist in the City, primarily in the undeveloped lands, which would require additional review and potential mitigation or permitting if impacted by new residential development. \_Special-status plant species found in the City include big tar plant (*Blepharizonia plumose*), Mount Diablo helianthella (*Helianthella castanea*), Contra Costa goldfields (*Lasthenia conjugens*), bent-flowered fiddleneck (*Amsinckia lunaris*), Mount Diablo manzanita (*Arctostaphylos auriculata*), Contra Costa manzanita (*Arctostaphylos manzanita* ssp. *laevigata*), Mount Diablo fairy lantern (*Calochortus pulchellus*), and Hall’s bush mallow (*Malacothamnus hallii*). \_Special-status wildlife species known to be in the City include Berkeley kangaroo rat (*Dipodomys hermanni berkeleyensis*), California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana aurora draytonii*), and burrowing owl (*Athene cunicularia*). \_Additionally, the City includes wetlands, areas of freshwater marsh, ephemeral drainages, and emergent marsh and willow scrub along creeks and larger drainages.

As stated above, the City has over 2,700 acres of oak woodland, savannah, and chaparral habitat. In 1974, the City bought and preserved the undeveloped Acalanes Ridge, Lime Ridge, Shell Ridge, and Sugarloaf open spaces. \_The largest of the four—Shell Ridge—has roughly 1,420 acres of oak woodland and grassland savannah and 31 miles of trails. \_To preserve and enhance the open spaces, the City works with a number of nonprofit and quasi-public organizations.

#### 3.2.2 Cultural and Historical Resources

The City’s open space areas and creeks show evidence of territories occupied by the area’s first known inhabitants, two small Native American Tribes. \_Most of the City is considered highly

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sensitive with respect to Native American resources. Prehistoric archaeological resources in the City include habitation sites, burial sites and burial mounds, lithic scatters, shell middens, shell and earth middens, bedrock mortars, and cupule boulders. Typically, these sites are in stream valleys, including those of Walnut Creek, Las Trampas Creek, Tice Creek, and San Ramon Creek. In addition, the City has a number of historic buildings and structures, including three properties listed on the National Register of Historic Places and Points of Historical Interest. Properties listed on the National Register of Historic Places include Stanley Dollar House, Shadelands Ranch House, and Old Borges Ranch. Under the City's General Plan, the City would require review for the presence of archaeological and historical resources on or near identified sites on the City's Archaeological Sensitivity Map and the City's inventory of historically significant properties. For major new projects, the City would require consultation with the repository at Sonoma State University. The City would also continue requiring developers to halt work if cultural resources are encountered on a construction site and to employ proper mitigation measures.

#### 3.2.3 Hydrology and Flooding

Two major waterways, San Ramon Creek and Las Trampas Creek, join near the intersection of Mt. Diablo Boulevard and Broadway to form Walnut Creek. The Walnut Creek watershed drains the central region of Contra Costa County northward to Suisun Bay. Historically, several streams in the City have flooded, including Walnut Creek, Las Trampas Creek, Grayson-Murderers creeks (particularly in the Eccleston Avenue area), and San Ramon Creek (primarily at the confluence of the waterways downtown). Smaller streams subject to flooding include Tice Creek (particularly in the Castle Hill area) and the Walnut Boulevard channel (also known as Homestead Creek) between Homestead Boulevard and Sierra Drive. Flood zone areas are primarily in the central and southern portions of the City. The City has a variety of flood control facilities ranging from natural creeks to large box culverts. However, most of the creeks and major flood control facilities have been improved to adequately handle 100-year floods.

#### 3.2.4 Geological Hazards

Geologic hazards that exist in the City include but are not limited to earthquake fault zones, steep slopes, and areas subject to liquefaction and landslides. Several historically active earthquake faults have been identified in and around the City, including the Concord Fault, Calaveras Fault, South Hampton Fault, and Franklin Fault. Of the faults mapped in the City, only the Concord Fault has been identified as an active Alquist-Priolo Earthquake Fault Zone. Portions of the City are in liquefaction-prone zones, specifically along the gently sloping valleys along the eastern City boundary. Slopes steeper than 15%, which are considered more prone to landslides, exist in the City primarily along the northwestern, southwestern, south-central, and



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eastern portions of the City. California is known for being a seismically active region, and earthquake fault hazards are limited to existing low-density areas where infill development potential is very limited.

However, the City should take necessary precautions, including building structures in accordance with the latest California Building Code. These constraints are typically addressed and managed through careful site planning and sound engineering in the design of improvements. The City incorporates its knowledge of safety hazards into its land use planning and development review processes.

### 3.3 Governmental Constraints

Factors in both the private and public sectors influence housing affordability. The policies that guide residential development in Walnut Creek and the processes for building or expanding housing significantly influence the amount of housing developed and its type, form, location, and ultimate price. Development standards, land use controls, fees, and other local programs can unintentionally serve as constraints to housing development. The following describes the various potential government constraints on housing development in Walnut Creek.

#### 3.3.1 State and Federal Constraints

In addition to local governmental constraints, federal and State barriers exist that limit the production of housing: National economic and job market conditions, a significant lack of funding and subsidies needed to support housing affordable to low- and moderate-income households, and State and federal laws and regulations.

##### 3.3.1.1 National and State Economic and Job Market Conditions

Technology and globalization have changed the economy significantly in the last 2 decades. Federal laws and policies have facilitated the outsourcing of manufacturing and service jobs. U.S. companies now use outsourcing to maintain or increase profits, leading to a significant stagnation in wages for workers, while the cost of living (including housing costs) has continued to increase. According to a Congressional Research Service published a study titled “Wage Inequality and the Stagnation of Earnings of Low-Wage Workers: Contributing Factors and Policy Options” (February 5, 2020):

*Over the 1979–2018 period, real wages at the 10<sup>th</sup> percentile of the hourly wage distribution grew by 1.6%, whereas wages at the 50<sup>th</sup> percentile grew by 6.1% and wages at the 90<sup>th</sup> percentile grew by 37.6%.*

According to a Massachusetts Institute for Technology 2019 study called “The Work of the Future: Shaping Technology and Institutions,” with globalization, technology changes, and

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automation, workers lacking some form of college degree suffer stagnating wages and significantly less economic security. This study states that employment is “polarizing” in both the U.S. and the industrialized world for the following reason:

*At the top end, high-education, high-wage occupations offer strong career prospects and rising lifetime earnings. At the other end, low-education, low-wage occupations provide little economic security and limited career earnings growth. As a result, the pathways to economically stable and secure careers for workers without college degrees are becoming narrower and more precarious. Simply put: we see no shortage of good careers for highly educated workers. And we see no shortage of jobs for less educated workers. But we do find a paucity of good careers for workers without significant post-secondary training—strong technical or vocational training, associate’s degree level certification in a credentialed field, or attainment of a traditional four-year college or graduate degree.*

As documented in this study, and in numerous articles and studies in recent years, as automation, technology, and globalization of jobs and manufacturing has occurred, workers experience wage growth that does not keep up with rising housing costs. This further exacerbates an affordable housing and crisis that is already affecting California and many other states.

Furthermore, the University of California, Berkeley, Labor Center reports the following information on low-wage earners:<sup>2</sup>

- One of every three California workers earns low wages.
- 32% of California workers earned less than \$14.35 per hour in 2017.
- There are nearly 5 million low-wage workers in California.

Changes in the employment market and wage growth are experienced on a local level. According to Redfin.com, an online real-estate platform, Walnut Creek median sales prices for all home types have increased by 62% between December 2012 and December 2019. However, median household income in Walnut Creek (reported by the Census Bureau) only increased 27% between 2012 and 2019. As housing expenses increase, it is important for wages to keep up with such costs; limited wage growth is a significant barrier to individuals and families who are currently housed or seek housing and has largely contributed to the increased need for affordable housing.

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<sup>2</sup> <https://laborcenter.berkeley.edu/low-wage-work-in-california/>



#### 3.3.1.2 Lack of Federal and State Funding and Subsidies for Affordable Housing

Market factors and government regulations contribute to increased costs toward the development of affordable housing, making it even more costly than market-rate housing development. These factors include the need to secure multiple funding sources (which delays project development), prevailing wage premiums, and sustainable development standards (which help to address sustainability but increase costs). As detailed in Chapter 4, At-Risk Affordable Housing, of this Housing Element, data from the California Tax Credit Allocation Committee on affordable housing projects in the region that recently received Low-Income Housing Tax Credits indicates that the average newly constructed affordable multifamily project in the region has an estimated development cost of \$556,696 per unit.

These high costs of development can result from high land and labor costs, density restrictions, development fees, and the complexity of financing. As stated previously, affordable housing relies on a multitude of State and federal subsidies documented in Chapter 6, Housing Resources and Opportunities, of this Housing Element.

While the need for affordable housing is significant across California, neither the State nor the federal government allocate sufficient funding subsidies for the number of affordable units required by RHNA. Furthermore, public subsidies are rarely sufficient to fully fund an individual affordable housing project. Therefore, developers must leverage and apply for several State and federal sources of funds, in addition to private lending, all of which can be an extremely time-consuming process. More specifically, a multifamily development can require five to 10 funding sources to finance its construction and developers generally layer financing from State and federal tax credits, federal and State housing programs, local land donations, and private loans from a financial institution.

Federal funding represents a large portion of California's resources to support affordable housing development. However, with pressures to cut spending at the federal level, funding for housing has declined in recent years, while the number of severely cost-burdened (i.e., those spending 50% or more of their income on housing), low-income renter households continue to increase. More specifically, Community Development Block Grants and HOME funds allocated to California for the development of affordable housing declined by 51% and 66% between 2003 and 2015, respectively. These decreases in public subsidies, paired with increased demand for affordable housing, have made funding sources for affordable housing incredibly competitive.

#### 3.3.1.3 Redevelopment Dissolution

As a result of State legislation in 2011, all redevelopment agencies in the State were dissolved. This has had a profound effect on the quantity and complexity of affordable housing development

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in the State. Redevelopment was a tax increment financing tool that allowed cities and counties to retain a higher share of the growth in property taxes in designated “blighted” areas to invest in those areas to remediate blight. Referred to as “urban renewal” before 1979, over 400 cities and counties in the State used this tool. Redevelopment projects were required to allocate 20% of all tax increment for affordable housing in the community. On a Statewide level, over \$2 billion generated annually for affordable housing was lost due to this State law change.

Despite State legislative efforts to replace Redevelopment with Enhanced Infrastructure Financing Districts and Community Revitalization Investment Areas, these financing tools generate a tiny fraction of the local funding that redevelopment did previously, which is the reason only a few Enhanced Infrastructure Financing Districts and no Community Revitalization Investment Areas have been adopted Statewide over the last 10 years. Given these facts, it is clear that there have not been tools established to adequately replace this significant permanent source of affordable housing funding.

The City used redevelopment to establish two redevelopment project areas in the 1970s: the South Broadway and the Mt. Diablo Boulevard project areas. The Mt. Diablo Boulevard project area reached its tax increment cap in 2010–2011, meaning that it no longer contributed to redevelopment agency revenues after that year. However, the South Broadway project area continues to generate approximately \$1.6 million in tax increment annually. As a result of the dissolution of redevelopment, approximately \$320,000 that would be allocated for affordable housing annually in the City is instead distributed to local taxing entities, including the County, the City, the school districts, and the regional park district.

#### 3.3.1.4 State Regulations and Development Challenges

Other regulatory challenges that present barriers to development include the following:

- **Compliance with State regulations** and energy standards, greenhouse gas emissions reduction requirements, and other environmental conditions (needed to preserve the environment but add to development costs).
- **Prevailing wages** (a federal and State legal requirement for publicly funded projects) that can add 13–25% to hard construction costs (these additional costs are added to very high construction and materials costs and can push an affordable housing project to be financially infeasible).

#### 3.3.2 Local Constraints

Land use elements set forth City policies for local land development, which, along with existing zoning regulations, establish both the distribution and amount of land allocated for different uses.

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Local government regulations are intended to protect public health and safety, and to ensure a decent quality of life for residents. However, local policies and regulations may negatively or positively affect housing costs and availability—land use controls, fees and exactions, permit processing procedures, site improvement requirements, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect costs and land availability for the development of housing. Regulations related to building codes, environmental protection, and other topics are designed to protect the public health and safety but can have adverse impacts on housing costs and availability. One of the greatest constraints to the production of affordable housing, specifically housing affordable to lower-income households, is the chronic shortage of State and federal financial assistance for affordable housing. While constraints exist at all levels of government, the City can only control its own and has little or no control over State and federal regulations and, therefore, lacks the ability to directly mitigate their effects on housing. Therefore, Walnut Creek's efforts emphasize policies and regulations that can be mitigated by the City.

The City adopted the current General Plan 2025 on April 4, 2006, and has adopted multiple focused amendments since then, including the most recent in 2020. This General Plan establishes the vision of planning and land use for Walnut Creek. In 2023, the City ~~was is~~ ~~currently~~ updating both the Housing and Safety Elements.

#### 3.3.2.1 Land Use Policies

The Land Use Element of the Walnut Creek General Plan contains the primary policies that guide residential development in the City. These policies are implemented primarily through the Zoning Ordinance, which establishes the amount and distribution of different land uses in Walnut Creek; specific plans, which provide more focused policies and standards for certain geographic areas; and the Subdivision Ordinance, which provides specific guidelines and standards for the regulation of subdivisions.

The City's General Plan establishes the following designations related to housing:

- **Single-Family Very Low (SFVL) (0.1 to 1 unit/acre):** This land use is intended as a transition between open space areas and low-density single-family development. It is also intended to preserve hillside areas. Typical development is large-lot, single-family homes.
- **Single-Family Low (SFL) (1.1 to 3.0 units/acre):** This land use is intended as a transition between the typical suburban single-family neighborhood and outlying rural residential areas. Stables, livestock, and the growing of crops are permitted only on a noncommercial, resident-use basis.

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- **Single-Family Medium (SFM) (3.1 to 6.0 units/acre):** This land use is intended for the typical single-family neighborhood with an average lot size of 10,000 square feet. Dwellings are generally detached with ample front, side, and rear yards.
- **Single-Family High (SFH) (6.1 to 9.0 units/acre):** This land use is intended only under a Planned Development Zoning District. A land use change to this category requires specific findings that the character and integrity of established residential neighborhoods will be preserved.
- **Multifamily Low (MFL) (6.1 to 14.0 units/acre):** This land use is intended as a transition between single-family neighborhoods and commercial or higher density residential areas.
- **Multifamily Medium (MFM) (14.1 to 22.0 units/acre):** This land use is intended for developments of condominiums and/or low-rise apartments with substantial amounts of open space, landscaping, and on-site recreational facilities.
- **Multifamily Medium High (MFMH) (22.1 to 30.0 units/acre):** This land use is intended for two-story (or higher) apartments or condominiums located within walking distance of downtown and major transit centers.
- **Multifamily Low (MFVH) (30.1 to 50.0 units/acre):** This land use is intended for the City's conventional apartment complexes of structures exceeding two stories and include on-site amenities such as recreational facilities, private balconies or patios, and common open space.
- **Multifamily Downtown (MFD) (40.0 to 90.0 units/acre):** This land use is intended for the development of multifamily apartments and condominiums in a convenient and safe urban environment near BART and bus services in the Downtown area.
- **Multifamily Special High (MFSH) (50.1 to 100.0 units/acre):** This land use is intended for the development of multifamily apartments and condominiums in Downtown Core Area around Alma Avenue where the Alma Avenue Specific Plan governs development.
- **Mixed-use – Residential Emphasis (MU-R) (Floor Area Ratio (FAR) 1.5 to 2.8):** This land use is intended to encourage a combination of ground floor retail with office and/or residential uses above the ground floor. Residential must be the primary use with commercial uses allowed only to a maximum FAR of 0.3.
- **Mixed-use – Commercial Emphasis (MU-C) (FAR 1.0 to 2.0):** This land use is intended to encourage a combination of commercial and residential uses. Commercial (office or retail) must be the primary use but will be allowed only to a maximum FAR of 0.85. This

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type of development and density is encouraged around the west Mt. Diablo Boulevard corridor, and in the Newell Avenue/South California Boulevard area.

- **Mixed-use – Downtown (MU-D) (FAR 1.0 to 3.0):** This land use is intended to encourage a combination of commercial and residential uses in a high-density/intensity urban environment. A broad range of uses are allowed to provide an appropriate amount of flexibility in development. In general, only retail/restaurant /service uses are permitted on the ground floor along Core Area retail streets, such as North California Boulevard.
- **Mixed-use – Golden Triangle (MU-GT) (FAR 1.5 to 2.5):** This land use is intended to encourage a combination of ground floor retail, high-intensity office, and/or high-density residential development near the Walnut Creek BART station. The appropriate density for new residential projects will be determined with the approval of a planned development permit. The FAR associated with this district is applied to commercial (office or retail) development only.

The correlation between Walnut Creek General Plan land use designations and zoning districts is shown in [Table 3-3](#), Land Use and Zoning Categories Permitting Residences. The Base Zoning District Regulations summarized below include: Single-Family Residential District (R), Single-Family High, Planned Development District 1 (SFH-PD1); Duplex Residential District (D-3), Multiple Family Residential Districts (M), High Density Residential Planned Development District (M-H-D), Pedestrian Retail District (P-R), Central Retail District (C-R), Office Commercial District (O-C), Mixed-use Planned Development District (M-U), and the Community Commercial District (C-C).

**Table 3-3. Land Use and Zoning Categories Permitting Residences**

GENERAL PLAN LAND USE CATEGORY		DENSITY (DU/NET AC)	ZONING CATEGORIES*	TYPICAL RESIDENTIAL TYPE(S)*
SFVL	Single-Family Very Low	0.1 to 1	R-40	Single-family homes
SFL	Single-Family Low	1.1 to 3	R-15, R-20	Single-family homes
SFM	Single-Family Medium	3.1 to 6	R-8, R-8.5, R-10, R-12	Single-family homes
SFH	Single-Family High	6.1 to 9	SFH-PD1	Single-family homes on smaller lots
MFL	Multifamily Low	6.1 to 14	SFH-PD1, D-3, M-3	Single -family and duplex homes including zero lot line and patio homes, and attached townhomes
MFM	Multifamily Medium	14.1 to 22	M-2, M-2.5	Multi-family homes including condominiums and/or low-rise apartments
MFMH	Multifamily Medium High	22.1 to 30	M-1.5	Multifamily homes, such as two-story (or higher) apartments or condominiums
MFVH	Multifamily Very High	30.1 to 50	M-1	Multistory, high-density residential, such as conventional apartment complexes
MFD	Multifamily, Downtown	40.0 to 90.0	M-0.75	High-density residential neighborhoods consisting of apartments and condominiums
MFSH	Multifamily Special High	50.1 to 100	M-H-D	Higher density residential for downtown living
MU-R	Mixed-use – Residential Emphasis	FAR 1.5 to 2.8	MU-R	Higher density multifamily above the ground floor
MU-C	Mixed-use – Commercial Emphasis	FAR 1.0 to 2.0	MU-C	Multifamily apartments and condominiums
MU-D	Mixed-use- Downtown	FAR 1.0 to 3.0	MU-D	Multifamily apartments and condominiums
MU-GT	Mixed-use – Golden Triangle	FAR 1.5 to 2.5	M-U	High-intensity apartments and condominiums

Source: City of Walnut Creek 2021.

\*ADUs and SB 9 units are permitted in accordance with State law.

### 3.3.2.2 Density Bonus

Pursuant to California Government Code, Sections 65915–65918, developers are entitled to a density bonus and/or equivalent concessions for provision of affordable units to encourage the development of affordable and senior housing. Density bonuses can provide up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects that are completely affordable.

Cities and counties are required to grant a density bonus and other incentives and concessions to projects that contain one of the following:

- 5% or more of units are restricted to very low-income households, as defined in Section 50105 of the California Health and Safety Code (HSC).

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- 10% or more of units are restricted to lower-income households, as defined in HSC Section 50079.5.
- 10% of the total dwelling units in a common interest development, as defined in Section 4100 of the Civil Code, for moderate-income households, as defined in HSC Section 50093, provided that all units in the development are offered to the public for purchase.
- 100% of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower-income households, as defined by HSC Section 50079.5, except that up to 20% of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in HSC Section 50053.
- 10% of units or more are for transitional foster youth, as defined in Section 66025.9 of the California Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. 11301 et seq.). These units shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low-income units.
- 20% of units or more are for lower-income students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the California Education Code and attend an accredited college full-time.
- Donation of at least one acre of land or of sufficient size to permit development of at least 40 units (with appropriate General Plan designation, zoning, permits, and approvals and access to the public facilities) to the City or County for very low-income units.
- Senior housing (no affordable units required).
- Mobile home park age-restricted units for seniors (no affordable units required).

The number of density bonus units is set on a sliding scale based on the percentage of affordable units at each income level and ranges from 5% to 80%. Generally, the deeper the levels of affordability of a project, the higher the density bonus.

The City's Inclusionary Housing Ordinance requires that a minimum of 6% to 10% of all housing units (depending on the income level of the inclusionary units) be affordable. In addition, the City allows for a minimum density bonus of 20% per State law combined with other incentives for the development of affordable housing. The City's Density Bonus Ordinance **is found in** (Section 10-2.3.1001 et seq. of the Municipal Code.) ~~is undergoing a comprehensive update for State law compliance.~~ Program H-2.R is included in Chapter 8, Housing Plan, to amend the



City’s Density Bonus Ordinance to ensure continued compliance with current State law and maintenance of provisions that exceed State requirements.

Several laws over the last several years have significantly reduced the percentage of affordable units that a developer must provide to receive a density bonus and requires one or more “incentives” or “concessions” from the local jurisdiction to assist in the construction of the project, with the number based on the percentage of affordable units in the project. Under the law, developers can receive a maximum density bonus of 50% when a project provides one of the following:

- 15% of total units for very low-income households.
- 24% of total units for low-income households.
- 44% of total units for moderate-income households.

**Waiver or Reduction of Development Standards**

If a city or county development standard would physically prevent a project from being built at the permitted density and with the granted concessions/incentives, a developer may propose to have those standards waived or reduced. A city or county is not allowed to apply any development standard which physically precludes the construction of the project at its permitted density and with the granted concessions/incentives. However, a jurisdiction is not required to waive or reduce development standards that would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to State law. The waiver or reduction of a development standard does not count as an incentive or concession and can apply to setback, lot coverage and open space, and building height requirements.

**Maximum Parking Requirements**

State law dictates that if a developer requests lower parking standards, a city or county may not require more than the following parking ratios for a density bonus projects (Table 3-4 ~~Table 3-4~~, Maximum Parking Requirements for Density Bonus Projects).

~~Table 3-4. Maximum Parking Requirements for Density Bonus Projects~~  
**Table 3-4. Maximum Parking Requirements for Density Bonus Projects**

UNIT SIZE	MAXIMUM PARKING REQUIREMENT
Studio	1
One Bedroom	1
Two Bedroom	1.5
Three Bedroom	1.5
Four Bedroom	2.5



#### Special Parking Requirements

Assembly Bill (AB) 2097 removes all parking requirements for most new development located within one-half mile of specified transit stops (the Walnut Creek and Pleasant Hill BART stations, in the case of Walnut Creek), though in some cases cities and counties can require higher parking ratios if supported by a specified parking study and findings. These parking requirements are summarized in the [Table 3-5](#), Special Parking Requirements for Near-Transit Developments.

**Table 3-5. Special Parking Requirements for Near-Transit Developments**

PROJECT TYPE	PARKING MAXIMUM
Rental/for sale projects with at least 11% very low-income or 20% lower-income units, within 1/2 mile of accessible major transit stop	0.5 spaces per unit
Rental projects 100% affordable to lower income, within 1/2 mile of accessible major transit stop	0 spaces per unit
Rental senior projects 100% affordable to lower-income, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day)	0 spaces per unit
Rental special needs projects 100% affordable to lower-income households, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day)	0 spaces per unit
Rental supportive housing developments 100% affordable to lower-income households	0 spaces per unit
For sale projects with at least 40% moderate-income units, within ½ mile of accessible major transit stop	0.5 spaces per bedroom

#### 3.3.3 Development Standards

The City regulates the type, location, density, and scale of development through the General Plan, the Zoning Ordinance, and specific plans. Provisions in the General Plan specify maximum FARs and height limits for the City's Core Area. Provisions in the Zoning Ordinance specify minimum lot areas, setbacks, coverage, FAR, height limits, and parking (see [Table 3-7](#), Single-Family Residential Development Standards; [Table 3-8](#), Duplex and Multifamily Residential Development Standards; and [Table 3-9](#), Multifamily Residential Development Standards in Commercial and Mixed-Use Zones). In addition to the base zoning districts described in the following tables, applicants can request rezoning to a customized Planned Development (P-D) District that allows deviation from the normal regulations where a development project is consistent with the General Plan and meets other community objectives.

Walnut Creek has 16 adopted specific plans that guide development for certain geographic areas of the City. The specific plans include development standards and policies to implement the General Plan tailored to their plan areas. The West Downtown Specific Plan and the North Downtown Specific Plan, which were adopted in 2018 and 2019, respectively, contain many of the identified opportunity sites.

Walnut Creek's regulations are comparable to those of similar cities. To facilitate transparency pursuant to California Government Code, Section 65940.1(a)(1), the City's website

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(<https://www.walnut-creek.org/departments/community-development-department/zoning>) includes an interactive zoning web-map that allows the user to search properties by address. This same webpage also links to the Walnut Creek Zoning Ordinance that contains all the zoning and development standards for each parcel. Additionally, various development application and developer impact fee information, the Master Fee Schedule, and development application forms are available online at <https://www.walnut-creek.org/departments/community-development>. Lastly, to facilitate the development process, development plan and permit applications can be submitted 24/7 and processed via email.

#### 3.3.3.1 Residential Density

The Zoning Ordinance allows for base residential densities ranging from one dwelling unit per acre to up to nine dwelling units per acre for single-family residential properties and 15 dwelling units per acre for duplex residential properties. Moreover, the Zoning Ordinance allows multifamily residential properties in residential zones to have densities ranging from 15 dwelling units per acre to up to 87 dwelling units per acre. For multifamily residential properties in mixed-use zones, the maximum density ranges from 50 to 116 dwelling units per acre (see Tables 3-7 through 3-9).

Residential densities set forth in the Zoning Ordinance may be exceeded on a case-by-case basis to encourage development of low- and moderate-income housing pursuant to State and local density bonus laws.

#### Growth Limitation Plan

Community concerns about growth and urbanization led to the adoption of a growth limitation program in 1993, which slowed new commercial development in Walnut Creek. The City Council extended the program through the 2006 adoption of a new General Plan, and continued it through 2015, limiting new commercial growth to 75,000 sq. ft. per year for 10 years .

Policy 9.3 in Chapter 4, Built Environment, of the General Plan establishes a housing cap consistent with the Regional Housing Needs Assessment (RHNA) allocation assigned to the City, and exempts affordable units and density bonus units from the cap. However, the City lacks a legal mechanism to enforce it, as it has not adopted a corresponding ordinance to date. Such an ordinance was not adopted in light of the City never reaching the limit imposed by the Growth Limitation Plan. Furthermore, Walnut Creek has considered the housing portion of the Growth Limitation Plan to be invalid under state law, pursuant to the Housing Accountability Act and the Housing Crisis Act of 2019 (Senate Bill 330). The Growth Limitation Plan does not represent a constraint to housing development, given the existing state legislation. However, Program H-4.G, Amend the General Plan to Remove Policy 9.3, Related to the Growth Limitation Plan, is included in Chapter 8 to formally remove this policy from the General Plan.

#### 3.3.3.2 Lot Size and Area

The current Zoning Ordinance establishes minimum lot areas for residentially zoned properties. The minimum lot area requirements for single-family residential properties varies from 4,840 to 40,000 square feet and is 6,000 square feet for duplex residential properties. For multifamily residential properties in residential zones, the Zoning Ordinance allows for a minimum lot area ranging from 5,000 to 15,000 square feet. Moreover, multifamily residential properties in mixed-use zones have a minimum lot area requirement ranging from 10,000 to 40,000 square feet. As shown in Tables 3-7 through 3-9, these standards allow for a wide range of housing options in Walnut Creek. Although some lots are substandard (e.g., less than the minimum area or width), the minimum lot sizes in the Zoning Ordinance applies only to the creation of new lots and does not preclude their development.

#### 3.3.3.3 Setbacks

As shown in Tables 3-7 through 3-9, the Zoning Ordinance establishes minimum front, side, corner side, and rear setbacks. Setback requirements range as follows:

- **Single-Family Residential**
  - Front Setback: 18–30 feet.
  - Side Setback: 5–15 feet.
  - Corner Side Setback: 10–30 feet.
  - Rear Setback: 10–20 feet.
- **Duplex Residential**
  - Front Setback: 15 feet.
  - Side Setback: 5 feet.
  - Corner Side Setback: 10 feet.
  - Rear Setback: 10 feet.
- **Multifamily Residential in Residential Zones**
  - Front Setback: 10–20 feet.
  - Side Setback: 5–10 feet.
  - Corner Side Setback: 10–20 feet.
  - Rear Setback: 5–20 feet.
- **Multifamily Residential in Commercial and Mixed-Use Zones**

- Front, side, corner side, and rear setbacks vary. General Plan and applicable specific plans shall be used to determine minimum setback requirements.

#### 3.3.3.4 Lot Coverage

The City imposes limits on building lot coverage that are comparable to neighboring cities. Single-family residential structures may occupy a maximum of 25% to 50% of the lot, depending on the residential zone. A duplex, on the other hand, can occupy up to 50% of the lot, while multifamily residential structures in residential zones may occupy up to 50% to 70% of the lot, depending on the zone. Finally, the Zoning Ordinance does not contain maximum lot coverage limits for multifamily residential structures in mixed-use zones (see Tables 3-7 through 3-9).

#### 3.3.3.5 Maximum Floor Area Ratio

The City does not have maximum FAR requirements for residential uses in residential zones. However, the Land Use Element and specific plans (notably the North Downtown Specific Plan and the West Downtown Specific Plan) limits FAR in the mixed-use zones. Generally, the total FAR allowed per lot includes the floor area of residential units. Note that the upper limits of the ranges listed below are only allowable in exchange for community benefits (see Figures 3-1, Maximum Height and FAR in the North Downtown Specific Plan, and 3-3, Maximum FAR in the West Downtown Specific Plan):

- MU-R: 1.5 to 2.8, with commercial uses allowed only to a maximum FAR of 0.3
- MU-C: 1.5 to 4.5
- MU-D: 1.5 to 3.0

#### 3.3.3.6 Parking

The City's parking requirements vary by use, by housing type, and by unit size. In zones that allow for residential development, the parking requirements are as follows:

- **Single-Family Residential**
  - Two covered spaces per dwelling unit. However, if required parking is demolished for the construction of an accessory dwelling unit (ADU), or converted into an ADU, no replacement parking is required.
- **Duplex Residential**
  - Two covered spaces per dwelling unit.
- **Multifamily Residential**
  - Studio: 1.25 spaces per dwelling unit.

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- 1 Bedroom: 1.5 spaces per dwelling unit.
- 2 Bedroom: 2 spaces per dwelling unit.
- 2+ Bedroom: 2.25 spaces per dwelling unit.

Every dwelling unit is required to have one covered space. However, if required parking is demolished for the construction of an ADU, or converted into an ADU, no replacement parking is required. Parking for senior housing is determined on a case-by-case basis by the City's Transportation Administrator.

State law also imposes the following parking maximums (i.e., a city or county may not require on-site parking in excess of these ratios for a density bonus projects) (~~Table 3-6~~ **Table 3-6, Maximum Parking Requirements for Density Bonus Projects**).

**Table 3-6. Maximum Parking Requirements for Density Bonus Projects**

UNIT SIZE	MAXIMUM PARKING REQUIREMENT
Studio	1
One Bedroom	1
Two Bedroom	1.5
Three Bedroom	1.5
Four Bedroom	2.5

Parking requirements for low-income projects or projects located near accessible major transit stops with 5 or more units have reduced parking standards. The reduced parking minimums vary by number of bedrooms, affordability level, and proximity to a BART station. In addition, State law no longer allows local governments to impose any parking requirements for (1) 100% affordable housing projects located within 0.5 mile from an accessible major transit stop and (2) 100% affordable senior housing projects that either offer paratransit service or are located within 0.5 mile from an accessible major transit stop. Parking requirements for projects with at least 11% very low-income or at least 20% lower-income units that are located within 0.5 mile from an accessible major transit stop are 0.5 space per unit. Senate Bill (SB) 290 (signed by Governor Newsom in September 2021) expands this requirement to projects that provide at least 40% moderate-income units and are also within 0.5 mile of a major transit stop, except that the 0.5 spaces metric is per bedroom, and not per unit.

While housing developments, which are in proximity to major transit stops and/or include affordable housing may enjoy reduced parking requirements, the City's minimum parking requirements for market-rate housing projects may be viewed as a constraint to the production of housing. ~~However, the City's Zoning Ordinance;~~ however, provides for a 20% reduction in required parking through the provision of a minor use permit, subject to findings and conditions. Additionally, the City contains parking reduction overlays in the Core Area, which is an approximately 768-acre central district with higher allowed densities than other parts of the City.

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There are five partially overlapping parking reduction zones that cover most of the Traditional Downtown, plus most of the office areas within a half-mile the Walnut Creek BART station.

Program H-4.B, Reduce Parking Requirements, is included in Chapter 8\_\_to facilitate the development of new multifamily housing by continuing to ~~providing reduced~~provide reduced parking requirements and adopting - additional reductions. Program H-4.B will also ensure that the City complies with Assembly Bill (AB) 2097, which reduces the cost of housing through the elimination of some parking mandates for homes and commercial buildings near transit. Additionally, The City shall complete a parking study (currently underway) and use the findings as a basis to bring policy recommendations for reducing (“right-sizing”) parking requirements for multifamily housing to City Council for consideration and adoption.

#### 3.3.3.7 Height Limits

Land use regulations establish a height limit of 25 feet, or two stories, for most single-family residential and duplex residential properties. Multifamily residential properties have maximum height limits ranging from 25 to 89 feet (see Tables 3-7 through 3-9).

#### Measure A, Building Height Freeze Initiative

As shown in Tables 3-7 through 3-9, the height regulations in Walnut Creek set a limit of 25 feet, or two stories, for most single-family residential and duplex residential properties. Multifamily residential properties have maximum height limits ranging from 25 to 89 feet. The height limits for all types of uses, including residential, have existed since prior to 1985 and were confirmed as the applicable height limits through a zoning measure approved by the voters. In 1985, Walnut Creek voters passed Measure A (the Building Height Freeze Initiative) in response to the perception of traffic impacts resulting from new office development around the Walnut Creek BART station, and a large downtown retail/hotel development then being proposed in the downtown Pedestrian Retail District. Measure A established building height limitations that could only be increased with voter approval or - in the case of residential projects, including mixed-use residential – under current state law through density bonus law, as set forth in Government Code Section 65915 et seq.

As evidenced by recent residential development trends in Walnut Creek, the voter-approved height standards do not constrain development:

- Walnut Creek is a built-out community with limited sites for additional single-family detached units. Of Walnut Creek’s 6,449 units of identified capacity, the vast majority of units would consist of multi-family dwellings (See Chapter 7, Table 7-2). The 25-foot height limit in single-family zones will not preclude the development of these units.

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- For multifamily housing, the voter-controlled height limits generally align with building heights that are financially feasible for market-rate projects. The height limits do not constrain development because heights above the voter-controlled limits are not typically feasible since buildings over five or six stories in height necessitate significantly more expensive construction methods and materials (e.g. concrete and steel).
- As further evidence that the voter-controlled height limits do not preclude market-rate (i.e. above-moderate) multifamily projects, Walnut Creek permitted 1,798 market-rate units for the 2015-2022 RHNA Cycle – more than double the total RHNA obligation for the 5<sup>th</sup> Cycle.
- Also, market-rate residential developers are using state density bonus law to secure height concessions and provide affordable units within market-rate projects. Walnut Creek supports this strategy as it facilitates much-needed affordable housing *within* market-rate projects.
- Affordable housing developers also are taking full advantage of state density bonus law to secure the height concessions needed to optimize the number of units in a project. This strategy is fully supported by the City. In fact, in the last ten years and through the use of state density bonus law, eight affordable density bonus projects yielded 59% more total residential units. Five of these eight projects were 100% affordable unit projects.

The City complements the work of both market-rate and affordable housing developers by prioritizing the review of residential projects providing affordable units and by advising on and providing the use of State and City authorized density incentives. See H-2.I, M, N, and O in Chapter 8 for further details on these programs. ~~While Measure A does not constitute or present a constraint on housing development, the City has added Program H-4.J to conduct an educational and public outreach program on Measure A. and receive pThe City will seek out public comments regarding on potential impacts of Measure A as a potential possible constraint on development and on the City's ability to provide new housing consistent with the number of new housing units identified in the Housing Element. If the City is not on schedule to produce the new housing units or has identified Measure A heights limitations to be an additional constraint on housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action a ballot measure amending Measure A Height limits. The scope of this ballot measure will likely include for properties that allow multi-family development under the General Plan that could potentially to allow for additional residential units. The ballot measure could alternatively or pursue and/or implement other strategies as appropriate to address identified constraints~~

~~While Measure A does not constitute or present a constraint on housing development, the City has added Program H-4.J to conduct an education and public outreach and receive public comments on potential impacts of Measure A as a potential constraint on development and on~~



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the City's ability to provide new housing consistent with the new housing units identified in the Housing Element. If the City is not on schedule to produce the new housing units or has identified heights limitations to be an additional constraint on housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints.

**Table 3-7. Single-Family Residential Development Standards**

STANDARD	SFH-PD1	R-8	R-8.5	R-10	R-12	R-15	R-20	R-40
Minimum Lot Area (sq. ft.)	4,840	8,000	8,500	10,000	12,000	15,000	20,000	40,000
Minimum Lot Width	50 ft.	75 ft.	75 ft.	80 ft.	90 ft.	100 ft.	120 ft.	140 ft.
Minimum Lot Frontage	50 ft.	75 ft.	75 ft.	80 ft.	90 ft.	100 ft.	120 ft.	140 ft.
Minimum Lot Depth	n/a	95 ft.	95 ft.	100 ft.	100 ft.	120 ft.	150 ft.	150 ft.
Minimum Front Setback	18–20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	30 ft.
Minimum Side Setback	0 ft.	5 ft., aggregate 15 ft./2 <sup>nd</sup> story 10 ft.	5 ft., aggregate 15 ft./2 <sup>nd</sup> story 10 ft.	5 ft., aggregate 15 ft./2 <sup>nd</sup> story 10 ft.	10 ft.	10 ft., aggregate 25 ft.	15 ft.	15 ft.
Minimum Corner Side Setback	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.	30 ft.
Minimum Rear Setback	10–15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Maximum Height	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories	25 ft., 2 stories
Maximum Density (units/acre)	6–9 du/net acre	5.4	5.1	4.4	3.6	2.9	2.2	1.1
Maximum Lot Coverage	50%	40%	40%	35%	30%	25%	25%	n/a
Threshold Floor Area Ratio	0.55	0.42	0.42	0.42	n/a	n/a	n/a	n/a
Floor Area Distribution (Maximum % of floor area on second floor of principal structure, where total floor area includes garage)	55%	40%	40%	40%	n/a	n/a	n/a	n/a
Distance Between Buildings	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Required Off-Street Parking	2 covered spaces per dwelling unit. Notwithstanding the foregoing, if the required parking is demolished in conjunction with the construction of an ADU, or converted to an ADU, no replacement parking is required.							

Source: City of Walnut Creek 2021.



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**Table 3-8. Duplex and Multifamily Residential Development Standards**

STANDARD	D-3	M-0.75	M-1 MULTIFA MILY	M-1.5 MULTIFA MILY	M-2 MULTIFA MILY	M-2.5 MULTIFA MILY	M-3 MULTIFA MILY	M-H-D HIGH DENSIT Y
Minimum Lot Area (sq. ft.)	6,000	10,000	5,000	9,000	8,000	10,000	15,000	15,000
Minimum Lot Width	60 ft.	80 ft.	50 ft.	90 ft.	60 ft.	90 ft.	90 ft.	100 ft.
Minimum Lot Frontage	60 ft.	80 ft.	50 ft.	90 ft.	60 ft.	90 ft.	90 ft.	100 ft.
Minimum Lot Depth	n/a	100 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Front Setback	15 ft.	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	n/a
Minimum Side Setback	5 ft.	varies	5 ft.	5 ft.	5 ft.	5 ft.	10 ft.	n/a
Minimum Corner Side Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	n/a
Minimum Rear Setback	10 ft.	varies	5 ft.	5 ft.	10 ft.	10 ft.	10–20 ft.	n/a
Maximum Height	25 ft., 2 stories	25–30 ft.	30–50 ft. as specified in the Zoning Map					70 ft.
Maximum Density (units/acre)	14.5	varies	43.6	29.0	21.8	17.4	14.5	Max FAR: 1.5
Maximum Lot Coverage	50%	70%	70%	70%	60%	50%	50%	n/a
Required Off-Street Parking	2 covered spaces per unit	1.25 spaces per studio, 1.5 spaces per 1 bedroom unit, 2 spaces per 2-bedroom unit; 2.25 spaces per 2+ bedroom unit.  Every dwelling unit is required to have 1 covered space. Parking for senior housing is determined on a case-by-case basis by the City's Transportation Administrator.						1 space per bed; min. 1.25 spaces /unit

Source: City of Walnut Creek 2021.

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**Table 3-9. Multifamily Residential Development Standards in Commercial and Mixed-Use Zones**

STANDARD	M-U MIXED-USE PLANNED DEVELOPMENT DISTRICT	MU-C COMMERCIAL MIXED-USE DISTRICT	MU-R RESIDENTIAL MIXED-USE DISTRICT	MU-D DOWNTOWN MIXED-USE DISTRICT
Minimum Lot Area (sq. ft.)	40,000	10,000	10,000	10,000
Minimum Front Setback	For the first 40 vertical feet of the building: <ul style="list-style-type: none"><li>• <u>Core Area retail streets</u>: 15 ft. from curb face</li><li>• <u>Non-Core Area retail streets</u>: 10 ft. from curb face</li></ul> Above the first 40 vertical feet of a building: 5 ft. setback from facade			
Minimum Side Setback	None, except in the following conditions: <ul style="list-style-type: none"><li>• <u>Abutting residential district</u>: 10 ft. for the first 30 vertical feet; 15 ft. above 30 vertical feet</li><li>• <u>Dwelling units</u>: 20 ft. outside of a living room window; 10' outside of a bedroom window</li></ul>			
Minimum Corner Side Setback	Core Area retail streets: 15 ft. from curb face Non-Core Area retail streets: 10 ft. from curb face			
Minimum Rear Setback	N/A	None, except in the following conditions:  Abutting residential district: 10 ft. for the first 30 vertical feet; 15 ft. above 30 vertical feet  Dwelling units: 20 ft. outside of a living room window; 10 ft. outside of a bedroom window		
Maximum Height	Height standards for parcels within North Downtown and West Downtown Specific Plans defer to the standards of those respective documents (see Figures 3-1 to 3-3 below)  Parcels which are not within the boundaries of the North Downtown and West Downtown Specific Plans defer to Sheet 2 of the City's official Zoning Map, which regulates building height independent of the zoning districts.			
Maximum Density	Maximum residential density is determined by the Planning Commission when making a recommendation to the City Council on the planned development permit.	49.8 DUA	102.5 DUA	58.1 DUA
Maximum Lot Coverage	n/a	n/a	n/a	n/a

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STANDARD	M-U MIXED-USE PLANNED DEVELOPMENT DISTRICT	MU-C COMMERCIAL MIXED-USE DISTRICT	MU-R RESIDENTIAL MIXED-USE DISTRICT	MU-D DOWNTOWN MIXED-USE DISTRICT
Maximum Floor Area Ratio	FAR standards for parcels within North Downtown and West Downtown Specific Plans defer to the standards of those respective documents (see Figures 3-1 to 3-3 below)  Parcels which are not within North Downtown and West Downtown Specific Plans defer to Chapter 4, Figure 9 (Mixed-use Floor Area Ratios) of the General Plan, or to an applicable specific plan.  If the FAR of the parcel is not regulated by Chapter 4, Figure 9 (Mixed-use Floor Area Ratios) of the General Plan, or to any specific plan, the maximum FAR is 1.5.  The floor area ratio may not exceed 1.0 on any property with a net lot area less than ten thousand (10,000) square feet.			
Required Off-Street Parking	1.25 spaces per studio, 1.5 spaces per 1 bedroom unit, 2 spaces per 2-bedroom unit; 2.25 spaces per 2+ bedroom unit.  Every dwelling unit is required to have 1 covered space. Parking for senior housing is determined on a case-by-case basis by the City's Transportation Administrator.			

Notes:

<sup>1</sup> The City of Walnut Creek regulates height limits through the Overlay Zoning, Building Height, Parking Reduction, and Future Street Line Map. Height limits do not correspond directly to zones.

\* See the North Downtown Specific Plan and West Downtown Specific Plan

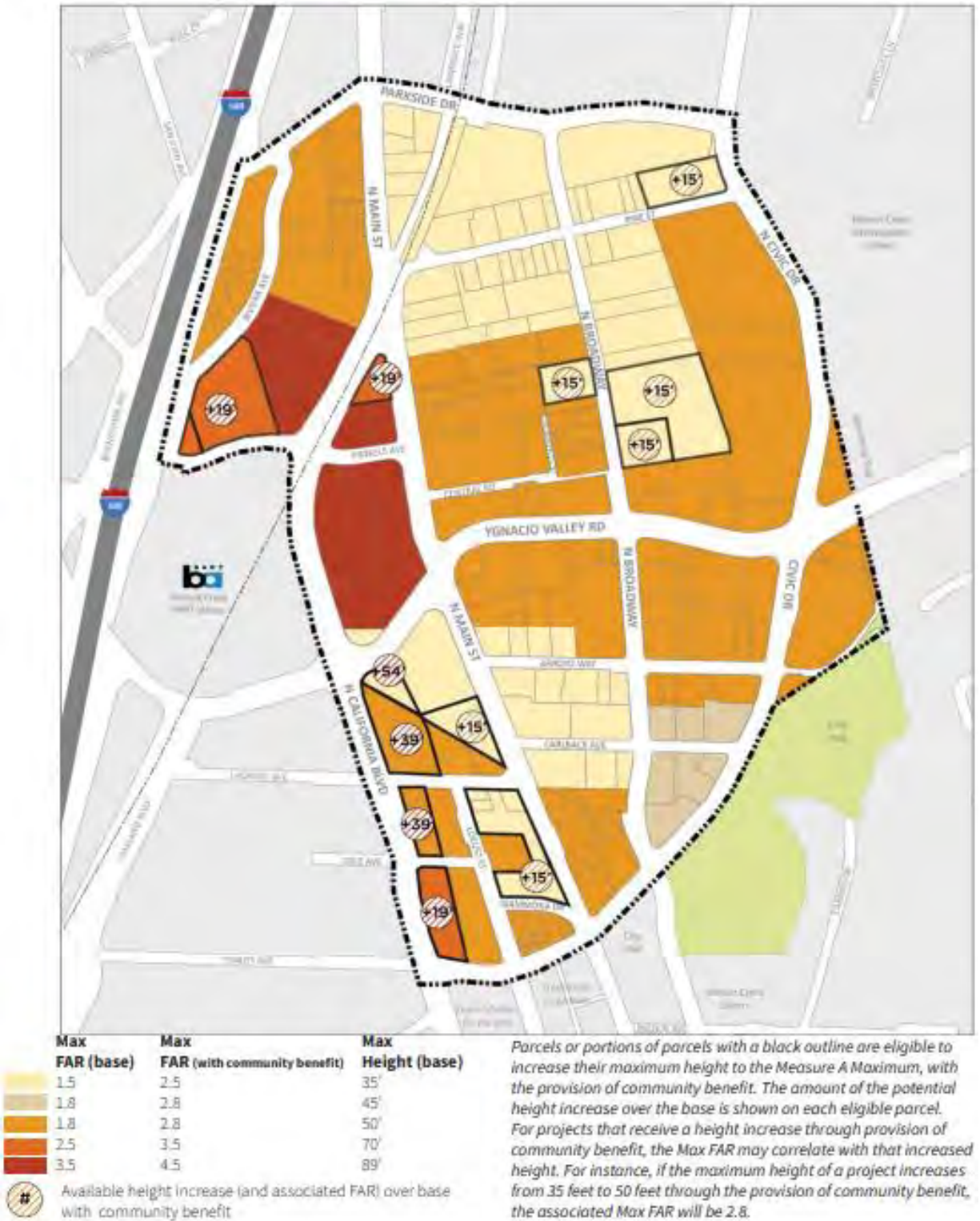
Source: City of Walnut Creek 2021.

### **North Downtown Specific Plan and West Downtown Specific Plan**

Limits for height and FAR for parcels in the North Downtown Specific Plan and West Downtown Specific Plan are regulated independently of the base zoning districts. With a community benefits agreement, the height and FAR limits are increased as shown on Figures 3-1, 3-2, and 3-3. Community benefits that the developer may provide in exchange for increased height and FAR include but are not limited to the following:

- Public open space
- Mid-block connections
- Affordable housing beyond that which is required
- Shared parking garage
- Grocery store
- Green buildings
- Off-site services or infrastructure improvements

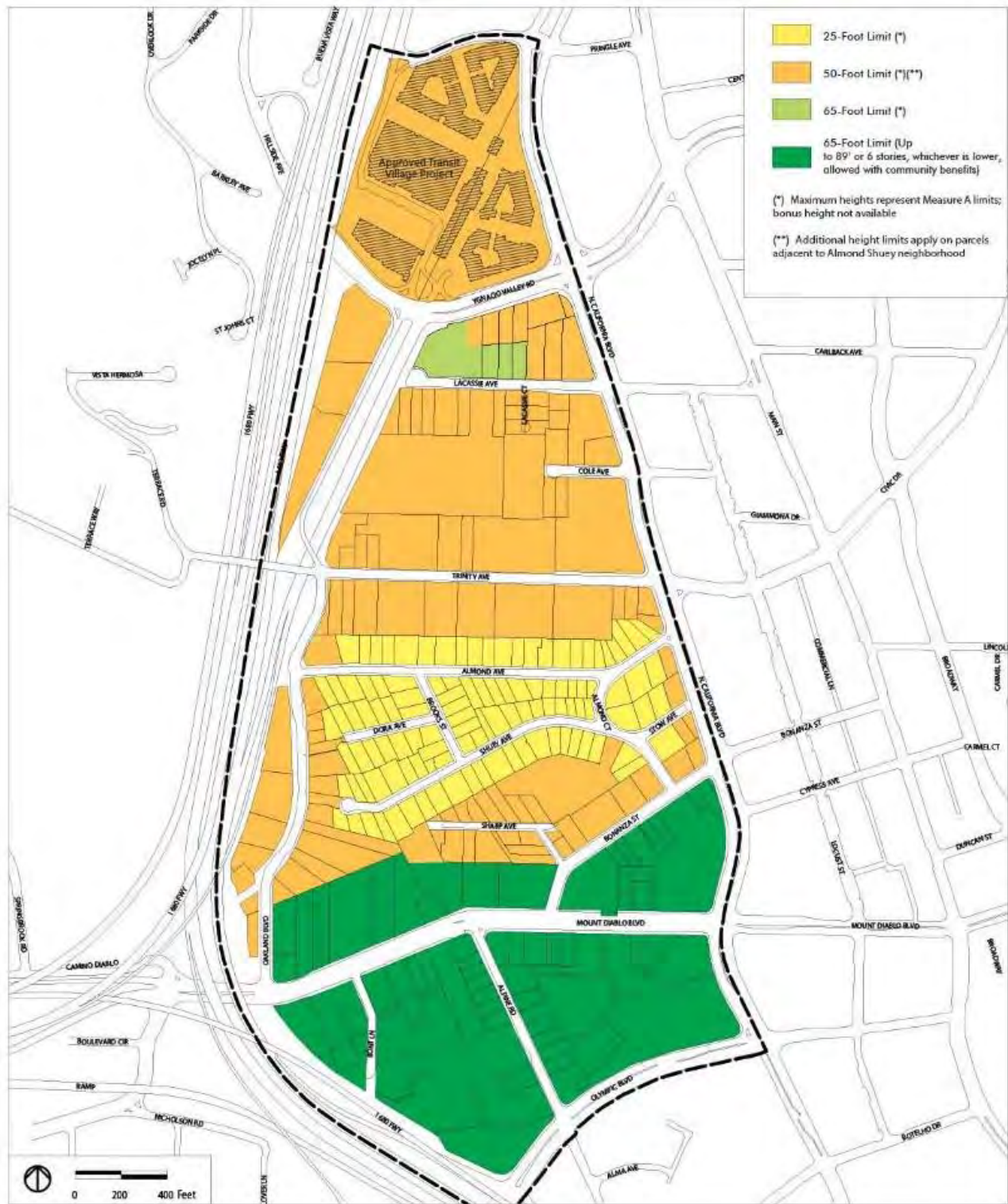
**Figure 3-1. Maximum Height and FAR in the North Downtown Specific Plan**



Source: North Downtown Specific Plan, Figure 4.3.

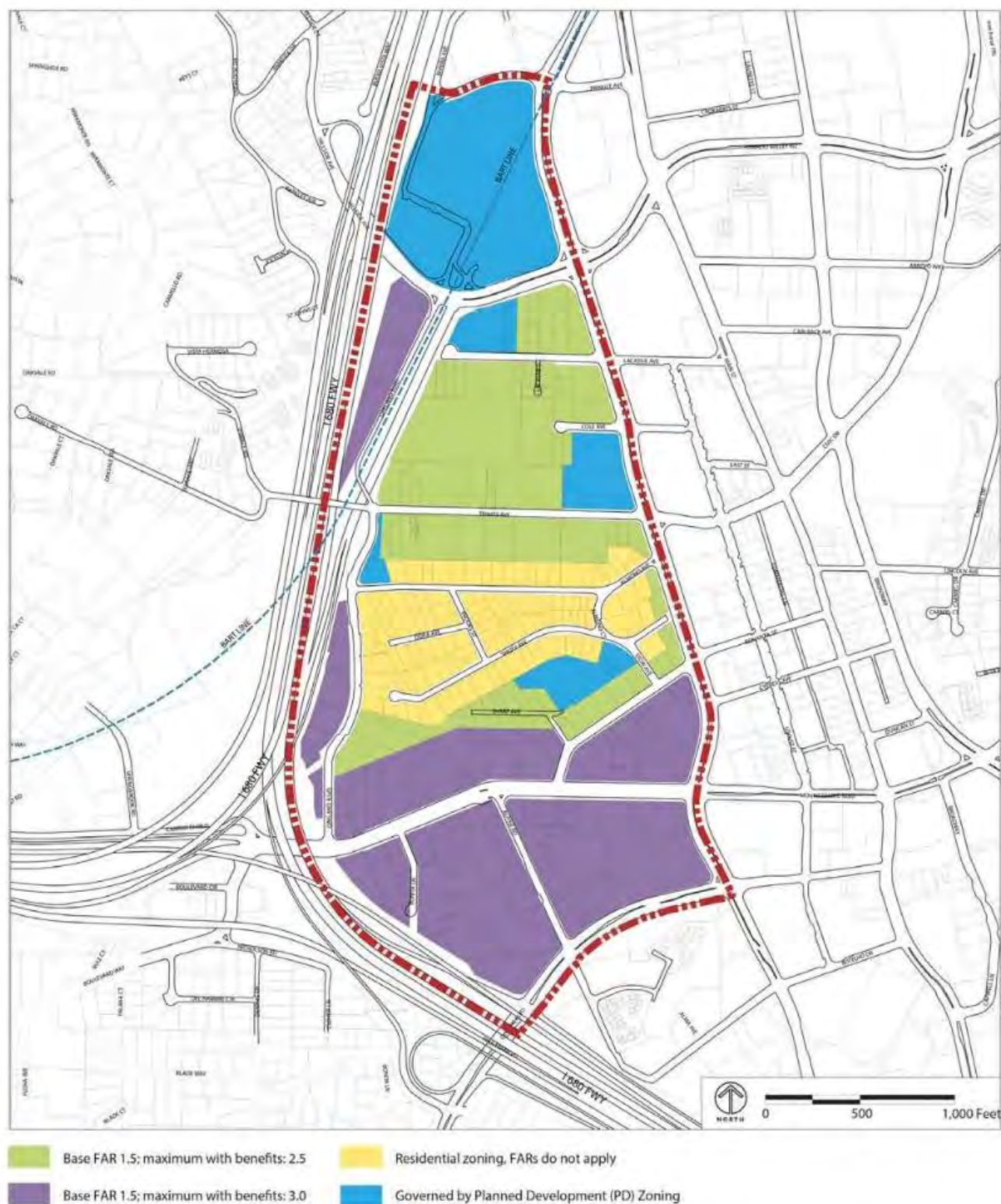


**Figure 3-2. Maximum Height West Downtown Specific Plan**



Source: West Downtown Specific Plan, Figure 3-3.

**Figure 3-3. Maximum FAR in the West Downtown Specific Plan**



Source: West Downtown Specific Plan, Figure 3-2.



#### 3.3.3.8 Cumulative Impacts of Development Standards

The cumulative impacts of Walnut Creek’s development standards established in the Zoning Ordinance and specific plans do not unduly constrain achieving the densities permitted by the zones. The residential development regulations are comparable to those of other jurisdictions. The City does not have a maximum floor area ratio (FAR) requirement for residential uses in residential zones. Developers interviewed for the Housing Element Update did not identify the City’s zoning regulations as a constraint to development, or as factor that added excessive costs. In addition, development trends and project approval evidence confirms that Zoning Ordinance standards do not create a building envelope that conflicts with achieving the densities allowed in the zones as multi-family developments in the City’s multi-family zones and specific plan areas have consistently achieved the maximum permitted densities permitted by the zones, as documented in Table 7-3 “Entitled and Pending Development Applications.” However Program H.4.K has been added to the Housing Plan, to obtain quantitative data to better understand the maximum residential development capacity on individual parcels citywide. Program H.4.K has been added to the Housing Plan. The Program requires the City to conduct a Building Envelope Needs Assessment that considers the general plan density standards and the Zoning Code’s development standards. If needed, code amendments will be conducted based on study findings.

Higher densities are also frequently achieved pursuant to State Density Bonus Law or other provisions, as also shown in Table 7-3. However, as discussed below, Program H-4.B has been added to address parking requirements. In addition, Program H-4.C has been added to ensure that the City’s Zoning Ordinance is in conformance with state law, including the Housing Accountability Act, and the Housing Crisis Act of 2019. The components of the City’s development standards are described as follows:

- The Zoning Ordinance allows multifamily residential properties in residential zones to have densities ranging from 15 dwelling units per acre to up to 87 dwelling units per acre. For multifamily residential properties in mixed-use zones, the maximum density ranges from 50 to 116 dwelling units per acre (see Tables 3-7 through 3-9).
- For multifamily residential properties in residential zones, the Zoning Ordinance allows for a minimum lot area ranging from 5,000 to 15,000 square feet. Multifamily residential properties in mixed-use zones have a minimum lot area requirement ranging from 10,000 to 40,000 square feet.
- For multifamily residential properties in residential zones, the Zoning Ordinance requires front and corner setbacks from 10 to 20 feet and side and rear setbacks from 5 to 20 feet.

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- The City does not have maximum FAR requirements for residential uses in residential zones. However, specific plans allow FARs generally ranging from 1.5 to 4.5 in the mixed-use zones, with upper limits only allowable with community benefits.
- Parking requirements vary (see Section 3.3.3.6). City staff is currently studying parking requirements with the intent to adjust parking requirements for multifamily projects to facilitate the development of new housing. Staff anticipates bringing forward amendments of the City’s parking regulations to the City Council for consideration and adoption (see Program H-4.B, Complete Parking Study and Continue to Implement Reduced Parking for Affordable Housing).
- Multifamily residential properties have maximum height limits ranging from 25 to 89 feet (see Tables 3-7 through 3-9).

Much of the City’s remaining residential development capacity is within two specific plan areas: the West Downtown Specific Plan and the North Downtown Specific Plan. As a part of the analysis prepared for the Specific Plan Environmental Impact Report (EIR) in 2018, the City prepared growth projections that would likely occur under the Specific Plan by 2038. Full buildout of the North Downtown Specific Plan was projected to result in an increase in population of approximately 1,519 persons, the addition of approximately 899 housing units, and the addition of approximately 3,546 jobs. These future projections were identified by the City based on a parcel-by parcel analysis of the potential development sites in the Plan Area that have the highest likelihood of being redeveloped over the 20-year time horizon of the Specific Plan. The projections included considerations of the development regulations included within the City’s Zoning Ordinance as modified by the Specific Plan, as well as market factors which includes costs to development. The Specific Plan was found to directly induce growth in an environmentally sound method.

The West Downtown Specific Plan was adopted in September 2018. The Specific Plan provided development capacity estimates based on “a careful study of opportunity sites in the Plan Area and considered such factors as existing land uses, land and improvement values, access, and physical constraints.” Buildout projections also considered typical heights, lot coverages, and residential unit sizes. For opportunity sites with a “Mixed-Use” classification, it was assumed that the majority of new mixed-use development would be buildings with ground floor retail and residential units above. The plan was estimated to result in 2,400 net new housing units, along with additional retail, office and hotel uses. As a part of the Program H.4.K- Building Envelope Analysis described above, the above, the City will analyze how height limits influence building type and affordability in specific plan areas and conduct amendments if needed. The City will also analyze specific plan permit processing requirements.



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Higher densities are also frequently achieved pursuant to State Density Bonus Law or other provisions, as also shown in Table 7-3. However, City staff has identified parking as a potential constraint to development. As a result, ~~as discussed below, Program H-4.B has been strengthened to commit~~s to adoption of Zoning Ordinance amendments to reduce parking requirements for multi-family housing. ~~added to address parking requirements.~~

Height limits pursuant to Measure A are further explained in Section 3.3.3.7. Measure A does not create a constraint to housing development because the height limit generally aligns with commercially and structurally feasible heights for multifamily projects. The height limits under Measure A fosters developments at heights ranging from 50 to 89 feet (54 to 93 feet with pitched roofs), while the single-family and “missing middle” density areas within the rest of the City have Measure A height limits ranging from 25 to 30 feet (29 to 34 feet with pitched roofs). Furthermore, these Measure A height limits have been exceeded through the use of waivers and concessions for density bonus projects. Although Measure A does not constitute or present a constraint on housing development, the City has added Program H-4.J, Measure A Outreach and Review. See discussion on Program H-4.J in Section 3.3.3.7.

As a part of Program H-4.J, the City will conduct public outreach and receive public comments on potential impacts of Measure A on the City’s ability to provide new housing consistent with the new housing units identified in the Housing Element and, if the City is not on schedule to produce the new housing units ~~or has identified height limitations to be an additional constraint on housing production~~, and assuming available funding for election costs, ~~staff will prepare for City Council consideration and action~~ a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints.

In addition, Program H-6.J, Housing Mobility, has been added to evaluate ~~and consider a Zoning Ordinance amendment to increase~~ heights in residential districts to the maximum permitted under Measure A to increase density.

#### 3.3.4 Housing in Coastal Zone

The City does not lie within the coastal zone boundary.

#### 3.3.5 Fees and Exactions

Prior to embarking on a housing project, housing developers conduct a financial feasibility analysis that compares development costs to the revenues received in rent or sales prices. This analysis calculates the rate of return on the project or investment. Like any other business, developers require a minimum profit or rate of return on housing development and only proceed

with a development when revenues are expected to exceed costs to the level where this profit is achieved. Housing development requires investors who, in turn, require a rate of return on their investment. This makes housing development challenging, especially when costs are high.

Fees and exactions are a factor that adds to housing development costs and are included in developers' financial feasibility analysis. If revenues do not outweigh the costs and yield the required rate of return, developers will not move forward with the project. However, it is important to note that in cities and counties where market-rate rents and housing prices are high, like Walnut Creek, revenues derived from housing development projects are similarly high, yielding a desirable return. In Walnut Creek, nearly 1,900 new housing units were reported during the first 6 years of the 2015–2023 5<sup>th</sup> Cycle Planning Period. While this number shows considerable progress toward the 2,235 total units required by RHNA, 1,692, or more than 90%, of the units developed were above-moderate-income (i.e., market-rate) units. This points to strong demand supporting the development of market-rate housing in the City and a need to build more housing at affordable levels.

The number of units developed during the 5<sup>th</sup> Cycle suggests that current fees are not an impediment to housing development.

#### 3.3.5.1 Development Services and Impact Fees

Development services fees cover review and processing of the development by City staff. Development impact fees offset the costs of improvements serving the development. The City's fee schedule is based on typical anticipated costs associated with review and approval of proposed projects. The City's current development fee schedule for residential projects is summarized in [Table 3-10](#), Development Fees for Residential Projects. In addition to summarizing planning and development fees, [Table 3-10](#) provides fee estimates for two typical developments in the City.

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**Table 3-10. Development Fees for Residential Projects**

FEE ITEM	RATE	SAMPLE FEES FOR REPRESENTATIVE PROJECTS	
		SF DEV. <sup>1</sup> (1-UNIT DET.)	MF DEV. <sup>2</sup> (100 UNITS)
City Fees			
Building Permit Fee <sup>3</sup>	Fee based on Building Valuation <sup>4</sup> <u>\$100K–\$500K</u> : \$3,827.13 for the first \$500K plus \$5.40 for each additional \$1,000 or fraction thereof, to and including \$1M <u>\$1M and Up</u> : \$6,527.13 for the first \$1,000,000 plus \$3.81 for each additional \$1,000 or fraction thereof	\$2,539.15	\$39,436.39
Building Plan Review Fee	100% of Building Permit Fee For buildings with a valuation less than or equal to \$25,000, 25% of Building Permit Fee	\$2,539.15	\$39,436.39
Mechanical, Electrical, plumbing (MEP) Permit Fees	55% of Building Permit Fee Electrical 20%, Plumbing 18%, and Mechanical 17%	\$1,396.53	\$21,690.01
MEP Plan Review Fee	75% of MEP Permit	\$1,047.40	\$16,267.51
Application Processing Fee	\$51 + (0.000357 * valuation)	\$160.56	\$3,491.62
Green Building Code Fee	10% of sum of Building, Electrical, Plumbing, and Mechanical Permit Fees	\$647.48	\$10,056.28
Planning Review Fee	15% of the Building Division's total Permit Fees	\$380.87	\$5,915.46
Technology Fee	5.75% of the combined total of permit and plan review fees	\$432.53	\$6,717.74
Building Division Training Fee	1.25% of the combined total of permit and plan review fees	\$94.03	\$1,460.38
General Plan Update Fee	0.1% of Project Valuation	\$2.54	\$39.44
Waste Management Fee	\$52 non-refundable fee	\$52.00	\$52.00
Traffic Impact Fees <sup>6</sup>	\$3,749 per PM peak hour trip	\$3,711.51	\$164,956.00
Property Development Tax	\$112.5 for each dwelling unit containing not more than one bedroom, <u>\$22.5</u> for each additional bedroom	\$112.50	\$11,250.00
Public Arts Requirement	Fee paid by buildings with a \$500K valuation or more: <u>Residential with 6+ Units</u> : 1% of construction cost	\$0.00	\$96,376.00
Inclusionary Housing Fees	Residential projects are required to either provide units on-site or pay a fee. <u>Fee</u> : \$18/sf	\$55,800.00	\$1,440,000.00
Parkland Dedication Acreage Fee <sup>7</sup>	<u>Multifamily</u> : Current in-lieu fee is based on a value of \$800,000/acre Fee = (# of bedrooms) * (0.005 acre) * (800,000/acre) This is equivalent to \$4,000 per bedroom  <u>Single-Family</u> : Based on General Plan density as detailed in Title 10-1.602	\$16,000.00	\$600,000.00

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FEE ITEM	RATE	SAMPLE FEES FOR REPRESENTATIVE PROJECTS	
		SF DEV. <sup>1</sup> (1-UNIT DET.)	MF DEV. <sup>2</sup> (100 UNITS)
Pre-Application Review	\$200/hr.; not applicable to SFDSFH.	\$0.00	\$1,000.00
Project Review Team	\$2,500/Dep for SFD; \$10,000/Dep for MFD	\$2,500.00	\$10,000.00
<i>Subtotal: City Fees</i>		\$87,416.25	\$2,468,145.22
<i>Subtotal: City Fees – Per Unit</i>		\$87,416.25	\$24,681.45
<b>Other Agency Fees<sup>8</sup></b>			
School District Fee <sup>9</sup>	Walnut Creek School District: \$2.86/sf Mt. Diablo School District: \$4.08/sf San Ramon Valley School District: \$3.79/sf	\$10,608.00	\$326,400.00
CA Building Standards Fee	1–3 Stories in Height: \$13 per \$100K valuation; All Other Buildings: \$28 per \$100K valuation	\$12.28	\$385.50
CCC Sanitary District Connection Fee	\$9,300 per unit	\$9,300.00	\$930,000.00
Strong Motion Instrumentation Fee <sup>11</sup>	1–3 Stories in Height: \$13 per \$100K valuation All Other Buildings: \$28 per \$100K valuation	\$39.90	\$1,252.89
<i>Subtotal: Other Agency Fees</i>		\$18,218.18	\$1,160,438.39
<i>Subtotal: Other Agency Fees – Per Unit</i>		\$18,218.18	\$11,604.38
<b>Total Fees</b>			
<i>Total Fees</i>		\$105,634.43	\$3,628,583.61
<i>Total Fees – Per Unit</i>		\$105,634.43	\$36,285.84

Notes:

<sup>1-2</sup> Development fees were calculated based on the final version of the C4 fee summary assumptions. These assumptions include the following:

SF Development: 1-Unit Detached, 3,100 sf./unit

MF Development: 100 units, 800 sf./unit

<sup>3</sup> Building permit fees are based upon the building valuation, starting at \$2,000. This table only presents fees for valuations above \$500,000. For the complete fee schedule, see the City's FY 2022–23 Master Fee Schedule.

<sup>4</sup> Building Valuation = Market value of labor plus materials

SF Valuation: \$306,900

MF Valuation: \$9,637,600

<sup>6</sup> Per the Institute of Transportation Engineers Trip Generation Manual (10th Edition), single-family detached housing generates 0.99 PM peak hour trips per unit, while mid-rise multifamily housing in suburban areas generates 0.44 PM peak hour trips per unit.

<sup>7</sup> This fee is exempt for 100% affordable housing.

<sup>8</sup> This does not include all fees for other agencies.

<sup>9</sup> Fees are for residential development only. For other fees, refer to the Walnut Creek, Mt. Diablo, and San Ramon Valley School Districts for fees and charges. Sample fee calculation assumes developments are in the Walnut Creek School District.

<sup>10</sup> CA Building Standards Fee is the same as the CALGreen Fee - \$1/\$25K valuation.

<sup>11</sup> Fees are based on number of stories. Sample fee calculation assumes single-family units are 1–3 stories in height and multifamily developments are over 3 stories in height.

Source: City of Walnut Creek Master Fee Schedule FY 2022–23; C4 Fee Summary

#### 3.3.5.2 Planning Application Fees

For the City, processing of development applications and appeals, such as General Plan Amendments, Zoning Ordinance amendments, use permits, subdivisions, design review, environmental review, and all other development review processing is charged at an hourly rate for required staff time. Charges for staff time spent processing each application will be based on the latest City Council-approved fee schedule. As shown in [Table 3-11](#)~~Table 3-11~~, Planning Fees for Residential Projects, the FY 2020–21 hourly rate is \$200 per hour.

As shown in [Table 3-11](#)~~Table 3-11~~, a deposit is also required for all applications. The deposit amount for each application reflects the average amount of time spent to process a standard application but in no way reflects the individual aspects of a project that may extend the processing time. Nor is the deposit amount intended as a cap. Instead, the deposit allows the City to create an account, which shall be charged at the current hourly rate for all staff processing time. Once the costs exceed the deposit amount, the account will be billed monthly at the current hourly rate for the additional charges. If the final costs are less than the deposit amount, the unused portion will be returned at the conclusion of the process.

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**Table 3-11. Planning Fees for Residential Projects**

APPLICATIONS	FEE/DEPOSIT	RATE
Public Hearings		
Appeals, re-considerations, and complaints (non-applicants only)	—	\$205 (flat)
Public Hearing Noticing Fee	—	\$215/hearing
Public Hearing Publication Fee	—	Actual Cost
Environmental Review <sup>1</sup>		
Environmental Assessment	\$1,200	\$200/hr.
Probable Negative Declaration	\$2,500	\$200/hr.
Environmental Impact Report	\$5,000	\$200/hr.
Design Review		
Single-Family Homes – Staff Design Review	\$2,500	\$200/hr.
Single-Family Homes – Design Review Commission	\$5,000	\$200/hr.
New Buildings/Projects	\$10,000	\$200/hr.
Small Additions/Remodel and Storefronts	\$1,200	\$200/hr.
Awning and Canopy Permit	—	\$200 (flat)
Subdivisions		
Tentative map (4 or fewer parcels)	\$4,000	\$200/hr.
Tentative map (5 or more parcels)	\$10,000	\$200/hr.
Minor Use Permit/Fence	\$1,200	\$200/hr.
Use Permit	\$2,500	\$200/hr.
Administrative Use Permit	\$800	\$200/hr.
Banner Permit	—	\$100.00 (flat)
Grand Opening Permit	—	No Charge
Short Term Promotional/Temporary Activity Permit	—	\$100.00 (flat)
Variance	\$2,500	\$200/hr.
Large Family Daycare Permit	\$2,000	\$200/hr.
Annexation Requests	\$2,000	\$200/hr.
Street Name/Number Change Requests	\$1,200	\$200/hr.
Home Occupation Permit (Staff Review Only)	—	\$100.00 (flat)
Home Occupation Permit (Zoning Administrator Review)	\$1,200	\$200/hr.
Sidewalk Dining Encroachment Permit	—	\$200 per year
Wireless Antenna Requests (Design Review/Use Permit)	\$5,000	\$200/hr.
Preliminary Review Team		
Multifamily and Commercial, 1 <sup>st</sup> Review	—	\$200 (flat)
Multifamily and Commercial, 2 <sup>nd</sup> Review	\$1,200	\$200/hr.
Single-Family Dwelling, 1 <sup>st</sup> Review	—	No Charge
Single-Family, 2 <sup>nd</sup> Review	—	\$100.00 (flat)
General Records Research (per hour plus actual cost of documents)	No charge 1 <sup>st</sup> 15 minutes	\$200/hr.
Specific Records Research (per hour plus actual cost of documents)	—	\$200/hr.
Building Permit Planning Division Review	—	\$195/hr. w/W.O. or 15 % of building permit plan check fee.
Certificate of Zoning Status or Zoning Interpretation	\$400	\$200/hr., 2-hour min.
Planning Records Fee (Per entitlement, i.e., GPA, RZ, CUP)	—	\$35 per entitlement
Off-street Private Parking Lot Certification	—	\$150 per lot
Private Lot Enforcement Certification	—	\$295 per lot
Subordination Agreement	—	\$280 (flat)
First-Time Down Payment Assistance Loan	—	\$280 (flat)

Notes:

<sup>1</sup> Does not include California Department of Fish and Wildlife filing fee. Refer to CA DFG webpage for more information.

Source: City of Walnut Creek 2021.

#### 3.3.5.3 Comparable Fees (Other Cities)

In exploring the existence of current development costs as a possible hurdle to the City’s ability to develop more affordable housing, a review of comparative costs among their neighboring cities was done. Table 3-12~~Table 3-12~~, Comparison of Residential Development Fees, outlines the various development-related fees charged by the City in comparison to cities nearby. The City’s fee structure reflects the types of developments in the City and necessary costs associated with proper review and project mitigation. As presented in Table 3-12~~Table 3-12~~, the City’s development fees are similar to those of surrounding cities. It should be noted that the C4 data made available for comparison made choices on which fees to report for, which resulted in not accounting for certain fees for certain cities. The City added complete information for its own fees but did not add supplemental information for the comparison cities, making the City’s fees seem higher by comparison. For this reason, two “Total Project Fees” calculations are provided for Walnut Creek. One representing a comprehensive fee total and the other the C4 totals to allow for comparison with other cities. Based on the C4 fee study, Walnut Creek’s fees are substantially below the average cost for single-family and multifamily projects.

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**Table 3-12. Comparison of Residential Development Fees**

DEVELOPMENT FEE TYPE	WALNUT CREEK	CONCORD	LAFAYETTE	MARTINEZ	PLEASANT HILL	Contra Costa County Average
Single-Family Residential Development						
Entitlement Fees	\$2,500.00	\$1,366.68	\$6,400.00	\$9,168.00	\$2,500.04	
Building Fees	\$9,292.43	\$16,373.68	\$13,991.99	\$15,584.86	\$4,927.63	
Impact Fees	\$93,842.01	\$29,507.71	\$48,554.26	\$33,949.00	\$23,500.00	
Total Project Fees	\$105,634.44/ 31,004.88 *	\$47,248.07	\$68,946.25	\$58,701.86	\$30,927.67	\$58,327.09
Multifamily Residential Development – 100 Units						
Entitlement Fees	\$11,000.00	\$10,584.00	\$6,400.00	\$14,153.00	\$10,356.80	
Building Fees	\$146,149.60	\$84,308.64	\$92,893.61	\$193,415.76	\$115,651.58	
Impact Fees	\$3,471,434.00	\$1,670,953.12	\$3,032,756.00	\$2,261,200.00	\$1,544,400.00	
Total Project Fees	\$3,628,583.60/ \$1,507,627.70	\$1,765,845.76	\$3,132,049.61	\$2,468,768.76	\$1,670,408.38	\$2,621,978.09
Multifamily Residential Development – 10 Units						
Entitlement Fees	\$11,000.00	\$10,584.00	\$6,400.00	\$14,153.00	\$6,944.80	
Building Fees	\$23,256.30	\$37,085.50	\$23,853.89	\$30,941.92	\$16,092.81	
Impact Fees	\$356,950.20	\$189,595.31	\$340,715.60	\$226,120.00	\$154,440.00	
Total Project Fees	\$391,206.50/ \$168,649.32	\$237,264.81	\$370,969.49	\$271,214.92	\$177,477.61	\$290,877.67

Note: Regarding variances between Walnut Creek and the listed cities for comparison, the C4 data did not account for certain fees for certain cities. The City added additional information for its own fees but did not supplement information for the comparison cities. The second “Total Project Fees” number listed for Walnut Creek is what is reported in the C4 fee study, for comparison purposes.

Source: C4 Fee Summary, April 2022.



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Combining planning/processing fees and development impact fees, a developer can expect to pay an estimated \$106,000 in fees per single-family unit and \$36,300 in fees per multifamily unit (Table 3-13~~Table 3-13~~, Overall Development Cost for Typical Residential Unit).

**Table 3-13. Overall Development Cost for Typical Residential Unit**

DEVELOPMENT COST	SINGLE-FAMILY	MULTIFAMILY
Estimated Fees per Unit	\$106,000	\$36,300
Estimated Cost of Development per Unit <sup>1</sup>	\$1,316,000	\$389,000
Estimated Percent Fee Cost to Overall Development Cost	8%	9%

Notes:

<sup>1</sup> Development costs are based on Marshall & Swift construction costs estimates (May 2022), and land prices per Federal Housing Finance Agency and ParcelQuest data (referenced earlier in this section). Assumes single-family unit is 3,100 and multifamily unit averages 800 square feet.

Source: City of Walnut Creek, 2021 (for fees), Marshall & Swift, Federal Housing Finance Agency, and ParcelQuest, 2021–2022 (for development cost).

To facilitate affordable housing development, the City has provided financial subsidies to offset the cost impacts of development and planning fees. Financial assistance can come in the form of City, Community Development Block Grants, or HOME funding and City fee waivers. For example, the development of the St. Paul's Commons, a 44-unit affordable housing development, was made possible by a City fee waiver valued at \$366,642, as well as \$5,000,000 in direct City funding. Other forms of concessions given to affordable housing developments include priority/expedited processing for all entitlement and ministerial permits required for development of the project, and a reduction in development standards such as setback requirements, landscaping requirements, parking requirements, and building heights.

### 3.3.6 Processing and Permitting Procedures

Depending on the specific type of residential use, the zone in which a project is proposed, and the design of the project, residential developments may require a variance, conditional use permit, special use permit, minor use permit, planned development permit (P-D permit), hillside planned development permit (H-P-D permit), design review approval, or community benefit agreement. Applications for these entitlements are reviewed by one or more of the following bodies: the City Council, the Planning Commission, the Design Review Commission (DRC), or the Zoning Administrator. Each entitlement contains a set of findings which must be made prior to approval. These processes allow approving bodies to approve, condition, or deny projects based on the required findings. Figure 3-4~~Figure 3-4~~, Residential Building Permit Process, outlines the process to obtain residential building permits.

To provide clarity, in summary this Section 3.3.6 describes approval findings for all development projects, including those projects that qualify for a streamlined review process and those that undergo the standard discretionary review process. Specifically, the City's discretionary design review approval process applies to all new construction with the exception of certain ministerial

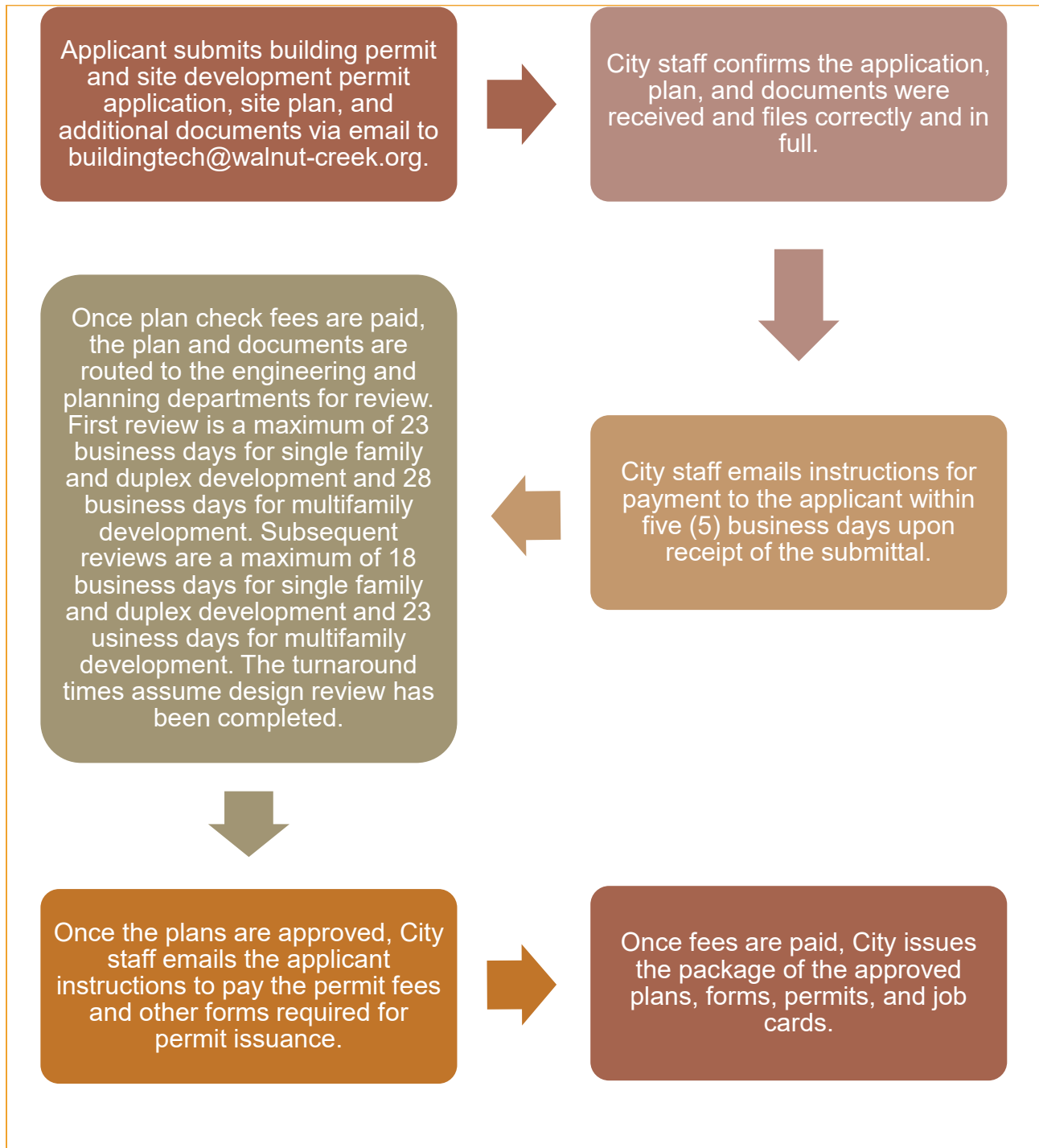
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projects including ADUs and SB 9 units, as well as single-family dwellings. Standard design review approval findings include considerations for general standards of orderly development and promotion of good design and development in the best interests of the public health, safety, and welfare, as more specifically outlined in Subsection 3.3.6.3. In addition, findings for CUPs and PDs include considerations for consistency with the General Plan and compatibility with site conditions and environment, as outlined in Subsections 3.3.6.1 and 3.3.6.2.

With respect to housing development projects that are subject to the provisions of the Housing Accountability Act/SB 330 and SB 35, the City has utilized alternate review processes, where the former is reviewed under staff/administrative/objective design review against objective design standards, and the latter is reviewed against an SB 35 checklist. Neither procedure would require the adoption of findings and approvals are based on compliance with objective standards; the foregoing discretionary findings would not apply to the objective/streamlined review processes. Finally, the City is currently undertaking additional steps to review and align its design review process to ensure compliance with State law and with mandatory ministerial or streamlined review processes. The City does not otherwise impose additional approval findings for housing development projects outside of the foregoing review and approval procedures.”

**Figure 3-4. Residential Building Permit Process**



Source: City of Walnut Creek 2021.

Conditional Use Permits (CUP) and Design Review Approvals are summarized below.

#### 3.3.6.1 Conditional Use Permits

The City does not require CUPs for residential development within most zoning designations. The majority of commercial zones allow residential with a CUP if there is an overlaying specific plan that allows residential uses, or for affordable housing with at least 90% of the units affordable to low-income households. In the absence of these factors, the City's current zoning ordinance does not allow housing in commercial zones.

In the event a CUP is required, it is to ensure the following:

- The use is appropriate in the location and circumstances in which it is proposed.
- The use is compatible with the existing and proposed on-site and proximate land uses.
- The use is consistent with the General Plan and Zoning Ordinance.
- Project impacts are identified and mitigated.
- Major issues associated with the development of the site have been addressed and resolved.

The CUP process is detailed in Title 10, Chapter 2, Part IV, Article 6, of the City's Municipal Code. An application for a CUP may be filed with the Planning Division of the Community and Economic Development Department. CUP applications are submitted to the DRC for preliminary review of the site plan and building design. Within 25 days of the submittal, the DRC advises the Planning Commission of any comments it desires to make and any changes to the site plan or building design which it deems appropriate as a result of its preliminary review. Upon receipt of the DRC's comments, the Planning Commission schedules and holds a public hearing with at least 10 days' noticing.

Findings required for approval of CUPs include the following:

- That the use, including any conditions imposed, is consistent with the General Plan, any applicable specific plan, and the Municipal Code;
- That the proposed use, including any conditions imposed, will not be detrimental to the public health, safety, or welfare; and
- Any findings required by the land use regulations for the zoning district within which the property subject to the use is located.

CUP processing time varies according to the complexity of the project, generally ranging from 2 months to 8 months. On average, CUPs typically require 8–12 weeks for processing.

The City's CUP process is not a potential barrier to housing as the City has a 100% approval rate of CUPs for multifamily residential projects. The City maintains a commitment to balancing

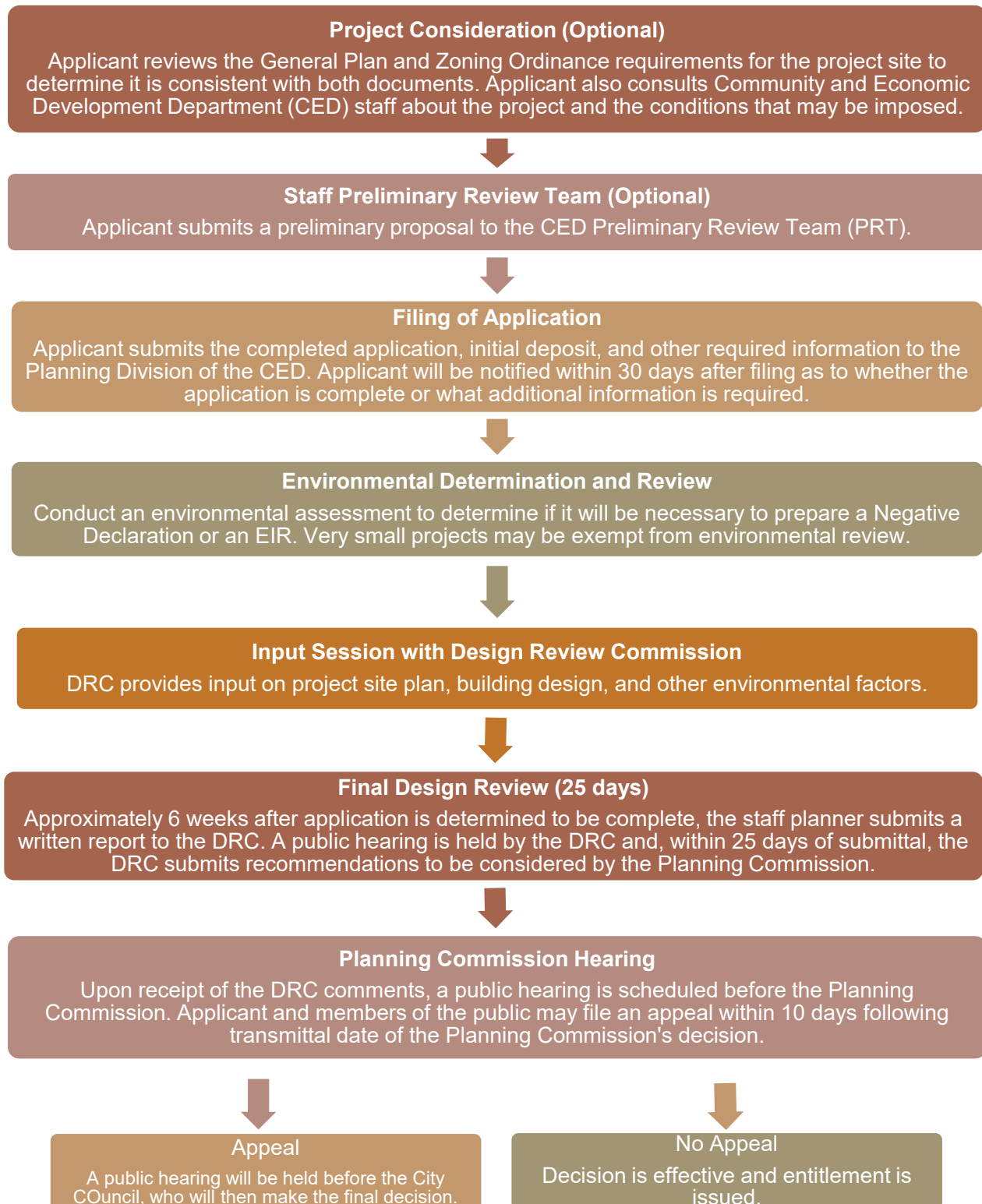
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a welcoming environment for new residential development with a concern for and protection of the public health, safety, and welfare. The CUP process enables the City to maintain this balance, using objective development standards such as setbacks, height, parking, density, and open space. The process provides the City an opportunity to evaluate quality of life issues such as a resident's exposure to noise, noxious odors/fumes, other health effects and, where appropriate, social, and environmental justice issues when projects are located in transitional areas of the community. The City will evaluate the required findings as a part of Program H-4.I.

Figure 3-5~~Figure 3-5~~, Conditional Use Permit Process and Timelines, provides a flowchart demonstrating the typical process and timeline to obtain a CUP.

**Figure 3-5. Conditional Use Permit Process and Timelines**



Source: City of Walnut Creek 2021.

#### 3.3.6.2 Planned Development Permits

This section further describes the number of high density residential and mixed-use developments in the City and the average units per acre, which all exceeding the permitted density for their underlying parcels. As illustrated in Table 3-16, the City's planning entitlement through building permit issuance process contain a limited number of permit types; entitlements and review time periods are further reduced for projects qualifying for streamlined or administrative review, as illustrated in Tables 3-14 and 3-15. Overall, the time periods for processing residential development applications in the City are relatively short and the costs are relatively low when compared to other jurisdictions as illustrated in subsection 3.3.5.3.

Certain areas within the Mixed-Use Planned Development District (M-U) and the High Density Residential Planned Development District (M-H-D) require a Planned Development (P-D) permit for development. The purpose of the P-D permit process is to assure that the intent and purpose of the M-U and M-H-D Districts are implemented.

The P-D permit process is detailed in Title 10, Chapter 2, Part IV, Article 10, of the City's Municipal Code. An application for a P-D permit may be filed with the Planning Commission. P-D permit applications are submitted to the DRC for preliminary review of the site plan and building design. Within 25 days of the submittal, the DRC advises the Planning Commission of any comments it desires to make and any changes to the site plan or building design which it deems appropriate as a result of its preliminary review. Upon receipt of the DRC's comments, the Planning Commission schedules and holds a public hearing with at least 10 days' noticing.

Findings required for approval of P-D permits include the following:

- The approval of the plan is in the best interests of the public health, safety, and general welfare;
- The proposed plan is consistent with the General Plan and any specific plan that may be applicable;
- The plan conforms to the purpose of the planned development district; and
- The uses permitted and the conditions to the use are compatible with the site and its environs.

If located within the O-23 Overlay Zone (the Almond-Shuey Overlay Zone), the plan complies with all provisions contained therein, including but not limited to the regulations pertaining to minimum setbacks and maximum building height.

Upon receipt of a recommendation from the Planning Commission concerning a P-D permit application, the City Clerk schedules a public hearing on the application before the City Council, which is duly noticed in the same manner as for the Planning Commission. Following the public

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hearing, the City Council may approve, conditionally approve, or deny the application. The City Council may approve the application subject to conditions which it believes make the proposed use consistent with the General Plan, any applicable specific plan, or the P-D zoning district, or which will make the proposed use compatible with other uses in the vicinity, or which will otherwise promote the public health, safety, and welfare. The same findings listed above must also be made by the City Council. The Council may also refer the matter back to the Planning Commission for further report and recommendation. This may be seen as a potential constraint. However, the P-D permit process has not noticeably constrained residential development, as evidenced by on-the-ground results. There have been at least 26 high density residential or mixed-use developments in the City in recent years, mainly in the downtown area, including two 100 percent affordable projects. Developments built or proposed in mixed-use zones focusing on residential use (i.e., the MU-R zone) averaged 112 units per acre, or 110% of the permitted density. Developments built or proposed in the M-U zone, which can focus on residential or commercial use, averaged 90 units per acre, or 224% of permitted density, and were all residential-only developments. Furthermore, developers have the option to utilize SB 330 as a tool to avoid the need for a P-D permit.

Although the P-D permit process does not represent a significant constraint for residential development in Walnut Creek, Program H-4.C in Chapter 8, Housing Plan, includes a commitment to update the City's Zoning Ordinance to comply with current laws including the Housing Accountability Act and the Housing Crisis Act of 2019 (SB 330). The codification of SB 330 will facilitate access for developers to utilize this tool and avoid any possible constraints caused by the P-D permit process. In addition, Program H-4.I has been added to amend the Zoning Ordinance to remove the requirement for a separate Planned Development Permit (PDP) in the M-U and M-H-D zones for residential development, subject only to the Objective Design Standards administrative design review process. As a part of carrying out such zoning amendment, the City will also evaluate and amend as necessary discretionary CUP, PDP and Design Review findings used for residential developments that do not otherwise qualify for streamlined or ministerial review to address potential impacts on housing supply, cost, approval certainty, timing and feasibility.

#### 3.3.6.3 Design Review

The City requires design review for all new construction, with the exception of ADUs, SB 9 developments, and some single-family homes. The design review process itself does not cause the CEQA process to be initiated, as per *McCorkle Eastside Neighborhood vs. City of St. Helena* (2019). The intent of the design review requirement is to ensure the following:

1. To improve the general standards of orderly development of the City through design review of individual buildings, structures, and their environs;



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2. To improve and augment the controls now included in ordinances related to planning and building and in order to promote development which is in the best interests of the public health, safety, and welfare of the City;
3. To establish standards and policies that will promote and enhance good design, site relationships and other aesthetic considerations in the City; and
4. To encourage works of fine art to be placed in spaces that are open and accessible to the public in the Core Area.

The design review process is detailed in Title 10, Chapter 2, Part IV, Article 12, of the City's Municipal Code. This section lists the findings that must be made prior to approval:

1. The plan is consistent with the general plan, any applicable specific plan, and this chapter.
2. The approval of this plan is in the best interest of the public health, safety, and general welfare.
3. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety, and similar elements have been designed to provide a desirable environment for the development.
4. General architectural considerations, including the character, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings.
5. General landscape considerations, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, maintenance, and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.
6. Compliance with all provisions of Chapter 8 (Preservation of Trees on Private Property) of Title 3 (Public Safety) of this code.
7. Compliance with all provisions of Chapter 10 (Public Art) of Title 10 (Planning and Zoning) of this code and the Public Art Master Plan.
8. In reviewing the design of new single-family homes and additions to single-family homes, the following aspects shall also be considered:

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- a. Single-family character shall be retained by reducing building masses and maximizing compatibility of the site with adjacent uses;
- b. Adequate open space areas, landscaped areas and buffering of adjacent uses shall be provided;
- c. Infill development within existing neighborhoods shall be sensitively designed to respect existing residential patterns and development, and reinforce the character and functional relationships of existing neighborhoods consistent with applicable development regulations; and
- d. The location of the house on the lot, windows, orientation, building height, and location of on-site open spaces shall consider preservation of the privacy of adjacent development, and whether the adjacent development has been previously impacted.

Following a public hearing, the DRC may approve, conditionally approve, or deny an application for a multifamily project.

In response to new State law (SB 35 and SB 330), the City has developed objective design standards and a ministerial review process for qualifying projects. The City adopted an addendum to its Design Review Guidelines entitled “Multifamily Residential Objective Design Standards,” which are used in lieu of subjective guidelines for projects that seek streamlining. The City also created an Objective Design Standards Checklist and SB 330 Preliminary Application Guidelines and application form. All development projects are still subject to design review, but those projects that qualify for streamlined permitting are reviewed by staff rather than the Design Review Commission (DRC) and may not be denied or conditioned in any way that would reduce unit yield by this discretionary process. Staff level design review typically takes three to six weeks. SB 330 streamlined review applies to all qualified projects, regardless of affordability, and consistent with Government Code Sections 65943 and 65950. In accordance with SB 35, the City uses a checklist to determine if projects are eligible for review under that law. Because the process is ministerial, eligible projects are exempt from CEQA. These forms, standards, and processes currently operate under state law, rather than the City’s Zoning Ordinance. It is the City’s practice to follow any superseding state laws when they conflict with the Zoning Ordinance. Program H-4.D in Chapter 8, Housing Plan, has been added to adopt written procedures for the SB 35 Streamlined Ministerial Approval process to provide information in a manner readily accessible to the general public. Furthermore, Program H-4.1C includes a commitment to update the City’s Zoning Ordinance to comply with current laws including the

Housing Accountability Act and the Housing Crisis Act of 2019 (SB 330), and to review required permit findings.

#### 3.3.6.4 Timelines for Permit Procedures

Design review and permit processing are necessary steps to ensure that residential development meets the objectives of the City, as well as outside agencies that have a vested interest in the project. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from preliminary review to project approval may vary considerably. Factors that can affect the length of permit processing include completeness of the application submittal, responsiveness of developers to staff comments and requests for information, environmental review for projects that are not exempt from CEQA, rezoning or General Plan Amendment processing, and scheduling of a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the design review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The State Permit Streamlining Act (Government Code Section 65920) identifies timeframes for review of development applications. The Act also contains provisions that require cities to identify information needed for a complete application, and to provide follow-up information requests within certain timeframes.

Consistent with CEQA statutes and in conjunction with its review of project applications, the City timely evaluates whether a project is exempt from CEQA, requires an environmental impact report, or another form of environmental analysis, within 30 days of the application being determined complete. Further, the City's project approval process does not create an additional layer of environmental approval or require separate hearings by the decision-making body to make a CEQA determination before the project is considered on the merits. Rather, the decision-making body considers the staff recommendation, reviews any environmental documents prepared, provides opportunities for public input and receives public comments on CEQA and project considerations, and makes CEQA findings along with its decision on the project. The City's review process thus does not prolong or delay project review and decision contingent upon environmental review, and is compliant with both the Permit Streamlining Act to timely approve projects and CEQA requirements to consider public comments and exercise independent judgment and analysis on potential environmental impacts.

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Government Code Section 66300 (SB 330, 2019) and Government Code Section 65913.4 (SB 35, 2017) also address permit processing streamlining. SB 330 applies to housing developments, including mixed-use projects with at least two-thirds of the square footage dedicated to residential. SB 35 established a streamlined ministerial approval process for qualified affordable housing projects or infill projects of 10 units or fewer. Both of these laws also establish specific timeframes for project approval. SB 35 requires project reviews to be completed within 90 days for qualified developments of 150 or fewer units and 180 days for qualified developments with more than 150 units, measured from the date the application is submitted. As stated in Section 3.3.6.3, the City offers a streamlined review process for projects that meet the requirements of SB 330 and SB 35. The City of Walnut Creek complies with the Permit Streamlining Act and other State laws related to permit processing. The City is committed to maintaining comparatively short processing times. Total processing times vary by project and is highly dependent on the level of required CEQA analysis, but most residential projects are approved in 2 to 8 months.

~~Table 3-14~~ **Table 3-14**, Permit Processing Procedures, ~~below~~ provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City. Depending on the level of environmental review required, the processing time for a project may be lengthened, as the City must completely implement CEQA processes, which substantially add to processing times. Given the relatively short time periods required for processing residential development applications in Walnut Creek, the City's discretionary processing procedures are not a significant constraint on residential development.

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**Table 3-14. Permit Processing Procedures**

PROJECT TYPE	REVIEWING BODY	APPROVING BODY	HEARING REQUIRED	APPEAL BODY
Design Review New construction	Community Development Director	Design Review Commission	Yes	Planning Commission
Conditional Use Permit Residential uses marked "U" in the land use table (see <a href="#">Table 3-17</a> )	Design Review Commission	Planning Commission	Yes	City Council
Variance Development in which the strict application of the code is infeasible due to peculiar physical circumstances of the lot.	n/a	Zoning Administrator	Yes	Planning Commission
Minor Subdivision Subdivision involving 4 or fewer parcels	Planning Manager City Engineer	Zoning Administrator	Yes	Planning Commission
Major Subdivision Subdivision involving 5 or more parcels	Planning Manager Design Review Commission City Engineer	Planning Commission	Yes	City Council
Planned Development Any development within the M-U or M-H-D districts	Design Review Commission Planning Commission	City Council	Yes	N/A

Notes: EIR = Environmental Impact Report; IS/ND = Initial Study/Negative Declaration; MND = Mitigated Negative Declaration

Source: City of Walnut Creek 2022.

**Table 3-15** ~~Table 3-15~~, Timelines for Entitlement Procedures, outlines the standard processing times for some of the City's typical approvals and permits.

**Table 3-15. Timelines for Entitlement Procedures**

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**Table 3-15. Timelines for Entitlement Procedures**

TYPE OF APPROVAL OR PERMIT	TYPICAL PROCESSING TIME
Design Review (Design Review Commission)	4–24 weeks
Design Review (staff level)	3–6 weeks
CUP	16–24 weeks
Minor Subdivision ( $\leq 4$ parcels)	16–24 weeks
Major Subdivision ( $> 5$ parcels)	16–24 weeks
Zone Change	20–24 weeks
General Plan Amendment	20–24 weeks
Environmental Impact Report	9–12 months

Note: CUP = Conditional Use Permit

Subdivision review is included within the time frames indicated in this table.

Source: City of Walnut Creek 2021.

All projects require design review approval. Depending on the zone and the size of the development, a project may require one or more additional planning entitlements. Projects that only require design review take approximately 4–24 weeks to process and require final approval from either from the design review or staff. Projects that require City Council approval (such as Planned Development Permits, General Plan Amendments, and zone changes) take approximately 20–24 weeks to process. These estimates, however, highly depend on the completeness of the submittal and responsiveness of the developer and only apply to projects that do not require preparation of an EIR. Projects requiring an EIR take approximately 1 year to process. Approval requirements are the same for all residential projects, regardless of whether it is a single-family or multifamily development.

**Table 3-16** **Table 3-16**, Typical Permitting Requirements by Residential Project Type (Entitlement through Building Permit Issuance), lists the typical approval requirements and estimated total processing times for various residential projects. However, coordination with other impacted parties, such as community groups and homeowner's associations, may extend the overall period for development.

**Table 3-16. Typical Permitting Requirements by Residential Project Type (Entitlement through Building Permit Issuance)**

	SINGLE-FAMILY DETACHED UNITS	ATTACHED RESIDENTIAL
Requirements	Design Review Site Development Permit Building Permit Tentative Tract/Parcel Map	Design Review Site Development Permit Building Permit Tentative Tract/Parcel Map (for condominiums)

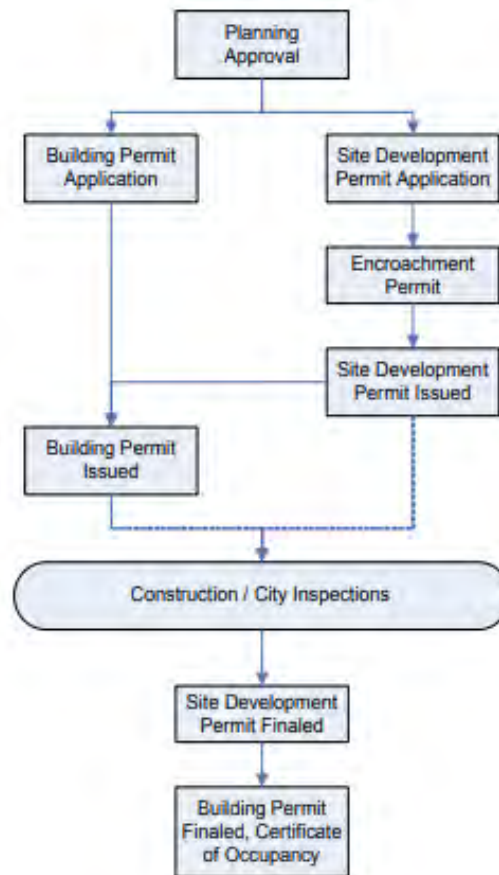
Notes: CUP = Conditional Use Permit; EIR = Environmental Impact Report

Source: City of Walnut Creek 2021.

- **Design Review Commission (DRC):** The purpose of the DRC is to obtain input from residents and design professionals on proposed development to assure that the appearance of developments will be compatible and harmonious with the use and enjoyment of surrounding properties.
- **Environmental Review:** Individual single-family homes are usually exempt from environmental review. Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the required public hearing can be held concurrently with the entitlement hearing.
- **Building Permit, Site Development Permit, and Inspections Review:** A building permit is required for the construction of any habitable structures. A site development permit is required for any grading, drainage, retaining walls, parking lots, landscaping, and other site improvements on private property outside a building structure. Both permit applications can be submitted electronically via email. Site development permits may be submitted and will be reviewed concurrently. Plans are automatically routed to all pertinent reviewers (e.g., Building, Planning, Engineering and Fire). Under normal circumstances, where the applicant has a reasonably proficient and responsive design team, 2–6 months is the typical time frame from permit application submittal to issuance.

Once the building permit is issued, applicants schedule inspections online or by phone. All work associated with the site development permit must be complete before the Engineering Department will sign off a related building permit final inspection and allow occupancy (~~Figure 3-6~~Figure 3-6, Building Permit Review Process).

**Figure 3-6. Building Permit Review Process**



Source: City of Walnut Creek 2021.

### 3.3.7 Inclusionary Housing Ordinance

Inclusionary housing is a local ordinance or land use policy that either requires or encourages housing developers to include a specified percentage of low and/or moderate-income housing in new residential developments. While many cities, such as Walnut Creek, have Affordable Housing programs that provide subsidies to developers to facilitate the development of affordable housing, existing programs only create a limited number of new units, given to limited subsidies. Based on the average per-unit amount provided in subsidies to Low Income Housing Tax Credit Bay Area applicants in 2022, a typical subsidy needed is between \$30,000 and \$50,000 a unit. With an Inclusionary Housing Ordinance, if vacant and underutilized land identified in the Housing Element were developed at midpoint density, an inclusionary requirement of, say 20%, could result in an almost 40% increase in the affordable housing stock in the City.



The City of Walnut Creek adopted its Inclusionary Housing Ordinance in 2004 to expand the supply of affordable housing in conjunction with market-rate housing development. Later, in 2009 and 2010, the City adopted revisions to the Inclusionary Housing Ordinance that addressed issues raised through two court cases, and recessionary relief measures. In 2013, the relief measures expired. However, the provision which allows ownership projects of any size to pay the in-lieu fee was extended by the City Council and remains in force.

#### 3.3.7.1 Requirements

The current Inclusionary Housing Ordinance requires all rental and ownership development projects (except for ADUs and single units constructed to replace a single unit destroyed by fire, flood, earthquake, or other act of nature) to include a number of inclusionary units or pay an in-lieu fee, unless the developer proposes an alternative. The required number of inclusionary units shall depend upon the total number of dwelling units in the project and the type of inclusionary units being included (i.e., affordable to moderate-income, low-income, or very low-income households) and the developer of the project may choose which type of inclusionary units to include. The provisions of the Inclusionary Housing Ordinance apply as follows:

- **New Ownership Projects** – Developer shall include one of the following or pay an in-lieu fee:
  - 10% of the dwelling units as moderate-income ownership units;
  - 7% of the dwelling units as low-income ownership units; or
  - 6% of the dwelling units as very low-income ownership units.
- **Condominium Conversions** – Developer shall include one of the following or pay an in-lieu fee:
  - 15% of the dwelling units as low-income ownership units; or
  - 11% of the dwelling units as very low-income units.

If the project is fewer than 10 units, the developer can pay a fractional fee for low-income ownership units.
- **New Rental Projects** – Developer shall include one of the following or pay an in-lieu fee:
  - 10% of the dwelling units as low-income rental units; or
  - 6% of the dwelling units as very low-income rental units.

In addition to the above provisions, developers must adhere to the following:

- **Fractional Units** – When the application of the percentages specified above results in a number that includes a fraction, the fraction shall be rounded up to the next whole number

if it is seven-tenths (0.7) or more. If the result includes a fraction below the seven-tenths, the developer shall have the option of rounding up to the next whole number or paying an in-lieu fee.

- **Blended Income Levels** – The developer may request that the project include inclusionary units targeted to a mix of income levels instead of just one.
- **Partial In-Lieu Fee** – The developer may request to pay the in-lieu fee for a portion of the required units. In this case, the per square foot fee would be decreased equal to the proportion of the required percentage of inclusionary units being provided.
- **Unit Mix** – The unit mix of the inclusionary units shall be in the same proportion as the unit mix of the market-rate units.
- **Location and Design** – All inclusionary units shall be built on the same site as the remainder of the project and distributed throughout the project. They should also be comparable in construction quality and exterior design to the market-rate units and have access to all on-site amenities.
- **Replacement Units** – The developer must replace units affordable to low-income households on a one-for-one basis if a proposed residential development project would result in the demolition of existing dwelling units that have (or had within the 12 months prior to submittal of the application) rents affordable to low-income households and these units were built less than 30 years ago. However, this provision does not apply to condominium conversions.
- **Credit for Additional Affordable Units** – If the developer completes construction of a greater number of inclusionary units in the project than required by this article, the additional units may be credited toward meeting the requirements of this article by a future project.
- **Timing** – All inclusionary units must be constructed and occupied concurrently with or prior to the construction and occupancy of the market-rate units. In phased developments, inclusionary units may be constructed and occupied in proportion to the number of units in each phase of the residential development project.
- **Terms of Affordability** – Rental inclusionary units must remain affordable for 55 years. Ownership inclusionary units must remain affordable for 45 years.

#### 3.3.7.2 Alternatives

The developer may propose an alternative means of compliance instead of provision of inclusionary units or payment of an in-lieu fee, including the following:

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- **Off-Site Construction of Inclusionary Units** – Inclusionary units may be constructed off site only when the City determines that on-site construction is infeasible. If the option is chosen, then the off-site units must be constructed prior to or concurrently with construction of the residential development project.
- **Land Dedication** – In lieu of building inclusionary units, the developer may dedicate land to the City if the City determines it is suitable for the construction of inclusionary units. The land must also be of equivalent or greater value than the corresponding in-lieu fee.
- **Provision of Moderate-Income Rental Inclusionary Units** – A developer of a rental development project may propose to provide inclusionary units affordable to moderate-income households. This proposal must include a percentage of moderate-income units proportionally higher than the percentage required for low-income rental units.

#### 3.3.7.3 Incentives

To assist in compliance with the inclusionary housing requirement, the City offers the following incentives:

- **Unit Size Reduction** – The size of the inclusionary units may be smaller than the market-rate units.
- **Interior Finishes** – Inclusionary units may have different interior finishes and features than market-rate units so long as the features are durable, of good quality, and consistent with current Building Code standards for new housing.
- **Density Bonus Qualifying Affordable Units** – If the developer is proposing to provide affordable units in exchange for an increase in density, concessions, incentives, or waivers/modifications of development standards pursuant to the State Density Bonus Law, those affordable units may count as inclusionary units. When a density bonus is granted, the inclusionary requirements of the Inclusionary Housing Ordinance will apply to the entire project, including the bonus units.

Since the adoption of the City's Inclusionary Housing Ordinance in 2004, an additional 79 affordable units have been constructed. The number of units resulting from the City's Inclusionary Housing Ordinance makes it evident that inclusionary housing has not slowed housing production in the City.

Because prices and rents have also grown substantially with the costs of developing affordable housing, these prices and rents are typically high enough to absorb the additional costs resulting from the inclusionary requirement. Therefore, the cost of overall housing development is not impacted to the extent of making a market-rate housing project infeasible to date. As described

above, the City offers a range of options and incentives to ensure the inclusionary housing policy does not unduly constrain housing development in the City.

### 3.3.8 Codes and Enforcement and On-/Off-Site Improvement Standards

#### 3.3.8.1 Codes and Enforcement

In 2001, the State of California consolidated its building codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. The City most recently adopted the 2019 California Building Code; Residential Code; Green Building Standards Code; Reference Standards Code; and Electrical, Mechanical, Plumbing, Energy Codes. The 2019 California Building Code, with necessary State amendments, is adopted and referred to, and by reference expressly incorporated and made a part of Title 9, Chapter 1, of the Walnut Creek Municipal Code, subject to specified amendments. The California Building Code, as amended, shall be known, designated and referred to as the "Building Code" for the City of Walnut Creek. Local amendments include a requirement that fire protection systems shall comply with the local amendments by the Contra Costa County Fire Protection District, technical criteria pertaining to concrete specifications, and seismic design notations. These changes may have some impact on the cost of housing construction but are necessary to protect health and safety.

The Code Enforcement Division works to ensure compliance with the Municipal Code with a staff of two inspectors with expertise in code enforcement and capable of investigating any type of complaint.

- The Code Enforcement Division responds to complaints generally working under a model of voluntary compliance. The City seeks to avoid fines and penalties by providing a reasonable time allowed to meet compliance. In rare circumstances, we issue administrative penalties if someone fails to comply with the Municipal Code. However, complaints related to housing in the City typically involve the following:



- Graffiti
- Abandoned shopping carts
- Debris and personal property
- Noise
- Inoperable vehicles
- Tree and landscape encroachment

- Unpermitted signage

Code Enforcement staff responds to approximately 25 new residential complaints and participates in hundreds of active investigations each month. Enforcement procedures place emphasis on voluntary compliance. On the average, Code Enforcement administers the following:

- 300 residential courtesy notices and notices of violation per year
- Seven administrative citations per year

#### 3.3.8.2 On-/Off-Site Improvement Standards

The City's Design Review Guidelines, created in 1996 and most recently updated with a 2021 Addendum, is an informational booklet intended to assist applicants in understanding the standards of design used to evaluate and review projects for design review approval. The guidelines cover site planning, architecture, signage, and other design details. The guidelines are intended to ensure uniform design and provide guidance to those preparing improvement plans within the City.

The Design Review Guidelines include guidance on landscape design. This guidance includes general landscaping requirements, as well as requirements specific to parking lot landscaping and standards for residential districts. Solid waste enclosures are also covered in the Design Review Guidelines, which address materials, accessibility, and location.

On-site improvement requirements can be waived for affordable housing as a processing incentive and has been done in the past primarily with density bonus projects. Possible incentives include the following:

- Priority/expedited processing for all entitlement and ministerial permits required for development of the project.
- Adjustments in development standards, such as setback requirements, landscaping requirements, parking requirements, and building heights. The City does not require on-/off-site improvements beyond basic site and frontage improvements, such as the construction of a curb, gutter, sidewalk along the project frontage; undergrounding onsite utilities; and providing onsite rainwater treatment facilities, such as bio-retention basin (i.e. C.3.). The only exceptions to this general approach are (1) environmental impact mitigation measures imposed under the California Environmental Quality Act (CEQA), which are rarely required in the instances of residential and mixed-use developments; or (2) community benefits voluntarily provided by the developer/applicant in exchange for development bonuses above the permitted height, density, and FAR limitations in the West Downtown and North Downtown Specific Plan areas.

#### 3.3.8.3 Constraints on Housing for People with Disabilities

State law requires that each local jurisdiction assess its local governmental constraints relating to the construction and improvement of housing for people with disabilities.

#### Zoning and Land Use Policies and Practices

California law declares that people who experience disabilities and require supervised care are entitled to live in normal residential settings; it also preempts cities from imposing many regulations on residential care homes. California HSC, Section 1500 et seq., establishes that residential care homes serving six or fewer people be (1) treated the same as any other residential use, (2) allowed by right in all residential zones, and (3) subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

The Walnut Creek Municipal Code defines residential care homes as:

*A residential home or facility with a capacity of no more than six (6) persons which provides twenty-four (24) hour non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, and other residential facilities licensed, certified, or authorized by the State Department of Social Services.*

*This classification also includes facilities with a capacity of no more than six (6) persons who are licensed, certified, or authorized by the State Department of Health such as drug and alcohol treatment facilities, intermediate care facilities for the developmentally disabled, congregate living health facilities, family care homes, foster homes, and group homes for mentally disordered or handicapped persons.*

In compliance with State law, residential care homes with a capacity of no more than six persons, which provides 24-hour non-medical care to persons in need of personal services, supervision, or assistance is permitted by right in all residential districts in Walnut Creek, and many are located throughout the City.

Larger homes would fall under the definition of residential care facilities, defined in the Walnut Creek Municipal Code as:

*Facilities which provide twenty-four (24) hour nonmedical care for seven (7) or more persons in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the*

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*elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California.*

As shown in ~~Table 3-17~~**Table 3-17**, Permitted Residential Uses by Zone, residential care facilities for disabled individuals (those who “meet the definition of handicapped under the Fair Housing Act”) are permitted **by-right** (with objective design standards), in the following zones: Single-Family Residential (R), Duplex Residential (D-3), Single-Family High-Planned Development (SFH-PD1), Downtown Mixed-Use (MU-D), Commercial Mixed-Use (MU-C), and Residential Mixed-Use (MU-R). Other types of residential care homes are permitted in the following zones with a CUP: Office Commercial (O-C), Multiple Family Residential (M), High Density Residential Planned Development (M-H-D), Central Retail (C-R), and Hospital Planned Development (HO P-D).

The City has a large inventory of residential facilities for persons with disabilities, including the following, based on previously published information:

- 623 community care facility beds;
- 281 supportive care facility beds; and
- 373 beds in other residential facilities.

Currently, housing facilities for people with disabilities are regulated in the Zoning Ordinance under Residential Care Homes and Residential Care Facilities. There is no local requirement for proximity between two special needs housing sites. To further reduce constraints, Program H-3.H includes provisions to amend the Zoning Ordinance to allow as a permitted use residential care facilities for 7 or more persons subject only to objective standards in all zones allowing residential uses similar to other residential uses of the same type in the same zone.

The requirements of the California HSC, Section 1520.5, are enforced by the California Department of Social Services, Health, and Human Services Agency. The law requires that residential facilities be separated by a minimum of 300 feet to avoid over-concentration.

#### **Definition of Family**

Some local governments may illegally attempt to restrict access to housing for households failing to qualify as a “family” by the definition specified in the local government’s Municipal Code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for people with disabilities, but not for housing families that are similarly sized or situated. Under the Municipal Code, “family” is defined as:



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*One person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit.* A housekeeping unit shall be a group which bears the generic character of a family unit as a relatively permanent household, regardless of biological relationship, and which is characterized by the following: a) Shared use of a single common kitchen; b) Shared household expenses; c) Use by all persons of a shared common entry to the dwelling unit; d) Shared use of all or virtually all areas of the dwelling unit at all times; e) Shared responsibility for household work; f) Shared food; g) Sharing of some or all meals; h) Occupation of the unit under a single lease if the unit is not occupied in part by the owner; i) Shared social, economic and psychological commitments. Family also does not include a group occupying a boarding house, dormitory, fraternity or sorority house, convent, rectory, or private residential club.

The City's definition of "family" is not used to limit the use or operations of group homes, and is consistent with fair housing law, as it does not limit the number of members in a family, and does not require members to be related by blood.

#### **Building Codes**

Building procedures within the City are also required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for people with disabilities. These standards are consistent with the Americans with Disabilities Act and Title 24. No local amendments that would constrain accessibility or increase the cost of housing for people with disabilities have been adopted.

The City encourages commercial building permit applicants to seek the services of a Certified Access Specialist to ensure that unintended access barriers and violations are not created during the development process and during the move-in process. A Certified Access Specialist can also provide plan review services and an access compliance evaluation of the facility. The City provides applicants with information on where to find a Certified Access Specialist, as well as information on government tax credits, tax deductions, and financing to encourage applicants to comply with State law.

#### **Reasonable Accommodation Procedures**

The federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations in their zoning ordinances and other land use regulations. These accommodations are typically needed to provide residents with a disability with an equal opportunity to live in a unit. HCD encourages cities to adopt written procedures for reasonable accommodation requests with respect to zoning regulations, permit processing, and building codes in light of the City's affirmative duty to comply with fair housing laws.



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The City’s Zoning Ordinance and Building Regulations, and its approach to code enforcement, allow for special provisions that meet the needs of people with disabilities without the need for variances. For example, handicapped ramps or guardrails are permitted to intrude into the standard setbacks required under zoning to allow first floor access for residents living with a disability. In addition, new apartment buildings with three or more units are subject to requirements for unit “adaptability” on ground floor units, and accessibility to common use areas.

On June 17, 2014, the Walnut Creek City Council adopted Ordinance No. 2131, its Reasonable Accommodation Ordinance. The purpose of the City’s Reasonable Accommodation Ordinance is to provide individuals with disabilities reasonable accommodation in regulations, policies, practices, and procedures to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities. The ordinance provides for reasonable accommodations in land use or zoning regulations, and in the application of land use, zoning, or building policies, procedures, and practices to eliminate barriers to housing opportunities.

A request for reasonable accommodation can be made by any individual with a disability, his or her representative, or a developer or provider of housing for an individual with a disability. Requests can be submitted when the application of a land use or zoning regulation, or land use, zoning, or building policy, practice, or procedure acts as a barrier to fair housing.

The City has established procedures in the Zoning Ordinance to provide the City’s Community Development Department with the administrative authority to grant an exception to regulations related to accessibility or adaptability when such regulations create a hardship and equivalent provisions are provided. As part of the building permit application, an applicant can request reasonable accommodation. The Planning Manager establishes the submittal requirements, and the Zoning Administrator makes the decisions with no formal hearing process before any board being required. There is no fee imposed on the filing or processing of the application.

The reviewing authority shall approve the application with or without conditions, unless it determines on the basis of substantial evidence that one or more of the following findings cannot be made:

- The accommodation is requested by or on behalf of an individual with a disability protected under the fair housing laws.
- The housing, which is subject to the requested accommodation, will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.

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- The requested accommodation will not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of a City program or law, including land use and zoning.

The Zoning Administrator shall, within 30 days of determining the application complete, approve, approve with conditions, or deny the application based on the findings shown above.

#### **Review of Programs**

The City has several programs and services in place to meet the needs of its population with disabilities. The City's website provides information and support services to people with disabilities who live or work in the City. Programs and services offered include the following:

- **Home Rehabilitation Loan and Emergency Grant** program, which gives emergency grants and rehabilitation loans to low-income homeowners for health and safety upgrades, energy efficiency, removal of architectural barriers for residents with a disability, and more.
- **Community Violence Solutions** program is partially funded by the City and provides child sexual assault victims aged 2–17 years and their non-offending family members. Services are also provided to developmentally disabled individuals of any age.
- Inclusion and accommodation services for City sponsored classes, programs, and activities.
- Access reporting, which intakes and addresses resident complaints regarding community accessibility.

### **3.4 Zoning for a Variety of Housing Types**

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. The City's residential and mixed-use zones allow for a wide variety of housing types. ~~Table 3-17~~ ~~Table 3-17~~ summarizes the housing types permitted in the City within zoning categories that permit residential development.

#### **3.4.1 Single-Family Housing**

Single-family residences are permitted in the following zones: Single-Family Residential (R), Duplex Residential (D-3), Hillside Planned Development (H-P-D), and Single-Family High-Planned Development (SFH-PD1). With limitations, single-family residences are also permitted in Multiple Family Residential (M) zoning and in Open Space/Recreation (O-S-R) zoning.

#### 3.4.2 Multifamily Housing

The purpose of the City's multifamily residential zones is to promote and encourage multifamily developments at densities that are consistent with the General Plan land use designation and surrounding development. The intent is to provide for higher density classifications in and around the Core Area and adjacent to major transit centers, and lower density multifamily development in transition areas between single-family development and commercial areas or higher density residential areas.

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**Table 3-17. Permitted Residential Uses by Zone**

	Single-Family Residential (R)	Duplex Residential (D-3)	Multiple Family Residential (M)	High-Density Residential Planned Development (M-H-D)	Hillside Planned Development (H-P-D)	Pedestrian Retail (P-R)	Central Retail (C-R)	Office Commercial (O-C)	Mixed-Use Planned Development (M-U)	Automobile Sales/Service and Custom Manufacturing (AS-CM)	Service Commercial (S-C)	Business Park (B-P)	Community Commercial (C-C)	Open Space/Recreation (O-S-R)	Community Facility (C-F)	Hospital Planned Development (HO P-D)	Single Family High-Planned Development (SFH-PD1)	Downtown Mixed-Use (MU-D)	Commercial Mixed-Use (MU-C)	Residential Mixed-Use (MU-R)
<b>Residential Use Classifications</b>																				
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	P	N	N	N	P	P	P	P
Congregate Living Facility	N	N	U	P	N	L	U	L	N	L	P	N	U	N	N	N	N	L	L	P
Family Day Care Home																				
Small Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	P	N	N	N	P	P	P	P
Large Family Day Care Home	L	L	L	L	L	L	L	L	L	L	L	N	L	N	N	N	L	L	L	L
Group Residential	N	N	P	N	N	L	U	L	N	L	U	N	U	N	N	U	N	L	L	P
Multiple-Family Residential	N	L	P	P	N	L	U	L	N	P	U	N	U	N	N	U	N	L	L	P
Residential Care Home	P	P	P	P	P	P	P	L	N	P	P	N	P	N	N	N	P	L	L	P
Accessory Dwelling Units																				
Accessory Dwelling Units	P	P	P	P	P	N	N	N	P	N	N	N	N	P	N	P	P	P	P	P
Junior Accessory Dwelling Unit	P	P	L	N	P	N	N	N	N	N	N	N	N	P	N	N	P	N	N	N
Single-Family Residential	P	P	L	N	P	N	N	N	N	N	N	N	N	L	N	N	P	N	N	N
<b>Community Facility Use Classifications</b>																				
Adult Day Care Facility	U	U	U	U	N	L	U	L	N	U	U	U	U	N	U	N	U	L	L	L
Child Day Care Facility	U	U	U	U	L	U	U	L	N	U	U	U	U	N	U	N	U	L	L	L
Housing for the Homeless/Emergency Shelters	N	N	L	N	N	U	L	U	N	L	N	N	L	N	U	N	N	U	U	U
Residential Care Facility	L	L	U	U	N	N	U	L	N	N	N	N	N	N	N	U	L	L	L	L
<b>Accessory Uses</b>																				
Accessory Living Quarters	L	L	L	N	L	N	N	N	N	N	N	N	N	N	N	N	L	N	N	N
Accessory Structure	L	L	L	L	L	L	L	L	L	L	L	L	L	N	N	L	L	L	L	L
Accessory Uses	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Home Occupations	L	L	L	L	L	L	L	L	L	L	L	N	L	N	N	N	L	L	L	L

Key:

P: Permitted use.

L: Use permitted subject to certain limitations.

U: Use permitted with a CUP.

N: Not a permitted use.

Multifamily housing is permitted “by right” in the following zones: Multiple Family Residential (M), High Density Residential Planned Development (M-H-D), Residential Mixed-Use (MU-R), and Downtown Mixed-Use (MU-D). With limitations, multifamily housing is also permitted by right in the following zones: Duplex Residential (D-3) and Commercial Mixed-use (MU-C).

### 3.4.3 Manufactured Housing, Mobile Homes, & Mobile Home Parks

#### 3.4.3.1 Manufactured Housing

The City’s Zoning Ordinance defines a manufactured home as “a prefabricated or factory-built structure certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 that is attached to a permanent foundation and is used as a dwelling unit.” Furthermore, the Zoning Ordinance includes manufactured homes in the definition of Single-Family Residential as follows:

*A structure containing one (1) dwelling unit located on a single lot. This classification includes mobile homes and manufactured housing.*

Pursuant to California Government Code Section 65852.3, the City does not have special regulations for manufactured housing on a foundation and treats it similarly to Single-Family Residential. This is evidenced by the definition of Single-Family Residential, above.

#### 3.4.3.2 Mobile Homes & Mobile Home Parks

The City’s Zoning Ordinance defines a mobile home as “a trailer or prefabricated structure that is used as a permanent dwelling unit, is connected to utilities, and is designed without a permanent foundation.” Furthermore, the Zoning Ordinance includes mobile homes in the definition of **Single-Family Residential** as follows:

*A structure containing one (1) dwelling unit located on a single lot. This classification includes **mobile homes** and manufactured housing.*

Pursuant to state law (and similarly to manufactured housing), the City allows mobile homes to be constructed in all Single-Family Residential zoning districts and treats it similarly to Single-Family Residential. Furthermore, the City does not have special restrictions for mobile homes. Currently, no mobile home park is located within the City.

### 3.4.4 Farmworker and Employee Housing

Pursuant to the California Employee Housing Act (Section 17000 of the California HSC), specifically Section 17021.5, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation. Employee housing for six or fewer people must be permitted wherever a single-family residence is permitted. To comply with State law, no CUP or variance can be required.

Additionally, in accordance with HSC Section 17021.6, any employee housing consisting of no more than 36 beds in group quarters, or 12 units or spaces designed for use by a single-family

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or household, or that is approved pursuant to HSC Section 17021.8, shall be deemed an agricultural land use. Except as provided in Section 17021.8, housing is an activity that differs in any other way from an agricultural use. No CUP, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

The census identifies less than 1% of Walnut Creek residents employed in farming, fishing, and forestry occupations. No parcels in the City remain in agricultural use. Given the extremely limited presence of farm workers in the community, the City has not identified a need for specialized farm worker housing. Furthermore, in addition to the single-family zones, zoning is available for employee housing through the variety of other housing types encouraged in the Zoning Ordinance, including multifamily, single-room occupancies (SROs), manufactured housing, and ADUs.

The Walnut Creek Zoning Ordinance does not currently address employee housing, including farmworkers. Therefore, the Housing Plan (Chapter 8) in this Housing Element includes Program H-4.E, to update the City's Zoning Ordinance and Policies Related to Employee Housing to Comply with Current Laws.

#### 3.4.5 Single-Room Occupancy

SROs are secure residential units that include communal or individual kitchens and communal or individual bathroom facilities. As the Zoning Ordinance defines Multiple Family Residential as including SROs, SROs can be built anywhere that multifamily housing can be built.

#### 3.4.6 Emergency Shelters and Low-Barrier Navigation Centers

##### 3.4.6.1 Emergency Shelters

The City of Walnut Creek defines an emergency shelter as a “facility that provides an immediate short-term solution to homelessness for a limited period.”

##### Needs Assessment

SB 2, enacted in October 2007, requires local governments to provide sufficient capacity to meet all of the locality's identified need for emergency shelter. For example, if a jurisdiction determines that it has an unmet need of 200 persons experiencing homelessness, the identified zones must have sites with sufficient capacity to accommodate one or more shelters for 200 people. Regardless of the zone, a jurisdiction must provide sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered

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homeless population. According to the 2020 Contra Costa County Annual Point-In-Time Count Report, 80 people experiencing unsheltered homelessness were living in Walnut Creek.

Additionally, Assembly Bill (AB) 139, enacted in 2019, requires the City to base the needs for emergency shelter in its housing element on the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a 1-year period, and the percentage of those in emergency shelters that move to permanent housing solutions.

According to the 2020 Contra Costa County: Annual Point in Time Count Report, there are 80 unsheltered individuals in the City.<sup>3</sup> The City has granted a CUP for the last 6 years in a row to the Trinity Center, a nonprofit corporation located in Walnut Creek that provides services to the homeless population, for a temporary emergency shelter for up to 50 individuals during the winter months. There are currently no year-round emergency shelters located within the City.<sup>4</sup>

#### **Zoning Categories**

SB 2 also requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for people experiencing homelessness) without discretionary review. In compliance with SB 2, the City reviewed its zoning regulations, identified areas where shelters are permitted by-right (i.e., without a public hearing or discretionary action requirement), and estimated the acreage available for the development of emergency shelters. The City of Walnut Creek's Zoning Ordinance permits emergency shelters for persons experiencing homelessness by-right (i.e., without a public hearing, CUP, or discretionary action requirement) in three commercial districts:

- **Central Retail (C-R) District:** Emergency shelters are permitted by-right (i.e., without a public hearing or discretionary action requirement) when located more than 500 feet from a residential zone. There are 9 properties, totaling 3½ acres that meet this criterion. Emergency shelters require a CUP in this zone if located within 500 feet of a residential zone.
- **Community Commercial (C-C) District:** Emergency shelters are permitted by-right (i.e., without a public hearing or discretionary action requirement) when located more than 600 feet from a residential zone. However, there are no longer any properties that meet this criterion. Emergency shelters require a CUP in this zone if located within 600 feet of a residential zone.

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<sup>3</sup> <https://cchealth.org/h3/coc/pdf/PIT-report-2020.pdf>

<sup>4</sup> [https://walnutcreek.granicus.com/MetaViewer.php?view\\_id=12&clip\\_id=4380&meta\\_id=255560](https://walnutcreek.granicus.com/MetaViewer.php?view_id=12&clip_id=4380&meta_id=255560)

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- **Automobile Sales and Service (AS-CM) District:** Emergency shelters are permitted by-right (i.e., without a public hearing or discretionary action requirement) when located on the second or higher floor of a building. *There are 52 properties, totaling over 22 acres in this zone.*

Compliant with SB 2 requirements, there are approximately 26 acres of land within these three zones that could accommodate emergency shelters, providing sufficient capacity to meet the City's identified need of 80 individuals experiencing unsheltered homelessness. The total acreage is made up of 61 parcels that range in size from ¼ to 3½ acres. Additionally, there is a potential for redevelopment and reuse of existing structures in these zones. These buildings are fit for human habitation (i.e., none are in a hazardous state of disrepair) and offer potential for developers to reduce construction costs and provide services in these areas of the city. Additionally, their proximity to transit and services makes them ideal for residents experiencing homelessness.

#### **Emergency Shelter Development Standards**

AB 139 also mandates that emergency shelters may only be subject to those standards which apply to residential and commercial development within the same zone. However, a city may apply standards regulating the number of beds, parking for staff (provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone), length of stay, and other minor standards.

Currently, the City only has an emergency shelter parking requirement of one space per four beds, plus one space per employee. These standards are not consistent with California Government Code, Section 65583(a)(4), which only allows parking to be required for shelter staff. However, Program H-4.C, Update ~~Special Needs Zoning~~ the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, Group Care Facilities, the Housing Accountability Act, and the Housing Crisis Act of 2019 to Comply with Current Laws, will bring the City's Zoning Ordinance into compliance with State law. In addition, consistent with Government Code section 65583 as amended by AB 2339, as a part of Program H-4.C the City will amend the definition of "emergency shelters" to align with statutory definitions, identify zoning districts where residential and/or mixed uses are allowed to also allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit, craft objective standards consistent with Government Code section 65583(a)(4) and related applicable state law, and continue to ensure adequacy of sites to accommodate the need for emergency shelters.



#### 3.4.6.2 Low-Barrier Navigation Centers

Adopted in 2019, Assembly Bill (AB) 101 defines a Low-Barrier Navigation Center as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” When compared to traditional emergency shelters, low-barrier shelters may provide more services and additional flexibility to clients, such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

AB 101 requires jurisdictions to permit Low-Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes the following timelines for cities to act on an application for the development of a Low-Barrier Navigation Center:

- Within 30 days of receiving an application for a center, a City must notify the applicant whether the application is complete.
- Within 60 days of a completed application, a City must act on the application.

The provisions of AB 101 are effective until they sunset in 2026. While the City complies with the provisions of AB 101, the Walnut Creek Zoning Ordinance has not been updated to permit low barrier navigation centers, making this a constraint to housing for unsheltered individuals. Therefore, the City ~~has included is adopting~~ Program H-4.C, ~~Update the City’s Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, Group Care Facilities, the Housing Accountability Act, and the Housing Crisis Act of 2019 to Comply with Current Laws, ii in the Housing Plan in~~ order to bring the City’s Zoning Ordinance into compliance with State law.

#### 3.4.7 Transitional and Supportive Housing

State law requires transitional and supportive housing to be defined as a residential use and subject only to the same regulations as comparable residential uses. The City’s Zoning Ordinance provides definitions for transitional and supportive housing. The definitions are as follows:

**Transitional Housing:** *Buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing shall be subject only to those requirements and restrictions that otherwise apply to the residential or community classification under which it operates (i.e., single-family residential, residential care facilities, etc.).*

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**Supportive Housing:** *Housing with no limit on the length of stay, which is occupied by a target population and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing shall be subject only to those requirements and restrictions that otherwise apply to the residential or community use classification under which it operates (i.e., single-family residential, residential care facilities, etc.).*

In transitional housing or supportive housing, residents are provided with one-on-one case management, education and training, employment assistance, mental and physical services, and support groups. In 2014, the City amended the Zoning Ordinance to treat transitional and supportive housing as permitted uses in all residential districts, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

AB 2162 (2018) further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multifamily and mixed-use developments are permitted when the development meets certain conditions. AB 2162 also prohibits minimum parking requirements for supportive housing within 0.5 mile of a public transit stop.

The Housing Plan (Chapter 8) in this Housing Element includes Program H-4.C, ~~Special Needs Zoning Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, Group Care Facilities, the Housing Accountability Act, and the Housing Crisis Act of 2019 to Comply with Current Laws,~~ which will bring the City's Zoning Ordinance into compliance with State law.

#### 3.4.8 Accessory Dwelling Units

An ADU is an attached or detached residential unit that provides complete independent living facilities (i.e., kitchen, sleeping facilities, and full bathroom facilities) for one or more people and is located on the same lot as a single-family or multifamily dwelling. A junior accessory dwelling unit (JADU) is an ADU contained entirely within a single-family residence. JADUs include an efficiency kitchen and sleeping facilities and can include their own bathroom or share a bathroom with the single-family dwelling.

##### 3.4.8.1 Compliance

As shown in ~~Table 3-17~~ Table 3-17, ADUs are permitted by-right in all zones which permit single-family or multiple-family dwellings, including: (R) Single-Family Residential District, (D-3) Duplex Residential District, (M) Multiple Family Residential District, (M-H-D) ~~High-Density~~ High-Density Residential Planned Development District, (H-P-D) Hillside Planned Development District, (M-U) Mixed-Use Planned Development District, (O-S-R) Open Space/Recreation District, (HO P-

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D) Hospital Planned Development District, (P-D) Planned Development District, (SFH-PD1) Single-Family High-Planned Development District, (MU-C) Commercial Mixed-Use District, (MU-R) Residential Mixed-Use District, and (MU-D) Downtown Mixed-Use District.

JADUs, on the other hand, are allowed in all single-family residential zoning districts, as well as multi-family residential zones that allow for single-family dwellings, including: (R) Single-Family Residential District, (D-3) Duplex Residential District, (H-P-D) Hillside Planned Development District, (O-S-R) Open Space/Recreation District, and (SFH-PD1) Single-Family High-Planned Development District.

Recent State legislation, including AB 68, AB 345, AB 881, AB 587, AB 670, AB 671, AB 3182, and SB 13, modified the way local jurisdictions are allowed to regulate ADUs and JADUs. This legislation promotes the construction of new ADUs and JADUs and limits the ways cities can regulate their design. Under current State law, the City may adopt regulations governing the design of ADUs. However, but no lot coverage, FAR, open space, or minimum lot size requirement can preclude the construction of a “Statewide exemption ADU,” which is an ADU with an area of up to 800 square feet, height of up to 16 feet, and 4-foot side and rear yard setbacks. On September 21, 2021, the City adopted Ordinance No. 2210, amending the Walnut Creek Municipal Code to comply with the recent Sstate legislation.

The City does not require a public hearing for ADU and JADU applications. Applications are reviewed through the building permit process. Requests for ADUs and JADUs are ministerial applications in accordance with State law and will be approved if the proposed unit complies with the standards and requirements outlined in the City’s Zoning Ordinance. Regulations.

Housing element law requires that jurisdictions analyze their accessory dwelling unit ordinances to ensure they are compliant with state requirements. While the City amended the Walnut Creek Municipal Code in 2021 to comply with the recent state legislation, further updates are needed to bring the Accessory Dwelling Unit Ordinance to compliance. For example, as clarified in the California Department of Housing and Community Development’s July 2022 update to their *Accessory Dwelling Unit Handbook*, California Government Code Section 65852.2 requires that jurisdictions ministerially approve two detached accessory dwelling units, plus additional accessory dwelling units created through the internal conversion of existing non-residential floor area on properties containing multi-family dwellings. However, the Walnut Creek Municipal Code allows only one or the other, rather than both.

Given the additional changes in State Housing laws that affect the City’s Accessory Dwelling Unit Ordinance, Chapter 8, Housing Plan, of this Housing Element contains the following program to bring the ordinance into compliance with Government Code Section 65852.2:

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- ~~H-4.F. Update the City's Zoning Ordinance and Policies Related to the Accessory Dwelling Unit Zoning Ordinances to Comply with Current Laws~~

#### ~~3.4.8.3~~ **3.4.8.2 Promotion and Facilitation of ADUs**

Walnut Creek is committed to the promotion and facilitation of ADU construction as a tool for the development of affordable housing. For instance, in September 2021, City Council approved the production of pre-approved ADU designs and permit-ready construction plans that will be available to the public free of charge. Pre-approved plans can provide developers with cost savings, as it would void the cost associated with the design and shorten the approval process. Through the use of this tool, the City can facilitate the development of affordable housing in high-resource areas.

In addition, the City will take on multiple activities to promote the development of ADUs. For instance, staff will create educational and promotional materials to distribute at City Hall, on the City's website and newsletter, through mailers, and targeted education for homeowner associations and high-resource communities. Furthermore, Walnut Creek will monitor the production and affordability of ADUs on an annual basis and improve its reporting.

The Housing Plan (Chapter 8) in this Housing Element contains the following program to promote and facilitate the development of ADUs: H-1.A. Encourage and ~~Incentivize~~ Monitor Accessory Dwelling Units.

### **3.5 Senate Bill 35**

The City currently has not adopted written procedures for ~~the~~ SB 35 (Chapter 366, Statutes of 2017), Streamlined Ministerial Approval Process. However, Program H-4.D, Adopt SB35 Streamlining Written Procedures, as described in Chapter 8 (Housing Plan), designates a program for the City to complete this legal requirement.

### **3.6 Reductions to Constraints**

To address the constraints identified in Chapter 3, Housing Constraints, as well as those identified by developers through the outreach process, the City has identified several initiatives that include the following programs from Chapter 8 of this Housing Element:

- **Constraints Identified by Developers:**
  - **H-2.B.** Local Funding for Affordable Housing
  - **H-2.I.** Provide Density Bonus Ordinance Training/Education
  - **H-2.N.** Assist with Development of Lower-Income Housing

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- **H-2.P.** Advertise Available Resources
- **Constraints identified in this Housing Constraints chapter:**
  - **H-1.A.** Encourage and Monitor ADUs
  - **H-2.Q.** Faith Based Properties
  - **H-4.A.** Exemptions of Transit Priority Projects from Environmental Review
  - **H-4.B.** Complete Parking Study and Continue to Implement Reduced Parking for Affordable Housing
  - **H-4.C.** Update the City’s Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, and Group Care Facilities to Comply with Current Laws
  - ~~**H-4.D.** Adopt SB35 Streamlining Written Procedures~~
  - ~~\_\_\_\_\_~~
  - ~~**H-6.G.** Codify Senate Bill 9~~
  - \_\_\_\_\_

As part of this effort, the City will follow the Housing Plan and collaborate with housing providers and stakeholders to help mitigate housing constraints in the City. See also the summary of programs featured in Appendix B, Table B-19.

## 4 AT-RISK AFFORDABLE HOUSING

Pursuant to California Government Code, Section 65583(a)(9), an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use must be identified in the Housing Element. The City (City or Walnut Creek) has a number of affordable housing developments with affordable covenants restricting their affordability for a specified term. Many of these covenants are the result of requirements for obtaining public subsidies. Housing units with covenants that expire within the next 10 years are considered “at risk” as the units could convert to market rate when the covenants expire. Table 4-1. Inventory of Assisted Rental Housing, Walnut Creek, includes an inventory of all constructed and occupied affordable and income restricted units in the City.

**Table 4-1. Inventory of Assisted Rental Housing, Walnut Creek**

Project Name	Total Units	Affordable Units	Type	Funding Source(s)	Expiration of Affordability
Casa Montego I	80	79	Senior/Persons with Disabilities	Section 8	2030
				HUD 202	2029
Montego Place	33	33	Senior	Section 8	2030
				HUD 202; City loan; Co. HOME; HCD grant	2064
Ivy Hill Apartments	116	47	Family	CFD bonds; Tax Credits; City loan	2055
Acalanes Court	17	17	Family	Tax Credits; City loan; Co. HOME	2060
The Oaks	36	35	Family	City loan; Tax credits	2049
Sierra Gardens	28	24	Family	City loan and grant; Co. HOME	2051
Tice Oaks	91	90	Senior	Section 8	2031
				CHFA loans; Tax Credits; City loan	2056
Villa Vasconcellos	70	70	Senior	City loan, HOME, MHSA	2063
Arboleda	48	48	Family/Special needs	City Loan and RDA	2069
Riviera Family Apartments	58	57	Family	City Loan HOME/HOPWA Section 8	2073 2039 2038
Anton Noma	135	11	Family	No City Funds	2077
St. Paul's Commons	45	45	Special needs	HOME; HOPWA; AHP; CDBG Section 8	2075 2040
Windsor	125	12	Family	No City Funds	2065
Iron Horse Place	26	2	Family	No City Funds	2061

## 2023–2031 Housing Element

### Chapter 4. At-Risk Affordable Housing

Project Name	Total Units	Affordable Units	Type	Funding Source(s)	Expiration of Affordability
Bonanza Oaks	24	2	Family	No City Funds	2033
TOTAL	932	572			

Source: City of Walnut Creek, 2015-2021 APRs and HUD Section 8 Database, 2022.

## 4.1 At-Risk Affordable Housing

Table 4-2. Housing Projects with Expiring Covenants over Next 10 Years, provides a list of affordable housing developments in the City with affordability covenants that expire in the next 10 years. As shown in Table 4-2, 202 at-risk affordable housing units are in the City. The affordability of these units is currently restricted through various funding sources, including the following:

- **Multifamily Mortgage Bonds:** State (California or State) and local governments sell tax-exempt Housing Bonds, commonly known as Mortgage Revenue Bonds and Multifamily Housing Bonds and use the proceeds to finance low-cost mortgages for lower-income first-time homebuyers or the production of apartments at rents affordable to lower-income families. There are no at-risk affordable housing units in the City funded using Multifamily Mortgage Bonds.
- **Project-Based Housing Choice Voucher Program (Section 8):** Project-based Section 8 vouchers are a form of rent subsidy issued by U.S. Department of Housing and Urban Development (HUD). The Section 8 vouchers are administered by the local Public Housing Agency and provide the property owner with a subsidy equal to the difference between the affordable rent paid and the fair market rent as determined by HUD. In total, 202 at-risk units in the City were funded with project-based Section 8 vouchers. It is important to note that because property owners ultimately are collecting fair market rents on these units (HUD makes up the difference between the amount of rent the resident can afford to pay and the current market rent for the area), there is a high likelihood that the affordability will be extended to preserve the vouchers.
- **HUD 202 Program:** HUD provides capital advances to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects. The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, and transportation.

## 2023–2031 Housing Element

### Chapter 4. At-Risk Affordable Housing

**Table 4-2. Housing Projects with Expiring Covenants over Next 10 Years**

Project Name	Address	Extremely Low Units	Very Low Units	Low Units	Moderate Units	Total # of Units	# of Senior Units	Type of Financing	Expiration	Risk of Conversion
Casa Montego I	1485 Montego	0	0	0	79	79	0	Section 8 & HUD 202	2030	Low
Montego Place	180 La Casa Via	0	0	33	0	33	33	Section 8	2030	Low
Tice Oaks	2150 Tice Valley Blvd	90	0	0	0	90	90	Section 8	2031	Low
Total		90	0	33	79	202	123			

Source: City of Walnut Creek.



## 4.2 Rent Subsidy

Rent subsidies are an effective strategy to preserve at-risk affordable housing units. Rent subsidies act similarly to housing choice vouchers because the City funds the difference between the affordable rent and the fair market rent. The City could leverage a number of funding sources to provide the necessary rent subsidies to extend the affordability covenants.

This section includes an analysis of potential rent subsidies needed to preserve the City's at-risk affordable housing stock. The analysis assumes that all housing units would be occupied by very low-income households and calculates the total monthly rent income supported by the maximum allowable housing costs at these income levels. The maximum allowable annual housing costs were calculated as 30% of 50% of the area median income for a household size of four in Contra Costa County (County or Contra Costa) as outlined by the 2022 Housing and Community Development State Income Limits.

The rent subsidy amount was calculated by subtracting the total monthly rent income supported by the housing costs of very low-income households from the average rent in Walnut Creek provided by Rent Cafe.

Table 4-3. Subsidy Costs to Extend Covenants, summarizes the analysis and estimates the total cost if rent subsidies were to be used to preserve the affordability of the various at-risk affordable housing developments in the City. The total annual subsidy amount would be \$998,028 to preserve all 202 at-risk units in the City. Therefore, the total cost to extend the affordability of all units for 20 years would be approximately \$20 million.

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### Chapter 4. At-Risk Affordable Housing

**Table 4-3. Subsidy Costs to Extend Covenants**

Project Units	Casa Montego I	Montego Place	Tice Oaks	Total
0 BR	23	0	0	23
1 BR	56	33	90	180
2 BR	0	0	0	0
3 BR	0	0	0	0
4 BR	0	0	0	0
Total	79	33	90	203
Total Monthly Rent Income Supported by Housing Cost of Very Low-Income Households	\$1,305,120	\$565,785	\$1,560,195	\$3,413,100
Total Monthly Rent Allowed by Fair Market Rents	\$1,670,376	\$734,184	\$2,024,568	\$4,429,128
Total Annual Subsidies Required	\$365,256	\$168,399	\$464,373	\$998,028
Average Annual Subsidy per Unit	\$4,623	\$5,103	\$5,103	\$4,916
Average Monthly Subsidy per Unit	\$385	\$425	\$425	\$410

Notes: Average subsidy per unit for each project is estimated with the following assumptions:

1. A 1-BR unit is assumed to be occupied by a 2-person household, a 2-BR unit by a 3-person household, and a 3-BR unit by a 4-person household, and a 4-BR unit by a 5-person household.
2. Based on 2022 Area Median Income in Contra Costa County
3. HUD 2022 Fair Market Rents in Contra Costa County 0-BR \$1,538, 1-BR \$1,854, 2-BR \$2,274, 3-BR \$3,006 and \$3,578, for a 4-BR.

Sources: Department of Housing and Urban Development; California State Department of Housing and Community Development  
FY 2022 Fair Market Rent Documentation System - [https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022\\_code/2022summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn)

## 4.3 Acquisition and Rehabilitation

At-risk affordable housing can be preserved through acquisition and rehabilitation of an existing affordable housing development or market-rate development to extend or apply new affordability covenants.

Several recent acquisition and rehabilitation projects were researched and analyzed to determine the estimated cost to acquire and rehabilitate at-risk affordable housing units. The development costs for these projects were analyzed using data from the California Tax Credit Allocation Committee (CTCAC) to derive the average per-unit development cost for acquisition and rehabilitation projects in Contra Costa County. The average per-unit development cost for an acquisition and rehabilitation project in Contra Costa County is approximately \$482,000, as shown in Table 4-4. Acquisition and Rehabilitation Costs. Therefore, the estimated acquisition and rehabilitation costs to preserve the 123 extremely low, very low and low at-risk units would total approximately \$59.2 million. Moderate-income units are typically not included in tax credit affordable projects; therefore, the acquisition and rehabilitation cost has not been included for the purposes of this analysis.

**Table 4-4. Acquisition and Rehabilitation Costs**

Project Name	Hacienda	Hilltop Commons Apartments	Average Development Cost Per Unit
CTCAC Application Year	2020	2020	
Address	1300 Roosevelt Avenue	15690 Crestwood Drive	
City	Richmond	San Pablo	
Units	150	324	
Total Dev. Costs	\$73,929,316	152,540,519	
Cost per Unit	\$492,862	\$470,804	\$481,833

Source: CTCAC.

## 4.4 New Construction

The final examined method for preserving at-risk affordable housing is replacement of these units through new construction and application of new affordability covenants. The cost of developing new affordable housing units varies according to the average land value in the City, type of construction, density, and variety of soft costs.

Several newly constructed affordable housing projects were examined to determine the estimated cost to replace at-risk affordable housing units. The development costs for these projects were analyzed using data from the CTCAC to derive the average per-unit development cost for new construction projects in Contra Costa County. These development costs include

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### Chapter 4. At-Risk Affordable Housing

land and acquisition, construction, architecture and engineering, interest and financing charges, developer fees, and other miscellaneous soft costs.

Table 4-5. New Construction Costs, below summarizes the analysis of newly constructed affordable housing projects in Contra Costa County and calculates the average per-unit development cost. The average cost to develop a new affordable unit is approximately \$557,000. Therefore, the total estimated cost to replace all 202 at-risk affordable housing units would be \$112.5 million.

**Table 4-5. New Construction Costs**

Project Name	Oakley Senior Apartments	Veterans Square	The Atchison	Beacon Villa	Average Development Cost per Unit
CTCAC Application Year	2020	2020	2020	2020	
Address	2605 Main Street	901 Los Medanos Street	2575 Railroad Avenue	505 West 10 <sup>th</sup> Street	
City	Oakley	Pittsburg	Pittsburg	Pittsburg	
Units	115	30	202	54	
Total Dev. Costs	\$47,995,058	\$22,477,409	\$90,115,222	\$33,159,987	
Cost per Unit	\$417,348	\$749,247	\$446,115	\$614,074	\$556,696

Source: CTCAC.

## 4.5 Cost Comparison

Table 4-6. Preservation/Replacement Costs, shows a comparison of preservation costs through rent subsidies and replacement costs through acquisition and rehabilitation and new construction, as outlined above.

**Table 4-6. Preservation/Replacement Costs**

PRESERVATION/REPLACEMENT METHOD	COST PER UNIT	TOTAL COST
Rent Subsidy	\$4,916	\$998,028
Acquisition and Rehabilitation	\$481,833	\$226,469,835
New Construction	\$556,696	\$193,747,676

## **4.6 Qualified Entities to Acquire and Manage Affordable Housing**

Pursuant to California Government Code, Section 65863.11, the State maintains a list of Entities Interested in Participating in California’s First Right of Refusal Program. This list, as follows, includes 17 entities interested in properties in Contra Costa County and several entities interested in properties in any county in the State:

- Rubicon Programs, Inc.
- ACLC, Inc.
- East Bay NHS
- Affordable Housing Associates
- Eskaton Properties, Inc.
- Rural California Housing Corporation
- East Bay Asian Local Development
- Pacific Community Services, Inc.
- Community Housing Development
- Anka Behavioral Health
- Satellite Housing, Inc.
- Northern California Land Trust, Inc.
- City of Walnut Creek
- Alameda County Allied Housing Program
- ROEM Development Corporation
- Neighborhood Housing Services
- L+M Fund Management LLC

## **4.7 Potential Funding Sources to Preserve Affordable Housing**

The funding sources that can potentially be used to preserve affordable housing are described in detail in Chapter 6, Housing Resources and Opportunities, of this Housing Element. It is important to note that the high costs to acquire and rehabilitate units and to develop through new construction exceed the available funding sources. Financing affordable housing is a complicated endeavor involving multiple federal, State, and local funding sources. The City is committed to coordinating with property owners of at-risk units and leveraging available resources to provide financial assistance when possible and available to preserve these at-risk units and to extend covenants for as long as possible.

# 5 HOUSING ACCOMPLISHMENTS

The City (City of Walnut Creek) implemented various programs as part of its 5<sup>th</sup> Cycle Housing Element in an effort to increase housing production, provide assistance to households with special needs, create equal opportunity to housing, protect and conserve existing housing stock, further energy conservation and sustainable development, and conduct code amendments to comply with State law.

## 5.1 2015–2023 RHNA Progress

The Regional Housing Needs Assessment (RHNA) by income category that was established for Walnut Creek by the Association of Bay Area Governments (ABAG) in the 5<sup>th</sup> Cycle is shown in Table 5-1. 2015–2023 RHNA Progress – Permitted Units, and compared with permits issued for housing units between the years 2015 and 2021. As of December 2021, total permits were issued for 2,001 units (90% of the City’s total RHNA allocation number of 2,235). However, affordable housing, which requires public subsidies in order to be constructed, has been a challenge due to insufficient funding sources at the federal, state, and local levels to provide gap financing for affordable housing projects.

Table 5-1. 2015–2023 RHNA Progress – Permitted Units

	Totals by Numbers of Units	Very Low (≤50% AMI)	Low-Income (5–80% AMI)	Moderate (81–120% AMI)	Above Moderate (>120% AMI)
2015–2023 RHNA	2,235	604	355	381	895
Units Permitted	2,001	99	30	74	1,798
Remaining RHNA	234	505	325	307	-

Note: Permits issued as of the 2021 Annual Progress Report Review of 2015–2023 Housing Element

## 5.2 Housing Element Policies and Programs

Table 5-2. 5<sup>th</sup> Cycle Program Accomplishments, and Table 5-3. Progress in Achieving Quantified Objectives 2015–2023, provides an analysis of the progress and effectiveness of each program and reviews the appropriateness of the program to determine if it should be continued, modified, or removed from the 6<sup>th</sup> Cycle Housing Element.

### 5.2.1 Housing Accomplishments

The City’s programs in Table 5-2 addressed the various housing needs analyzed in the 5<sup>th</sup> Cycle Planning Period. While the City achieved many positive results, below are some highlights of the City’s major accomplishments:

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### Chapter 5. Housing Accomplishments (2015–2023)

- **Bay Area Rapid Transit Village:** The City approved and supported the development of the Walnut Creek Transit Village – a mixed-use development featuring apartments, retail, and dining, located at the Walnut Creek Bay Area Rapid Transit station. The Walnut Creek Transit Village received its approvals in 2015 and will ultimately provide 600 units. It will also generate between \$6 million and \$7 million into the City's Housing Trust fund. The building permit for the first residential phase was issued and over \$4 million in housing in-lieu fees were paid into the City's affordable housing fund; and construction began in early 2020.
- **ADU Code Changes:** The City continues to implement the second family unit (now Accessory Dwelling Unit or ADU) ordinance and adopted significant updates in 2017 and 2019 which removed the limits on the number of ADUs permitted in each census tract, increased the number of ADUs allowed on a single lot, allowed ADUs on multifamily properties, allowed Junior ADUs on single-family properties, and eliminated the parking requirements. The City is currently working on further amendments to its ADU regulations in response to new State law. Additionally, the City is currently undertaking the creation of a pre-approved ADU program whereby the City will create and make available free to the public a selection of construction ready building plans for ADUs to be used in the City.
- **Objective Design Guidelines:** The City applied for and was awarded both Local Early Action Planning and Permanent Local Housing Allocation grants in 2020. The Local Early Action Planning funds will support the creation of Objective Design Standards, which are currently underway. The Objective Design Standards will help encourage and streamline the development of housing in Walnut Creek.
- **Regional Collaboration:** The City participates in the local Community Task Force on Homelessness, the Contra Costa Continuum of Care Council on Homelessness, the Contra Costa Mayor's Conference. The Coordinated Entry Oversight Committee, and the Contra Costa Consortium. This participation allows the City to access more regional resources to address many of the issues affecting the Walnut Creek and Contra Costa County community.
- **Inclusionary In-Lieu and Commercial Linkage Fees:** The City updated the Inclusionary Housing Ordinance to reflect new State law, restoration of inclusionary rental units (after AB1505 passed), an increase to the housing in-lieu fee to \$18.00 per sq. ft. with annual adjustments based on construction price index, and other changes such as eliminating a tier fee system, requiring the ordinance and fee be applied to developments with one or more housing units with the exception of ADUs, and revising the definitions to require development projects to either pay a housing in-lieu fee or provide affordable units. In addition, the City updated the Commercial Linkage Fee Ordinance. The primary changes include the elimination of the first 1,000 sq. ft. exemption and an expansion of use

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### Chapter 5. Housing Accomplishments (2015–2023)

classifications subject to the commercial linkage fee such as skilled nursing facilities and hospitals. City Council adopted the revised Inclusionary and Commercial Linkage Fee Ordinances in November 2017. Both ordinances have created an additional opportunity to generate funding for affordable housing.

#### 5.2.2 Special Needs Housing Accomplishments

The City's programs addressed the housing needs of special needs populations during the 5<sup>th</sup> Cycle Planning Period. Special needs populations include seniors, people with disabilities (including developmental disabilities), large families, and families with female heads of household. The City addressed the housing needs of special needs populations through the following programs:

- **Seniors:** The City continues to fund Eden Council for Hope and Opportunity (ECHO) Housing to provide tenant, landlord and fair housing services to Walnut Creek residents. The City funds Contra Costa Senior Legal Services to provide legal assistance to low-income seniors as well as Meals on Wheels Senior Outreach Services to provide meal delivery services and other support services for seniors.
- **Large Families and Female-Headed Households:** The City has created affordable housing opportunities through various programs. The City provides funding subsidy for 100% affordable housing projects to target those experiencing homelessness, special needs populations, extremely low-income households, and other low-income households. These efforts have resulted in the development of 129 housing units for families with lower incomes during the 5<sup>th</sup> Cycle Planning Period. The City also works with the Contra Costa Housing Authority to provide housing choice vouchers.
- **People with Disabilities:** The City provides information on all affordable housing units available online and maintains a list of residents interested in affordable housing of all types. In addition, the City has resources and referrals online for persons with disabilities. The affordable housing development Arboleda included 15 units reserved for households with disabilities. The project also provides on-site services to support the independence of people with disabilities. In addition, the affordable housing development St. Paul's Commons consists of 44 affordable housing apartments with a space for Trinity Center, which serves residents experiencing homelessness and the working poor.
- **Families and Individuals in Need of Emergency Shelter:** The City Council approved a new "Homeless Services Grant" to supplement Community Development Block Grants (CDBG) and Community Service Grants, and it was used to fund a temporary, overnight Winter Shelter program for the homeless at the local Armory as well as a second Coordinated Outreach, Referral, and Engagement (CORE) homeless outreach team.



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### Chapter 5. Housing Accomplishments (2015–2023)

The City also provided CDBG and Community Service Grants funding to several agencies that provide emergency shelter and services to homeless residents and low-income households at risk of homelessness. In addition to this, the City provided seed funding to pilot a new Safe Parking Program that was operated by Trinity Center at a local church parking lot and one-time funding for tenant improvements at the new Trinity Center (homeless service center). During the COVID-19 pandemic the City used CDBG Coronavirus funds to prevent homelessness by providing emergency rent and utility assistance, as well as support homeless services providers who faced cost increases to address the impacts of COVID-19.

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<b>GOAL H-1: NEW HOUSING DEVELOPMENT</b>				
<p><b>H-1.A. Mixed Use Zoning Designations</b> 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	FY 2015–16	The City adopted new zoning regulations for Mixed- Use Commercial and Mixed Use Residential General Plan land use classifications in October 2016. These new regulations included specific provisions which encourage the development of new housing, as well as flexible design and development standards. The West Downtown Specific Plan, adopted in 2018, designated new sites for mixed-use zoning, including a new higher-density Mixed Use Downtown General Plan land use classification, and the related Zoning Ordinance Amendments were adopted in 2019. The North Downtown Specific Plan, adopted in 2019 along with the related Zoning Ordinance Amendments, designated a significant number of new sites for mixed-use zoning.	Program completed. No further action required.
<p><del>H-1.B. Second Family Units</del> 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% 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</p>	<del>H-1.9</del>	<del>Ongoing</del>	<p>The City continues to implement the second family unit (now ADU) ordinance and adopted significant updates in 2017 and 2019 which removed the limits on the number of ADUs permitted in each census tract, increased the number of ADUs allowed on a single lot, allowed ADUs on multifamily properties, allowed Junior ADUs on single family properties, and eliminated the parking requirements. The City is currently working on further amendments to its ADU regulations in response to new State law. Additionally, the City is currently undertaking the creation of a pre-</p>	<p>Retain as program. Modify to include the approval of the production of pre-approved ADU designs and research on the feasibility of waiving or reducing permit fees for owners who take advantage of the pre-approved ADU design program.</p>

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<del>the City website and by distributing handouts. Create 67 second family units in the 8-year cycle.</del>			<del>approved ADU program whereby the City will create and make available free to the public a selection of construction ready building plans for ADUs to be used in the City.</del>	
H-1.C. Innovation Through the Planned Development Process The City shall encourage the use of the planned development process to allow innovative approaches aimed at increasing affordable housing and developing residential projects on smaller lots. During the Preliminary Review Team process, the City shall facilitate maximum allowable density and good design by explaining benefits of the Density Bonus Ordinance, by offering reduced parking requirements for low-income housing, and allowing flexibility of development and parking standards within Planned Development re-zoning.	H-1.6	Ongoing	The City continues to encourage the use of the planned development process to allow for innovative approaches to developing residential projects. Through the preliminary review team process, staff has worked with several developers seeking guidance on the application of the local and State density bonus law.	Retain as program. Modify to provide technical assistance to developers to facilitate the development process.
H-1.D. Opportunities Sites Inventory 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.	H-1.1	Annual Updates	The opportunity sites inventory is periodically reviewed and updated as projects are approved on the sites or as other sites become available. Since the time of the last Housing Element Update, 58 affordable units have been constructed on the Kneppers Property in opportunity site C-10 (1511 Riviera Avenue) and the Oliver Properties in opportunity site C-11 (1716–1738 Riviera Avenue). Of these 58 units, 41 will be affordable to very low-income households, 16 will be affordable to low-income households, and 1 (the manager's unit) will be affordable to a moderate-income household. The Housing Element identified a realistic net new capacity of 53	Retain as program. Modify to include actions such as accommodating shortfall, providing maps for developers, and applying for funding.

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>units, whereas the actual construction is resulting in a net increase of 55 units. (Riviera Family Apartments - both sites - were completed and fully occupied in 2018).</p> <p>Also since the time of the last Housing Element Update, construction has started on a 135-unit mixed-use development on the McManus Property in opportunity site C-5 (1940–1950 N. Main St.). Of these 135 units, 11 will be affordable to very low-income households, with the remainder being market rate units. The Housing Element identified a realistic net new capacity of 74 units. Additionally, the City is currently processing an application for a 7-unit market rate development at 1394 Walden Road in opportunity site C-9, where the Housing Element identified a realistic net new capacity of 6 units.</p>	
<p>H-1.E. Reuse of Institutional Sites</p> <p>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>	H1.10	Ongoing	<p>The Bay Area Rapid Transit village received its approvals in 2015. The mixed-use project will ultimately provide 600 units and pay between \$6 million and \$7 million into the City's Housing Trust fund. Construction began in fall 2017 on the parking garage; in November 2019, the building permit for the first residential phase was issued and over \$4 million in housing in-lieu fees were paid into the City's affordable housing fund; and construction began in early 2020.</p>	<p>Remove program. There are no additional sites being considered for redevelopment.</p>

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
H-1.F. Monitor Sewer and Water Capacity The City shall monitor the capacity of sewer and water systems. Should a constraint develop, the City shall give priority to residential land uses over nonresidential 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.	H-1.11	Ongoing	Sewer and water capacity have not been an issue in the City for decades. This program did not need any actions.	Remove program. This is a routine function.
<b>GOAL H-2: AFFORDABLE HOUSING</b>				
H-2.A. Pursue State and Federal Funding for Affordable Housing 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: <ul style="list-style-type: none"> <li>One Bay Area Grants awarded by the Association of Bay Area Governments</li> <li>U.S. Department of Housing and Urban Development (HUD) Section 811 funding for supportive housing for extremely low-income residents</li> <li>California Department of Housing and Community Development (HCD) Local Housing Trust Fund Program</li> <li>The state Infill Infrastructure Grant program, sponsored by HCD</li> <li>The state Multifamily Housing Program, sponsored by HCD</li> </ul> The City shall also identify CDBG, City revolving bond funds, and other sources of funding to assist with the	H2.1, H-2.3	At least once a year, evaluate the feasibility of pursuing additional funding from other sources, such as HCD and HUD.	The City is actively reviewing and researching grant opportunities as they come up. Riviera Family Apartments, a 58-unit affordable project that completed construction in 2018, successfully competed for AHSC funding, HOME funds, and HOPWA funds. The City's initial commitment for acquisition of the two sites was critical in the project's competitiveness for all three sources. Another project, St. Paul's Commons (45 units of affordable housing) under construction in 2018 (but completed in late 2019) and is also funded with HOME and HOPWA funds, as well as AHP and CDBG. Several staff in the CED department, including the Housing Program Manager, are on the HCD and HUD email list for notification of upcoming grant opportunities. In 2019, the City applied for the SB2 Planning Grant. Projects included pre-designed ADU's (constructions drawings) that the public can access to reduce cost and time in permitting, and the development of a local policy to expedite	Retain program. Modify to include directly reaching out to developers to identify viable projects.

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### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
purchase of land for affordable housing. Goal of securing new funding to support 100 affordable units			<p>affordable housing. An RFP was issued for the expediting affordable housing policy in early 2020, and in late 2020 for the ADU project.</p> <p>The City also applied for and was awarded both Local Early Action Planning and Permanent Local Housing Allocation grants in 2020. The Local Early Action Planning funds will support two projects: Objective Design Standards and a Parking Study. The Objective Design Standards are currently underway and the City selected a consultant who will perform the Parking Study. The Permanent Local Housing Allocation funding will support ongoing homeless prevention and emergency housing.</p> <p>In 2020, the City submitted a grant application to the State Local Housing Trust Fund Matching Grant program and was awarded \$2 million to support the development of 97 affordable units on Ygnacio Valley Road.</p> <p>In 2021, the City Council approved a resolution supporting the AHSC application for 699 Ygnacio Valley Road.</p>	
H-2.B. Local Funding for Affordable Housing The City shall continue to allocate commercial linkage and housing impact fees for extremely low-, very low-, low-, and moderate-income housing for	H-2.1,H-2.3	Ongoing	In 2017, the City allocated \$2.5 million to fund new affordable housing developments in Walnut Creek, including \$1.5 million committed to St. Paul's	Retain program. Modify to also include added transparency for developers by

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<p>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. Allocate funding to leverage additional resources to create 170 affordable units in the 8-year cycle.</p>			<p>Commons, a proposed 45-unit affordable rental project (for a total commitment of \$5 million). St. Paul's Commons was completed in late 2019 and fully occupied by early 2020.</p> <p>In 2018 and 2019, the City committed additional funding for both St. Paul's Commons (500K), and Riviera Family Apartment (\$400K) as both projects had cost overruns due to weather related construction delays and increase cost of labor and materials. The City also committed an additional \$2 million for the Las Juntas Project (42 units by Habitat).</p> <p>In 2020, the City committed additional gap funding for St. Paul's Commons and Riviera Family Apartments as both projects grappled with cost increases (both projects are now complete and fully occupied). The City also provided acquisition, predevelopment, and development funding for a new 95-unit mixed-use development at 699 Ygnacio Valley Road in Walnut Creek.</p> <p>In 2021, the City also provided acquisition, predevelopment, and development funding for a new 97-unit mixed-use development at 699 Ygnacio Valley Road in Walnut Creek.</p>	<p>publishing the amounts of funding available for affordable housing development.</p>

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			The City continues to operate a First Time Homebuyer Down Payment Assistance program that provides down payment assistance to low- and moderate-income renters. The program only funded one loan in 2021 but continues to budget \$300,000 annually.	
H-2.C. Allocate CDBG Funding The City shall continue to participate in the Contra Costa Consortium and shall continue to set aside a portion of the City's CDBG annual allocation for housing programs, consistent with the Contra Costa Consortium Consolidated Plan and the City's Annual Action Plan requirements.	H-2.1,H-2.6	Set aside funding annually	The City continues to allocate and use CDBG funds annually for housing programs, including the Home Rehabilitation Loan and Emergency Grant Program. The City continues to be an active participant in the Contra Costa Consortium. In 2020, the City was awarded CDBG Coronavirus funds to address the impacts of COVID-19. The majority of the funds went to emergency housing (rent, mortgage, and utility) assistance. The local housing assistance program was put on hold for the State Emergency Rental Assistance Program to avoid duplication of benefit. The City anticipates the local emergency housing assistance program to resume in early April 2022.	Retain program. Modify to include outreach to fair housing providers to assess additional need for resources.
H-2.D. Inclusionary Housing Ordinance The City shall continue to implement the Inclusionary Housing Ordinance. The City shall evaluate whether it is necessary to prepare an updated nexus study. If a nexus study is conducted, the City may update the Inclusionary Housing Ordinance based on the findings of the study.	H-2.1,H-2.3, H-2.8	FY 2020–21	The City continues to implement the Inclusionary Housing Ordinance. Due to housing cost increases for both rental and ownership housing, the City contracted with a consultant to update the residential Nexus Study in October 2015. The draft studies were completed in early 2016 and policy and fee recommendations were	Program completed. No further action required.



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### Chapter 5. Housing Accomplishments (2015–2023)

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			reviewed by Planning Commission in July 2016 and by City Council in January 2017. The policy and fee recommendations were discussed at a joint City Council/Planning Commission meeting in 2017. City staff updated the Inclusionary Housing Ordinance to reflect new State law, restoration of inclusionary rental units (after AB1505 passed), an increase to the housing in lieu fee to \$18.00 per sq. ft. with annual adjustments based on construction price index, and other changes such as eliminating a tier fee system, requiring the ordinance and fee be applied to developments with one or more housing units with the exception of ADUs, and revising the definitions to require development projects to either pay a housing in lieu fee or provide affordable units. City Council adopted the revised Inclusionary Ordinance in November 2017, and the ordinance took effect in January 2018 and would apply to development projects approved after January 1, 2018. The 2021 inclusionary in-lieu fee was \$19.27 per sq. ft.	
H-2.E. Nexus Study for Commercial Linkage Fee The City shall prepare and update the nexus study for the Commercial Linkage Fee and based on the findings of the nexus study, the City may update the fee.	H-2.1,H-2.3	FY 15–16	The City contracted with Economic and Planning Systems, Inc. to update the Residential and Commercial Nexus study in October 2015. The draft studies were completed in early 2016 and policy and fee recommendations were reviewed by Planning Commission in July 2016; and by City Council in January 2017. The policy	Program completed. No further action required

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### Chapter 5. Housing Accomplishments (2015–2023)

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			and fee recommendations were discussed at a joint City Council/Planning Commission meeting in 2017. City staff updated the Commercial Linkage Fee Ordinance, and the City Council adopted the revisions in November 2017. The primary changes include the elimination of the first 1,000 sq. ft. exemption and an expansion of use classifications subject to the commercial linkage fee such as skilled nursing facilities and hospitals.	
H-2.F. Housing Proponents The City shall maintain a list of housing advocates and provide information regarding affordable housing projects and potential housing opportunities to these organizations and individuals on an as-needed basis.	H-2.6, H-2.8	Update List Annually	The City maintains a list of housing advocates and provides information regarding affordable housing projects and opportunities. The City also maintains an "Interest List" of people who are seeking affordable housing. Additionally, interested parties are now able to sign up online to receive notifications of all public meetings for the City and affordable housing news and information.	Retain program. Modify to include a meeting with affordable housing advocates and property managers to create a referral program and increased information on the City's website.
H-2.G. Community Housing Forums The City shall collaborate 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 multifamily housing, affordable housing, and supportive housing.	H-2.6	FY 2015–16 and annually thereafter	City staff is an active participant in the local Community Task Force on Homelessness (composed of City staff, police department, county departments, local businesses, and community partners), which discusses homeless issues, including challenges, successes, and the emergent needs of the homeless, and how to address those needs. In 2018, January of 2020, and in November of 2020 the Taskforce and City hosted a Community Homeless Forum that was attended by over 100 residents and	Retain program. Modify to utilize the public information campaign to educate and engage the community on affordable housing and homelessness issues, including community meetings and events.

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### Chapter 5. Housing Accomplishments (2015–2023)

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>interested citizens. All three forums were recorded and can be found at YouTube here:  <a href="https://www.youtube.com/watch?v=Fuu52sy5lpg">https://www.youtube.com/watch?v=Fuu52sy5lpg</a>,  here:  <a href="https://www.youtube.com/watch?v=wfy-DNOw_qE">https://www.youtube.com/watch?v=wfy-DNOw_qE</a>, and  here:  <a href="https://www.youtube.com/watch?v=Hc7JwH4Fkec">https://www.youtube.com/watch?v=Hc7JwH4Fkec</a></p> <p>As an action item toward City Council's 2017–2018 top priority of Improving the Affordability and Availability of Housing, the City created a public information campaign to educate and engage the community on housing affordability and affordable housing. The campaign uses a broad range of education and outreach methods to provide diverse accessible opportunities for community input. Staff offers presentations to community groups covering a range of issues, including the State-wide housing crisis, its causes, impacts, and possible solutions, and information on the City's policies and programs. In 2018, presentations were given to the City Council, the Civic Affairs Committee, and the Contra Costa Mayor's Conference. Walnut Creek participated in the East Bay Organizations' 2018 Affordable</p>	

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### Chapter 5. Housing Accomplishments (2015–2023)

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			Housing Week by hosting a panel discussion event to educate the community about the impacts of high housing costs on the local economy, residents, schools, public health, and transportation, and St. Paul's Common's held its groundbreaking event during affordable housing week as well. The campaign content is promoted through various social media outlets such as Facebook, Twitter, Nextdoor, Nutshell Newsletter, City webpage, and a subscriber email list. Walnut Creek participates in the East Bay Organizations' 2018 Affordable Housing Week. In 2019, the City continued the outreach and education campaign by tabling at three local events to provide information and resources to the community, and by presenting at two local community groups.	
H-2.H. Mortgage Revenue Bonds The City shall continue to collect and to allocate revenues generated from the early redemption of Mortgage Revenue Bonds 1984 Issue for affordable housing programs.	H-2.1, H-2.3	Allocate Funding Annually	The one mortgage revenue bond that generated revenues was paid off early and is no longer generating revenues.	Program completed. No further action necessary.
H-2.I. Mortgage Credit Certificate Program The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Contra Costa County Department of Conservation and Development, to assist low-income first-time homebuyers purchase a home. The City shall publicize the program on the City website and prepare and distribute written materials. Goal of 30 Credits over 8-year cycle	H-2.3, H-2.9	Ongoing Promotion of the MCC program via website and brochure	The City has links to the MCC program on its website.	Retain program.

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### Chapter 5. Housing Accomplishments (2015–2023)

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5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
H-2.J. First Time Homebuyer Assistance Program The City shall continue to provide assistance to eligible first-time homebuyers in Walnut Creek through the City's First-Time Homebuyer Assistance Program. Goal of 40 loans over the 8-year cycle	H-2.3	Ongoing	The City continues to administer the First Time Homebuyer Assistance program. For several years, the program had been underutilized due to the widening affordability gap in ownership housing. 2018 showed the beginning of a shift with two loans approved. Some of this may be attributed to a softening in the market, though more likely it is lenders getting more skilled at finding the right fit for the program. The City retains and updates a list of participating and interested lenders and trained several new lenders in 2018 and 2019 to participate in the program. The City provided five loans between 2019 and 2021. The program is still in high demand, but the housing prices are too far out of reach for most moderate-income homebuyers, even with City subsidy.	Retain program. Modify to research the feasibility of increasing the funding limit for each loan.
H-2.K. HOA Helper Grant Program In partnership with the Contra Costa Association of Realtors, the City shall continue to offer eligible new first-time homebuyers grants to cover a portion of their homeowners association dues. Goal of 20 grants over the 8-year cycle	H-2.3, H-2.9	Ongoing	In 2015, the HOA Helper grant was fully expended and the Contra Costa Association of Realtors is not able to renew for another year. The City will continue to seek opportunities to partner with the Contra Costa Association of Realtors for future programs.	Remove program. Program lacks funding.
H-2.L. Housing Choice Voucher Program The City shall continue to coordinate with the Contra Costa County Housing Authority to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek. Goal of assisting 300 extremely low- and very low-income households.	H-2.3, H2.9	Ongoing promotion via the City website and brochure	Utilization of housing choice vouchers in Walnut Creek has become increasingly difficult due to the vast discrepancy of market rate housing costs and HUD's fair market rents for the voucher program. In 2015, the City partnered with other agencies and jurisdictions in Alameda and Contra Costa County's to hire a consultant	Retain program. Modify make an effort to enlist other jurisdictions to work together in providing a study that shows the underestimation of market rate rents in

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### Chapter 5. Housing Accomplishments (2015–2023)

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			to do a market rent study, the results of which helped to increase the HUD's fair market rents determination. However, the waitlist for housing choice vouchers continues to be long, and recipients still have challenges finding units affordable enough to use the program. The fair market rents published by HUD in 2018 were also substantially below actual market values and another region-wide rent study may be conducted.	the County to increase voucher amounts.
<p>H-2.M. Density Bonus Ordinance</p> <p>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. Goal of 50 low- and very low- income units.</p>	H-2.1, H-2.3, H-4.1	Ongoing	<p>The City continues to implement the Density Bonus Ordinance by allowing density bonuses and concessions/incentives consistent with State law. In 2018 the City approved one density bonus project, a multifamily rental project at 1910 North Main Street. 1910 North Main Street is providing 11% affordable to very low-income and received a 35% density bonus and several concessions/waivers. In 2021, the City approved a density bonus project: a 100% affordable rental project at 699 Ygnacio Valley Road.</p> <p>In 2018, the City hired Metropolitan Planning Group to prepare an update to the City's Zoning Ordinance in order to address changes in State law related to density bonus and also explore a local density bonus program in addition to the State mandate. The City/consultant completed the community outreach (with residents and developers), and a study</p>	<p>Retain program. Modify to increase education and promotion for City staff to increase planning approval efficiencies.</p>

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### Chapter 5. Housing Accomplishments (2015–2023)

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			<p>session with Planning Commission in 2018. A study session was held in July of 2019. The City Council provided feedback on local policy considerations including increased bonuses for higher affordability, incentives for smaller unit sizes, and pre-approved concessions and incentives. The Density Bonus Ordinance update was expected to be completed in 2020 but was delayed after the COVID related shelter in place.</p> <p>Also in 2018, City staff gave a presentation on density bonus to the Developers Forum, a monthly informational forum for local developers (commercial and residential) that is hosted by the City.</p> <p>In 2019, the City continued to educate itself on new changes to density bonus law and is currently processing several density bonus applications. In 2020, even more changes to density bonus law occurred, and staff is quickly getting up to speed. More developers are opting to engage in density bonus as a mechanism for increasing density and accessing incentives/concessions and waivers. The City created a Density Bonus Application as a supplemental form to the Planning Application.</p>	
H-2.N. Legislative Advocacy for Affordable Housing The City shall continue to actively advocate for additional financial resources for affordable housing	H-2.1, H-2.3	Ongoing	The City continues to actively advocate for additional financial resources for affordable housing as legislation that supports	Retain program.

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### Chapter 5. Housing Accomplishments (2015–2023)

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as legislation that supports affordable housing advances through the state or federal legislature.			<p>affordable housing advances through the Legislature or Congress. In 2017, the City sent a letter in support of several of the State housing bills and provided support and feedback on several bills in 2018 and 2019. They City Council remained engaged with housing legislation in 2020 through the pandemic. One area of focus was funding for emergency rental assistance and homeless prevention made available through the State as part of the Coronavirus relief package.</p> <p>The City also established a staff level legislative committee that is composed of Housing and Planning staff and is tasked with tracking and researching new legislation and ensuring local compliance with all new State laws.</p> <p>In 2019, staff did substantial prep work to be able to effectively comply with new State laws, particularly the Housing Crisis Act, changes in Density Bonus Law, and the updated to the ADU legislation.</p> <p>Additionally, in 2019 the City applied for the SB2 Planning Grant, and for the Local Early Action Planning, Permanent Local Housing Allocation, and the Local Housing Trust Fund Matching Grant 2020. Projects under all three grants are moving forward. In 2021, the City was awarded REAP funds for</p>	



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			professional services for the Housing Element Update.	
<p>H-2.O. Coordinate with Contra Costa County for Affordable Housing</p> <p>The City shall support the efforts of the Contra Costa County Housing Authority and the Contra Costa County Consortium to increase the supply of affordable housing in Contra Costa County. The City shall coordinate with the Contra Costa County Housing Successor Agency on the Las Juntas site. The City shall also jointly apply for federal grants, such as Homeless Prevention and Rapid Rehousing funds.</p>	H-2.9	Ongoing	<p>The City continues to participate in the Contra Costa County CDBG and HOME Consortia and maintains a close working relationship with County Housing staff. The City, County and Habitat for Humanity worked together to finalize a purchase and sale agreement for the Las Juntas site owned by the County's former redevelopment agency, with final sale occurring in 2016. The 42-unit affordable Habitat project is now fully entitled, has obtained site development, and is working toward building permit.</p>	<p>Retain program. Modify to include a feasibility discussion for an inter-jurisdictional affordable housing program.</p>
<p>H-2.P. Affordable Housing and Anti-Displacement Strategies in the West Downtown Specific Plan Area</p> <p>The City shall analyze potential affordable housing and anti-displacement policies and develop a strategy to protect and improve housing affordability and protect lower-income renters from displacement in the West Downtown Specific Plan Area. The City shall study and consider possible implementation policies including:</p> <ul style="list-style-type: none"> <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</li> </ul>	H-2.1, H-2.3, H-2.7, H-2.10	Strategies to be developed FY 2014–2015	<p>During the planning process for the West Downtown Specific Plan, a range of potential anti-displacement strategies were considered, including with several recommended for future pilot programs. The Specific Plan was adopted on September 4, 2018, and provisions for increased displacement assistance for tenants in the Plan Area were included in a subsequent amendment to the Walnut Creek Building Regulations that were adopted in 2019.</p> <p>The legislation that was passed in 2019 increased the anti-displacement strategies by implementing broader replacement requirements, which staff is currently in compliance with.</p>	<p>Program completed. No further action required. Create a new program that generally addresses displacement in the City.</p>

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<p>Act, or comparable levels of assistance, which would allow displaced residents to continue to live in Walnut Creek;</p> <ul style="list-style-type: none"> <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>				
H-2.Q. Act as Successor Agency and Housing Successor Agency for Redevelopment Agency The City shall act as the Successor Agency and Housing Successor Agency and carry out the responsibilities and obligations for the former redevelopment agency.	H-2.1	Ongoing	The City of Walnut Creek is acting as both Successor Agency and Housing Successor Agency for the former Redevelopment Development Agency. The City continues to carry out the responsibilities and obligations for the former redevelopment agency.	Remove program. This is a routine function.
H-2.R. Land Value Recapture Strategy The City shall study the benefits and drawbacks of implementing a land value recapture strategy to generate resources for affordable housing, infrastructure improvements, and/or other community benefits. The City shall consult with members of the nonprofit and private sectors in conducting the study.	H-2.7	FY 2014–15	In early 2021, the City adopted a Community Benefits Plan for the West and North Downtown Specific Plan areas which grants additional height, density, and floor area in exchange for developer-provided community benefits, and staff is aware of at least one developer who intends to submit a community benefits application soon for a project that will also take advantage of the city and State affordable housing density bonus regulations.	Program completed. No further action required.
H-2.S. Analyze Boomerang Funds The City shall conduct an analysis of funds received as part of a onetime distribution of liquidated Low-Moderate-income Housing Trust Funds of the former Redevelopment Agency (aka “Boomerang funds”)	H-2.7	FY 2014–15	Because the City's Redevelopment Areas were winding down at the time of the dissolution, any potential boomerang funds would have been minimal.	Program completed. No further action required.

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and consider options for allocating a portion of the Boomerang Funds for the development of affordable housing.				
H-2.T. Regional Collaboration on Affordable Housing and Homelessness 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.	H-2.9	Ongoing	<p>The City participates in the local Community Task Force on Homelessness (composed of city staff, police department, county departments, local businesses, and community partners), which discusses homeless issues, including challenges, successes, and the emergent needs of the homeless, and how to address those needs. The City also participates in the Contra Costa Continuum of Care Council on Homelessness and the Contra Costa Mayor's Conference. The Housing Program Manager is on the Coordinated Entry Oversight Committee, which has oversight of the new county-wide homeless service delivery system. The City Manager's from Concord, Martinez, Pleasant Hill, and Walnut Creek have also formed a working team to address common issues, such as homelessness. The City of Walnut Creek and the City of Concord collaborated on the contracting of a designated homeless outreach team, the CORE. The CORE team worked full time and is split between the two jurisdictions. In FY 2021–22 and FY 2022–23, the City had its own dedicated CORE team.</p> <p>The City of Walnut Creek is also a member of the Contra Costa Consortium, which includes the entitlement jurisdictions of</p>	Retain program. Modify to add CORE program in formation on the City's website.

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			Walnut Creek, Concord, Pittsburg, Antioch, and the Urban County. The Consortium works together to identify regional priorities for CDBG funding and has a streamlined cohesive process for joint funding applications, reporting, and monitoring. The Consortium meets quarterly to discuss issues related to the implementation of CDBG, HOME, and regional issues such as homelessness, affordable housing, tenant/landlord services, etc.	
H-2.U. Priority Review of Affordable Projects 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).	H-2.3	FY 2016–17	<p>The City prioritizes review of affordable housing projects and works closely with the affordable developers to meet their funding timelines and related deadlines. Planning Staff diligently worked to streamline the entitlement process for St. Paul's Commons (100% affordable rental project - 45 units) in order to meet the March 2016 AHSC grant application deadline. And later, staff streamlined a funding request for St. Paul's Commons in order to meet the 9% tax credit application deadline. The City also worked to expedite permitting for the development of Riviera Family Apartments and St. Paul's Commons, as well as the Las Juntas Project. Both Riviera Family Apartments and St. Paul's Commons are completed and fully occupied.</p> <p>As part of the City's "Blueprint for Success" process, the City is actively piloting strategies for priority review and permitting</p>	Retain program. Modify to specifically prioritize special needs populations.

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			<p>for affordable housing developments. Through the SB2 Planning Grant, the City is approved to hire a consultant to create a formal policy for expedited review and permitting of affordable housing. This is expected to be complete no later than December 2023.</p> <p>In 2020, the City received an SB35 development application for a 97-unit mixed-use affordable project. The City worked closely with the developer to streamline the project pursuant SB35 and to meet aggressive timelines for State funding sources. In 2021, the project received its entitlement through SB35.</p>	
<p>H-2.V. Score Opportunity Sites</p> <p>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	FY 2015–16	<p>MidPeninsula Housing conducted a LIHTC analysis of the City's opportunity sites based on proximity to location amenities that are part of the scoring criteria for the Low-Income Housing Tax Credit program.</p> <p>The majority of the parcels included in the Housing Element score well for LIHTC. Cumulatively, the parcels that fared well when compared to site and amenity criteria could result in 1,445 additional very low and low-income homes, exceeding the City's VL/LI allocation of 959.</p> <p>Compatibility against LIHTC criteria is one component of the adequate sites inventory. Other key considerations will</p>	<p>Program completed. No further action required.</p>

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			<p>influence whether development takes place at all or whether development that moves forward is affordable. The following were some concerns raised by the reviewer:</p> <ul style="list-style-type: none"> <li>• All but four of the sites identified are smaller parcels with different owners.</li> <li>• There are currently existing uses on the identified sites.</li> <li>• Lack of affordable housing protections for opportunity sites.</li> </ul>	
<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 Community Service Grants 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 nonprofits 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	Allocate Funding Annually	<p>On July 5, 2017, the City Council approved a new "Homeless Services Fund" to supplement CDBG and Community Service Grants. The Homeless Services Fund receives \$200,000 annually from the City's General Fund, and in 2017 and 2018 it was used to fund a temporary, overnight Winter Shelter program for the homeless at the local Armory as well as a second CORE homeless outreach team shared with the City of Concord. The emergency shelter ran from in December 2017 to March 2018 and again from December 2018 to March 2019. The City also provided CDBG and Community Service Grants funding to several agencies that provide emergency shelter and services to homeless residents and low-income households at risk of homelessness, including Trinity Center, Shelter, Inc., Contra Costa County's</p>	<p>Retain program. Modify to include direct funding information to local organizations providing services, as well as application for grants and a requirement for reasonable accommodations</p>

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>Emergency Shelter, and Contra Costa County's CORE homeless outreach program.</p> <p>In 2019, the City provided seed funding to pilot a new Safe Parking Program that is operated by Trinity Center at a local church parking lot. The Homeless Services Fund also provided one-time funding for tenant improvements at the new Trinity Center (homeless service center).</p> <p>As mentioned above, both St. Paul's Commons and Riviera Family Apartments received HOME and HOPWA funds. Another affordable project that was recently entitled, Habitat for Humanity at 1250 Las Juntas (42 units) also received a HOME funding award in 2020. (Riviera Family Apartments was completed in 2018, and St. Paul's was completed in 2019).</p> <p>Through CDBG Coronavirus funds (round 1 and 2) the City provided additional support to homeless services providers to address cost increases related to COVID protocols and ensure that homeless residents had access to PPE and hotel rooms when congregate shelters significantly reduced capacity.</p>	
H-3.B. Public Outreach to Increase Awareness of Homeless Issues The City shall work with nonprofits and service	H-2.6	Publish First Article in FY 2014–2015	In 2017, the City Council did education and outreach on housing affordability and the affordable housing crisis as one of their four	Retain program. Modify to include community group

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
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>priorities. Staff developed a public information and outreach campaign, including online materials, in-person presentations to community groups, and surveys on public attitudes. The City's Nutshell newsletter featured an in-depth story on the housing crisis and homelessness in the Winter 2017 issue. In addition, the license agreement with the National Guard for use of the Armory as a winter emergency shelter was a public process and was followed by a public use permit process as well. The City and Trinity Center did outreach and held community meetings in addition to the regular public meetings. As part of the management agreement for the shelter, the City convened an Ad-Hoc Advisory Committee, composed of shelter staff and neighboring residents to create a forum for discussion issues and solutions related to the shelter operations.</p> <p>The City regularly provides updates and information on affordable housing through the quarterly newsletter. During the pandemic, the City was proactive in getting information out to the community on new tenant protections and State and county eviction moratoriums. Additionally, information is regularly updated on the City's website with resources for renters and homeowners in need of affordable housing or struggling to make their housing</p>	presentations and social media advertising.



## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			payments after losing income related to COVID.	
H-3.C. Coordinate to Update the Consolidated Plan The City shall coordinate with the County and other entitlement cities to develop the 5-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.	H-2.9, H-3.3	2020 and 2025	The City worked with the Contra Costa Consortium to complete the 2020–2025 Consolidated Plan. Starting in 2018, the Contra Costa Consortium began the public outreach for the 2020–2025 Consolidated Plan. The process continued through 2019, and the plan was approved in May 2020 and is currently being implemented.	Program completed. No further action necessary. Future updates will occur as required for continued program eligibility.
H-3.D. Support Counseling and Housing Services for Seniors and Low-Income Households The City shall continue to work with and provide funding, as available, to nonprofit organizations that provide counseling and housing services to senior citizens and low-income families throughout the City.	H-3.6	Allocate Funding Annually	The City continues to fund ECHO Housing to provide tenant landlord and fair housing services to Walnut Creek residents. The City also funds Senior Legal Services to provide legal assistance to low-income seniors as well as Senior Outreach Services that operates Meals on Wheels, as well as other support services for seniors. With the CDBG Coronavirus funds, additional funds were given to ECHO Housing to provide direct legal representation.	Retain program. Modify to include funding of fair housing organizations that serve seniors
<b>H-3.E. Work with St. Paul's Episcopal Church and Trinity Center</b> The City shall cooperate with St. Paul's Episcopal Church and Trinity Center to develop new permanent supportive housing on their property. Goal of 40 units of permanent supportive housing.	H-3.1, H-3.3	Ongoing	In 2018, the City approved an additional \$500,000 for Resources for Community Development for St. Paul's Commons, a 45-unit affordable housing project currently under construction on St. Paul's property in Walnut Creek. Combined with the funding awards from 2015, 2016 and 2017, St. Paul's Commons has received a total of \$5.5 million from the City. The project received certificates of occupancy for two units in December of 2019, with the remaining units receiving certificates of occupancy in early	Program completed. No further action necessary.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			2020. The grand opening event was held in the summer of 2020.	
H-3.F. Encourage Development of Housing for Persons with Disabilities The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for county, state, and federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.	H-3.5	Initiate in FY 2014–15, reach out annually to developers, and support applications as needed.	In 2015, construction on the Arboleda (48 affordable units) was completed, with 15 units reserved for households with disabilities. The project also provides on-site services to support the independence of people with disabilities. Arboleda's grand opening was in May of 2015 and is fully leased up. Additionally, St. Paul's Commons has 14 units set aside for residents with special needs.	Retain program. Modify to include support for developers to apply for State, federal, and local funding.
H-3.G. Coordinate with the Regional Center of the East Bay The City shall work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.	H-3.5	FY 2015–16	Information on all of the City's affordable housing units is available online, and the City maintains a list of residents interested in affordable housing of all types. The City also has resources and referrals online for persons with disabilities.	Retain program. Modify to include a discussion to implement a case management/referral program
H-3.H. Identify Incentives for Larger Housing Units The City shall conduct an analysis of potential incentives for encouraging larger units (i.e., units with three or more bedrooms) in both market rate and affordable housing developments in order to encourage more housing for large households.	H-3.1	FY 2016–17	The City is working to incentivize larger units with more bedrooms through its Density Bonus Ordinance.	Retain program. Modify to amend the Density Bonus Ordinance to incentivize larger units.
<b>GOAL H-4: REMOVING GOVERNMENTAL CONSTRAINTS</b>				
H-4.A. Lot Consolidation The City shall facilitate lot consolidation where possible, particularly as it relates to parcels included in the Housing Element sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing	H-4.4, H-1.4	Ongoing	Riviera Family Apartments, a 58-unit affordable project consisting of two separate multifamily developments (and entitled in 2015), involved the consolidation of several lots. The City worked closely with the developer to secure and acquire the sites. Riviera Family Apartments broke	Continue Program. With adoption of new zoning regulations and posting of information on the City's website this program is complete.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
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 MUR and Mixed- Use Commercial zones for larger parcels once consolidated, and flexibility in development standards.			<p>ground in late 2016 and completed construction in 2018.</p> <p>The City's lot merger procedures and application are available on the website.</p> <p>In 2016, the City adopted new zoning regulations for Mixed- Use Commercial and Mixed- Use Residential General Plan land use classifications, including higher FAR ratios for larger parcels which will encourage lot consolidation. However, in 2021, the City amended these regulations to allow the same FAR and density, regardless of the size of the lot, so as not to discourage the redevelopment of smaller lots under individual ownership. However, in most cases, market forces related to the reduced per-unit costs for larger projects resulting from economies of scale will still encourage the consolidation of small lots.</p>	Continued implementation of the regulations occurs through permit processing, which is a routine function.
H-4.B. Exemptions of Transit Priority Projects from Environmental Review The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy (i.e., One Bay Area Plan) and meet specific criteria set forth in SB 375.	H-4.1, H-1.4	Ongoing	No transit priority projects have been submitted.	Retain program.
<b>GOAL H-5: HOUSING PRESERVATION</b>				
H-5.A. Residential Rehabilitation Loan and Emergency Grant Program The City shall continue the residential Rehabilitation	H-5.1	Ongoing	The City is continuing to administer the Home Rehabilitation Loan and Emergency Grant Program. The City has updated the	Retain program. Modify to add provision of

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
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. Goal of 50 low- and moderate- income households over 8-year cycle.			Home Rehabilitation Loan Program that partners with Habitat for Humanity to administer new rehabilitation loans beginning December 2017 instead of partnering with Contra Costa County. In 2018 three emergency grants were processed and several loans/grants were underway. In 2019, four grants were completed. In 2020, one grant and one loan were in progress. In 2021, one grant was complete with multiple loans/grants underway.	information via the City's website.
H-5.B. Foreclosure Assistance The City shall continue to provide assistance to homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents. Goal of 40 households over 8-year cycle.	H-5.1	Ongoing	The City continues to fund ECHO Housing, a nonprofit housing counseling agency that provides assistance to Walnut Creek residents. The City also funds Senior Legal Services, a nonprofit that provides legal services to low-income seniors.	Retain program.
H-5.C. Clarify Condominium Conversion Ordinance The City shall develop and consider adopting clarifying language in the Condominium Conversion Ordinance (Article 7 of the Subdivision Ordinance) to correct ambiguous language.	H-5.1, H-5.4	FY 2015–16	No action in 2021	Program removed. No revisions were made.
H-5.D. Code Enforcement The City shall continue to investigate complaints and take action about Building and Housing Code Violations in single- and multifamily rental housing to encourage the rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the City.	H-5.1	Ongoing	The City continues to investigate complaints and take action on Building and Housing Code Violations in single and multifamily rental housing.	Retain program.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
<b>GOAL H-6: FAIR HOUSING</b>				
H-6.A. Funding to Support Fair Housing 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.	H-6.1, H-6.2	Allocate Funding Annually	The City continues to fund ECHO Housing, a nonprofit housing counseling agency to provide fair housing services to Walnut Creek residents. ECHO Housing conducts trainings and public awareness events throughout the County. The City has flyers available at City Hall, and information on the City's website regarding fair housing services. A Housing Counselor is available once a week to meet with residents, particularly seniors, at the Walnut Creek Senior Center. ECHO conducts annual fair housing audits in Walnut Creek.	Retain program.
H-6.B. Analysis of Impediments to Fair Housing The City shall continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice. As part of the annual Housing Element review, the City will review and report on implementation of the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.	H-6.1	Implement consistent with HUD requirements	The City continues to implement the recommendations outlined in the Analysis of Impediments to Fair Housing Choice. In collaboration with the Contra Costa Consortium, a new Analysis of Impediments to Fair Housing Choice was conducted and submitted to HUD in August 2019.	Retain program.
<b>GOAL H-7: ENERGY CONSERVATION, SUSTAINABLE DEVELOPMENT, AND ENVIRONMENTAL MITIGATION</b>				
H-7.A. Residential Energy Conservation Program The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings.	H-7.1	Ongoing	The City has a staff person (0.5 full time employees) devoted to implementing the Climate Action Plan. The City promoted the California Youth Energy Services program in 2018, which resulted in 64 apartment units and four homes receiving no-cost energy and water efficiency assessments; having energy and water saving equipment like LEDs and low-flow showerheads installed. Using repurposed	Retain program.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			<p>EECBG federal funds, the City funded an energy efficiency program called Walnut Creek Saves through May 2018. This was a community program designed to save residents' energy and water while lowering utility bills. From February 2017-May 2018, the program served 246 residents, saving an estimated 85,149 kWh. 101 residents were served in 2018.</p> <p>In 2019, the City promoted the regional Bay Area Regional Energy Network (BayREN) Home + energy efficiency program for residents, hosting a workshop on November 12, 2019, with more than 70 people attending. With grant funding from the Bay Area Air Quality Management District, the City (in collaboration with Contra Costa County, the Cities of Antioch and San Pablo, and local nonprofit Sustainable Contra Costa) also launched an online platform for residents called the Cleaner Contra Costa Challenge, which promotes energy efficiency measures and other greenhouse gas reducing actions.</p> <p>In 2020, the City continued promoting the regional BayREN and other utility energy efficiency programs for residents, including online virtual workshops. The City promoted Rising Sun Center for Opportunity's energy and water efficiency kits. The City also continued promoting the Cleaner Contra</p>	

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			Costa Challenge, which includes energy efficiency actions. Throughout 2020, the City worked on an update to its Climate Action Plan, which is expected to be adopted <u>by mid-2023</u> <del>in 2024</del> .	
H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program 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 BayREN. Goal of providing loans to four households.	H-7.1	Ongoing	The City shares information on Energy Upgrade California and BayREN programs on its website ( <a href="http://www.walnut-creek.org/eco">www.walnut-creek.org/eco</a> ), its e-newsletter, social media, workshops, and the Nutshell newsletter. In 2017, the City hosted a contractor training for the program. In 2019, the City hosted a homeowner workshop for the BayREN Home+ residential program. In 2020, the City promoted online workshops hosted by BayREN's residential energy efficiency program.	Retain program.
H-7.C. Energy Upgrade California 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.	H-7.1	Ongoing	The City shares information on Energy Upgrade California and the BayREN programs on its website ( <a href="http://www.walnut-creek.org/eco">www.walnut-creek.org/eco</a> ), its e-newsletter, social media, workshops, and the Nutshell newsletter.	Retain program. Modify to include promotion and education via social media, the City's website, etc.
H-7.D. Public Outreach for Energy Efficiency and Conservation The City shall continue and expand existing partnerships with the East Bay Municipal Utility District, PG&E, and the Contra Costa Water District to educate residents and business owners about resources and opportunities for increased energy efficiencies. <b>The City will further develop the City's sustainability website to help inform and educate the community about energy efficient behavioral changes, maintenance</b>	H-7.1	Ongoing	The City shares information Energy Upgrade California and BayREN programs, behavioral change, financing/rebates, and more through its website ( <a href="http://www.walnut-creek.org/eco">www.walnut-creek.org/eco</a> ), its E.C.O. e-newsletter, social media, workshops, tabling at community events such as Earth Day, and in the City's newsletter - the Nutshell. In 2019, the City updated its sustainability website to make it easier to navigate and find program information. In addition to	Retain program. Modify to include the publishing of this information on the menu of incentives for developers.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
practices, and more, and develop public service announcements through Walnut Creek Television, promoting energy efficiency practices in action.			sharing information about programs provided through PG&E or the water utilities, the City may also sponsor and promote its own programs. The City is now a member of MCE, a community choice energy program, which provides additional energy efficiency programs to the community and conducts outreach. With grant funding from the Bay Area Air Quality Management District, the City (in collaboration with Contra Costa County, the Cities of Antioch and San Pablo, and local nonprofit Sustainable Contra Costa) also launched an online platform for residents called the Cleaner Contra Costa Challenge, which promotes energy efficiency behaviors and programs, water saving programs, and other greenhouse gas reducing measures. In 2019, the City created a public service announcement for Earth Day and promoted the Cleaner Contra Costa Challenge through social media and Walnut Creek Television. In 2020, the City continued sharing information through City channels and continued to promote the Cleaner Contra Costa Challenge through online workshops and online media.	
H-7.E. CALGreen Building Standards The City shall phase in adoption of the CALGreen tiers, with adoption of Tier 1 by 2014 and Tier 2 by 2017.	H-7.1, H-7.2	Adopt Tier 1 by 2014 and Tier 2 by 2017	Tier 1 of CALGreen was adopted during 2019 Building Codes adoption process with more restrictive amendments on EV charger requirements. The City also adopted additional green-building standards as local amendments to the	Program complete. Building Code implementation is a routine function and additional sustainability



## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-2. 5th Cycle Program Accomplishments**

5 <sup>TH</sup> HOUSING ELEMENT PLANNING CYCLE (2015–2023)				
Program Name and Description	Policies Implemented	Timeline	Progress and Continued Appropriateness	Recommendation
			CALGreen codes in 2022. Collectively, the amendments require fully operational EV chargers to be installed for new multifamily buildings, hotels, and commercial buildings, and allowing options for affordable housing projects to opt out and just follow the State baseline code requirements.	measures are addressed through the City's Sustainability Action Plan.
<b>Goal H-8: Administration And Implementation</b>				
H-8.A. Annual Progress Report The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public meeting before submitting the annual report to HCD and the Office of Planning and Research.		Annually before April 1	The latest annual report went to the City Council and was accepted by Council at a public meeting on March 15, 2022.	Retain program.

## 2023–2031 Housing Element

### Chapter 5. Housing Accomplishments (2015–2023)

**Table 5-3. Progress in Achieving Quantified Objectives 2015–2023**

Program Types	Quantified Objectives				Progress					
	Extremely Low	Very Low	Low	Moderate	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	50	125	125	200	99		30	74	1,798	2,001
Rehabilitation	0	0	50	15	3	7	72	42	0	124
Preservation (At-Risk Housing)	0	0	0	0	0	0	0	0	0	0
Rental Assistance (Section 8)	0	350	0	0	23	47	0	0	0	70
Homeowner Assistance	0	0	15	40	0	2	6	13	0	21
Total	50	475	190	255	181		108	129	1,798	2,216

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# 6 HOUSING RESOURCES AND OPPORTUNITIES

This chapter provides an overview of the financial resources available to support implementation of the City of Walnut Creek’s (City or Walnut Creek) housing policies and programs. More specifically, the various types of federal, State, and local financial programs that are potentially available to assist the City in fulfilling its housing need, particularly the affordable housing need (as determined by the Regional Housing Needs Allocation [RHNA]), are presented below. The grants, loans, financing tools and programs represent publicly funded tools to support the development, rehabilitation, and preservation of housing.

## 6.1 Identification of Adequate Sites for Future Housing Needs

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under State law (California Government Code, Section 65583(c)(1)), adequate sites are those with appropriate zoning and development standards with services and facilities already in place needed to facilitate and encourage the development of a variety of housing for all income levels.

### 6.1.1 Regional Housing Targets

Table 6-1. 6<sup>th</sup> Cycle Regional Housing Needs Allocation (2023–2031), shows the 6<sup>th</sup> Cycle RHNA for the City, as determined by the Association of Bay Area Governments, for the 8-year period (2023–2031).

**Table 6-1. 6<sup>TH</sup> Cycle Regional Housing Needs Allocation (2023–2031)**

Income Category	Dwelling Units
Extremely Low/Very Low-income (0–50% AMI)	1,657
Low-income (51–80% AMI)	954
Moderate-income (80–120% AMI)	890
Above Moderate-income (Above 120% AMI)	2,304
Total	5,805

Housing element law does not require the City to ensure that the number of dwelling units identified in the RHNA is built within the Planning Period. However, the law requires that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. California Government Code, Section 65583.2(c)(3)(B), specifies that a minimum density of 30 units

## 2023–2031 Housing Element

### Chapter 6. Housing Resources and Opportunities

per acre is necessary to meet the City's low- and very low-income housing needs. Additionally, California Government Code, Section 65583.2(c)(4)(A) requires housing elements due after January 1, 2022 (for metropolitan and suburban jurisdictions) to allocate 25% of their RHNA numbers for moderate- and above moderate-income housing to sites with zoning that allows at least four units of housing, with moderate-income sites being capped at a density of 100 units per acre (effective as of January 1, 2021).

## 6.2 Financial Resources

The majority of public financial resources for housing are focused on the production of affordable housing. While the need for affordable housing is significant across California, neither the State nor federal governments allocate sufficient funding subsidies for the number of affordable units required by RHNA. Furthermore, public subsidies are rarely sufficient to fully fund an individual affordable housing project.

A variety of funding sources in the form of grants or loans through the federal government exist to support housing. They range from annual allocations of formula-entitled grants to vouchers and competitive funding programs. The programs and resources in this chapter represent available funding sources used by the City to date as applicable. It is important to note that the City has pursued multiple grants and other State and federal funding over the last 8 years. More specifically, the City is pursuing or has completed the action listed below using available funding sources. A description of the funding sources is provided later in this chapter.

- Riviera Family Apartments, a 58-unit affordable project that completed construction in 2018, successfully competed for Affordable Housing and Sustainable Communities funding, HOME Investment Partnerships Program funds, and Housing Opportunities for Persons with AIDS funds. The City's initial commitment for acquisition of the two sites was critical in the project's competitiveness for all three sources.
- St. Paul's Commons (45 units of affordable housing) under construction in 2018 (but completed in late 2019) and is also funded with HOME and Housing Opportunities for Persons with AIDS funds, as well as Affordable Housing Program and Community Development Block Grant (CDBG).
- Community Development Department staff receive email notification of upcoming State and federal grant opportunities.
- In 2019, the City applied for the Senate Bill 2 Planning Grant to fund pre-designed Accessory Dwelling Units (ADU) that the public can access to reduce cost and time in permitting, and the development of a local policy to expedite affordable housing.

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### Chapter 6. Housing Resources and Opportunities

- The City will also use Senate Bill 2 funds for the development of policies to expedite affordable housing in early 2023.
- The City applied for and was awarded both the Local Early Action Planning and Permanent Local Housing Allocation (PLHA) grants in 2020. The Local Early Action Planning funds will support two projects: Objective Design Standards (currently underway) and a parking study. PLHA funding will support ongoing homeless prevention and emergency housing.
- In 2020, the City submitted a grant application to the State Local Housing Trust Fund Matching Grant program and was awarded \$2 million to support the development of 97 affordable units on Ygnacio Valley Road.
- In 2021, the City Council approved a resolution supporting the Affordable Housing and Sustainable Communities application for 699 Ygnacio Valley Road.

#### 6.2.1 Federal Funding Sources

Current federal funding sources available for affordable housing (including special needs populations) and homelessness solutions are presented in this chapter.

##### 6.2.1.1 U.S. Department of Housing and Urban Development Entitlement Funding

In 2020, a consortium of jurisdictions (Walnut Creek, Antioch, Concord, Pittsburg, and Contra Costa County) prepared the 2020–2025 Consortium Consolidated Plan (Consolidated Plan) as required to receive CDBG, Emergency Solutions Grant, and HOME grant funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan provides HUD with a comprehensive assessment of the City’s housing and community development needs and outlines the City’s priorities, objectives, and strategies for the investment of CDBG, Emergency Solutions Grant, and HOME funds to address these needs over the next 5 years, beginning July 1, 2020, and ending June 30, 2025.

According to the Contra Costa FY 2021/22 Action Plan of the Consolidated Plan, HOME funds are typically provided as low-interest deferred residual receipt loans (multifamily housing), deferred shared appreciation loans (single-family housing), and small grants (specific project related program delivery).

The City receives CDBG funds from HUD on a formula basis each year and, in turn, awards grants and loans to nonprofit or public organizations for programs and projects in furtherance of the Consolidated Plan. These programs provide for a range of eligible activities to address the needs of the City’s residents, as discussed below.

## **2023–2031 Housing Element**

### *Chapter 6. Housing Resources and Opportunities*

For the Consolidated Plan period (2020–2025), the City anticipates that approximately \$24.1 million will be available for local affordable housing programs, community services, and economic development, including \$1.8 million of federal resources. The City will have an estimated \$16 million in the Local Housing Trust Fund, composed of housing in-lieu fees and commercial linkage fees along with an anticipated matching grant through the State of California. A total of \$3.3 million in General Fund is anticipated to fund program administration and three local grant programs (Community Services Grant, Homeless Services, and School Crisis Counselor grant programs). Additional resources will be available through the Housing Successor Agency, and additional State grants, such as the PLHA.

Annual CDBG funding amount received by the City ranges from \$240,000 to \$340,000. The City supplements the public service portion of the CDBG program with \$100,000 from the General Fund, and an additional \$70,000 for homeless service activities. The City utilizes these funds to support a variety of housing projects and programs including maintaining and preserving affordable housing, services for homeless, and fair housing.

#### **Housing Opportunities for People with AIDS**

Housing Opportunities for Persons with AIDS provides housing assistance and related supportive services for low-income people living with HIV/AIDS and their families. Housing Opportunities for Persons with AIDS funds may be used for a range of housing, social services, program planning, and development costs, including but not limited to the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. To date, the City has not received funding from this source, as it is not eligible to receive funding.

#### **Section 108 Loan Guarantee Program**

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit low- to moderate-income people, aid in the elimination or prevention of blight, and/or meet urgent needs of the community.

To date, this loan has not been necessary to provide funding for the City's community development objectives, but this could change in future years.

#### **Section 8 Housing Choice Voucher Program**

The federal Section 8 Housing Choice Voucher Program provides rental subsidies to extremely low- and very low-income households, including families, seniors, and people with disabilities. The Housing Authority of the County of Contra Costa oversees and administers the Section 8

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Housing Choice Voucher Program for participating jurisdictions, including the City. As of June 30, 2022, the Housing Authority of the County of Contra Costa distributed 340 vouchers to City households. The Housing Authority of the County of Contra Costa monitors all units to ensure they are in acceptable condition and meet the Section 8 Housing Choice Voucher Program Housing Quality Standards.

In the past, utilization of Housing Choice Vouchers in Walnut Creek became increasingly difficult due to the vast discrepancy of market rate housing costs and HUD's fair market rents for the voucher program. In 2015, the City partnered with other agencies and jurisdictions in Alameda and Contra Costa County's to hire a consultant to do a market rent study, the results of which helped to increase the HUD's fair market rents determination. However, the waitlist for Housing Choice Vouchers continues to be long, and recipients still have challenges finding units affordable enough to use the program. The Fair Market Rents published by HUD in 2018 were also substantially below actual market values and another region-wide rent study may be conducted.

#### 6.2.2 State Funding Sources

The funding currently and historically available through the California Housing and Community Development and the California Tax Credit Allocation Committee (TCAC) is presented in this chapter. While it is unknown what State funding will be available after next year, it is expected that the State will provide funding for projects for unhoused and lower-income households given the housing crisis.

In January 2022, the State's FY 2022–2023 budget proposal included the following:

- Homelessness Package - \$2 billion in one-time General Fund over 2 years intended to address near-term homelessness needs. Specifically, the budget proposes \$1.5 billion to the Department of Health Care Services' Behavioral Health Continuum Infrastructure Program for housing support for people with behavioral health needs and \$500 million for the Encampment Resolution Grants Program in 2022-23 administered by the California Interagency Council on Homelessness to provide targeted grants to local governments to rehouse individuals living in encampments.
- Housing Development Package (expands existing programs) - \$1 billion in one-time General Fund over 2 years to expand housing development with \$500 million for infill housing development, \$300 million for the Affordable Housing and Sustainable Communities Program, \$100 million to build housing on excess State sites, and \$100 million to repurpose existing commercial buildings for housing.
- Affordable Housing Package (expands existing State programs) - \$1 billion in one-time General Fund over 2 years for affordable housing development with \$500 million for tax credits to builders of rental housing affordable to low-income households, \$200 million for



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mixed-income housing, \$200 million to preserve affordable housing units, and \$100 million to preserve affordable mobile homes.

- The portion of funding the City may receive from these sources is unknown because of the highly competitive process to receive an award, but the City will track and pursue all available funding sources for affordable housing during the 2023–2031 6<sup>th</sup> Cycle Planning Period.
- The programs below are existing and historical State funding sources that are anticipated to continue during the next 8-year period.

#### 6.2.2.1 Low-Income Housing Tax Credits (Federally Funded/Mostly State Administered)

TCAC administers the federally funded LIHTC program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of federal tax credits administered by the State are available and are generally referred to as 9% and 4% credits, respectively. Each number refers to the approximate percentage that is multiplied against a project's requested "qualified basis" to determine the amount of annual federal credits TCAC will award the project.

According to the TCAC 2020 Annual Report, \$748 million in 9% tax credits were awarded to affordable housing projects. Because 9% credits provide for a larger source of funding, this source is competitive, and awards are made twice per year. Additionally, TCAC awarded \$504 million in 4% tax credits in 2020.

It is important to note that with the increased focus on homelessness, and increased funding to address the rising annual point-in-time counts of people experiencing homelessness each year, permanent supportive housing projects have increased substantially throughout the State. These projects typically serve the deepest level of affordability for extremely low-income households earning at or below 30% of Area Median Income (AMI). As a result of the increase in tax credit applications for permanent supportive housing, all tax credits (9% and 4%) have become increasingly competitive. The trend observed over the last year indicates that an award of 9% tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very low- and low-income units are now applying for 4% tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding, which makes the development of affordable housing more challenging.

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#### **6.2.2.2 Affordable Housing and Sustainable Communities Program**

The Affordable Housing and Sustainable Communities Program funds land use, housing, transportation, and land preservation projects that support infill, compact development, and reduce Greenhouse Gas emissions in disadvantaged communities. Funds are available in the form of loans and/or grants in two project areas: Transit-Oriented Development and Integrated Connectivity. There is an annual competitive funding cycle.

#### **6.2.2.3 CalHome Program**

CalHome provides grants to local public agencies and nonprofit corporations to assist very low- and low-income people or families to become first-time homebuyers or provides assistance to current homeowners. Eligible activities include deferred-payment loans for down payment assistance for first-time homebuyers, home rehabilitation (for existing homeowners), homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Funds can also be used to assist in the development of multiple-unit ownership projects.

#### **6.2.2.4 Building Equity and Growth in Neighborhoods Program**

The Building Equity and Growth in Neighborhoods program provides grants to cities and counties for deferred-payment, second mortgage 30-year loans to qualified buyers of new homes in projects where the affordability had been enhanced by local regulatory incentives or barrier reductions.

#### **6.2.2.5 California Emergency Solutions and Housing Program**

The California Emergency Solutions and Housing Program provides grant funds to assist people experiencing or at risk of homelessness. Eligible activities include housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems.

#### **6.2.2.6 Golden State Acquisition Fund**

The Golden State Acquisition Fund was seeded with \$23 million from the California Housing and Community Development Department's Affordable Housing Innovation Fund. Combined with matching funds, the Golden State Acquisition Fund makes up to 5-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000, and funds are made available over the counter.

#### **6.2.2.7 Homekey Program**

The Homekey Program provides grants to local entities (including cities, counties, and other local public entities, such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types, such as hotels, motels, vacant apartment buildings, and residential care facilities, to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. The State announced an additional round of funding for fiscal year 2021–2022 of 1.45 billion.

#### **6.2.2.8 Housing for a Healthy California Program**

The Housing for a Healthy California Program provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Fund allocations for operating reserve grants and capital loans. The Housing for a Healthy California Program creates supportive housing for individuals who are recipients of or eligible for healthcare provided through the California Department of Health Care Services' Medi-Cal Program.

#### **6.2.2.9 Housing Navigators Program**

Housing Navigators Program allocates \$5 million in funding to counties for the support of housing navigators to help young adults aged 18–21 years secure and maintain housing, with priority given to young adults in the foster care system.

#### **6.2.2.10 Infill Infrastructure Grant Program**

The Infill Infrastructure Grant Program provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.

#### **6.2.2.11 Local Housing Trust Fund Program**

Affordable Housing Innovation's Local Housing Trust Fund Program lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60% of AMI. State funds match local housing trust funds as down payment assistance to first-time homebuyers. The City's efforts in applying for these funds are described in Section 6.2.4.1.

#### **6.2.2.12 Multifamily Housing Program**

The Multifamily Housing Program provides low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.

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#### **6.2.2.13 National Housing Trust Fund**

The National Housing Trust Fund is a permanent federal program with dedicated source(s) of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households earning at or below 30% of AMI. In 2021, California is receiving approximately \$10.1 million for the program. Funds will be made available through a competitive process and will be announced through a NOFA.

#### **6.2.2.14 No Place Like Home Program**

The No Place Like Home Program released \$486 million Round 4 Competitive Allocation and \$19 million Noncompetitive Allocation as of October 2021 in bond proceeds to invest in the development of permanent supportive housing for people who are in need of mental health services and are experiencing homelessness or chronic homelessness or are at risk of chronic homelessness. It has been reported that all of this funding has been designated to date.

#### **6.2.2.15 Pet Assistance and Support Program**

Pet Assistance and Support Program provides funds to homeless shelters for shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness.

#### **6.2.2.16 Permanent Local Housing Allocation**

The PLHA from Senate Bill 2 provides a permanent source of funding to all local governments in California to help cities and counties accomplish the following:

- Increase the supply of housing for households at or below 60% of AMI.
- Increase assistance to affordable owner-occupied workforce housing.
- Assist people experiencing or at risk of homelessness.
- Facilitate housing affordability, particularly for lower- and moderate-income households.
- Promote projects and programs to meet the local government's unmet share of the RHNA.

The City applied for this grant and is expecting to receive \$830,694 annually over the 5-year period (2020–2024). The revenue will vary year-to-year, as revenue is dependent on real estate transaction activity that may fluctuate.

Walnut Creek is an entitlement jurisdiction for the PLHA program, which means that funding is provided through formula grants based on the formula prescribed under federal law for the CDBG program over a 5-year funding period. The City is using PLHA funds to assist people

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experiencing or at risk of homelessness. This includes funding a Winter Evening Program between the months of November to April and funding a dedicated CORE team (homeless outreach services).

#### **6.2.2.17 Predevelopment Loan Program**

The Predevelopment Loan Program makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA from the State. Eligible applicants include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations.

#### **6.2.2.18 Section 811 Project Rental Assistance Program**

Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD through a collaborative partnership with the California Housing Finance Agency (CalHFA), Department of Health Care Services, California Housing and Community Development, CA Department of Developmental Sciences, and TCAC. Opportunities to apply for this project-based assistance are through a NOFA published by CalHFA.

#### **6.2.2.19 Supportive Housing Multifamily Housing Program**

The Supportive Housing Multifamily Housing Program provides low-interest loans to developers of permanent affordable rental housing with supportive housing units.

#### **6.2.2.20 Transit-Oriented Development Housing Program**

The Transit-Oriented Development program provides low-interest loans and grants for rental housing that includes affordable units located within one-quarter mile of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic NOFA.

#### **6.2.2.21 Transitional Housing Program**

The Transitional Housing Program allocates \$8 million in funding to counties for housing stability to help young adults aged 18 to 25 years secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems.

#### **6.2.2.22 Veterans Housing and Homelessness Prevention Program**

The Veterans Housing and Homelessness Prevention Program provides long-term loans for development or preservation of rental housing affordable to very low and low-income veterans and their families. For-profit and nonprofit developers and public agencies are eligible for these

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loans, which are announced annually through a NOFA released by May of each year and is administered by the California Housing and Community Development.

#### **6.2.3 Regional Programs**

##### **6.2.3.1 Advancing California Finance Authority**

Advancing California Finance Authority provides secure, low cost and convenient financing for public agencies and their partners in the Bay Area, including access low cost, tax-exempt bond financing for affordable, multifamily housing; retirement facilities; new hospitals and medical clinics; transit systems; schools; non-profit cultural institutions; water and wastewater systems; and other essential member-owned infrastructure projects serving the community.

##### **6.2.3.2 Metropolitan Transportation Commission Grants**

The Metropolitan Transportation Commission provides two grant funding opportunity related to housing. First, the Priority Development Area Planning Program grant funds Specific Plans that result in intensified land uses around public transit hubs and bus and rail corridors in the Bay Area. Successful applications will propose plans that increase housing supply, including affordable housing, and jobs, boost transit ridership and reduce vehicle miles traveled, increase walking, bicycling, carpooling and carsharing by effectively managing parking and driving while promoting multimodal connections and retain and expand community assets, and locate key services and retail within the planning area.

In addition, the Housing Incentive Pool provides transportation grants to promote the production and preservation of affordable housing.

#### **6.2.4 Quasi-Government Agencies**

##### **6.2.4.1 Federal Home Loan Bank – Affordable Housing Program**

The purpose of the Affordable Housing Program is to subsidize the interest rates on advances or loans made by the Federal Home Loan Bank System to a member bank and to provide direct subsidies to these banks. The banks then pass these subsidized interest rates and direct subsidies on to housing developers to assist them with financing for the development of affordable rental housing. The subsidies must be used to finance the purchase, construction, and/or rehabilitation of rental housing, of which at least 20% of the units will be occupied by and affordable for very low-income households for at least 15 years.

##### **6.2.4.2 Fannie Mae/Freddie Mac – National Housing Trust Fund**

The National Housing Trust Fund was established as part of the Housing and Economic Recovery Act of 2008 to provide grants to states for the addition and preservation of affordable rental housing

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serving extremely low and very low-income households. This funding source can also be used to assist in the provision of affordable homeownership opportunities for lower-income families and individuals. The Housing and Economic Recovery Act of 2008 requires Fannie Mae and Freddie Mac to transfer a percentage of their new business to finance the Trust Fund.

#### 6.2.5 Local Entities/Programs/Funding Sources

##### 6.2.5.1 Local Housing Trust Fund/Commercial Linkage Fee Revenues

The City maintains a Local Housing Trust Fund for the preservation and production of affordable housing. The Local Housing Trust Fund is funded primarily through commercial linkage fees and housing in-lieu fees. Commercial linkage fees are impact fees charged to developers of new commercial properties to fund the development of affordable housing. The City charges a commercial linkage fee of \$5 per square foot. Housing in-lieu fees allow developers to pay a fee in lieu of building inclusionary housing units. According to the City's Consolidated Plan, the City projects an estimated \$16 million in the Local Housing Trust Fund during the Consolidated Plan period (2020–2025).

##### 6.2.5.2 Inclusionary Housing Fees

The City also adopted an Inclusionary Housing Ordinance that requires new ownership units developed in the City to include affordable units at one of following income levels:

- 10% of the dwelling units as moderate-income ownership units;
- 7% of the dwelling units as low-income ownership units; or
- 6% of the dwelling units as very low-income ownership units.

For new rental units, the City requires that affordable units in either of the following income categories be included:

- 10% of the dwelling units as moderate-income rental units;
- 6% of the dwelling units as very low-income rental units.

The City allows developers to pay an in-lieu fee rather than build the affordable units as part of a project. Beginning on January 1, 2018, the housing in-lieu fee was adjusted to \$18 per square foot and is adjusted annually based on the construction price index. According to the Consolidated Plan, the City projects these revenues at approximately \$1.9 million between 2020 through 2024.



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#### 6.2.5.3 General Fund

According to the City’s website on Community Grant programs, the City supplements the public service portion of the CDBG grant with Community Service Grants paid with City general funds for services to seniors, persons with disabilities, abused and neglected children, battered women, persons with HIV/AIDS, homeless persons, and other persons in crisis. These funds are expended to address additional public service needs, identified during the public hearing process, which exceeds the 15% funding cap for public service activities for the CDBG program.

The City Council also approved a \$200,000 annual Homeless Services Grant to fund services that address homelessness in Walnut Creek. Due to availability of State assistance funding related to the COVID-19 pandemic, only approximately \$70,000 of that approved grant was utilized. Going forward, the Homeless Services Grant will have \$200,000 available each fiscal year.

#### 6.2.5.4 Housing Successor Entity Funds

The former Walnut Creek Redevelopment Agency was dissolved as a result of State law in 2012 and the former low and moderate-income set aside assets, loan repayments and any properties were retained by the Housing Successor to the former Redevelopment Agency. The Consolidated Plan states that expected revenues between 2020 through 2024 total approximately \$500,000.

### 6.3 Opportunities for Energy Conservation

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings.

#### 6.3.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying applicable mandatory measures and an energy budget.

Residential developers must comply with these standards in California Energy Code (Title 24, Part 6) while localities are responsible for enforcing the energy conservation regulations.



The 2019 California Energy Code, published by the California Building Standards Commission, is adopted and referred to, and by this reference expressly incorporated and made a part of Title 9, Chapter 17 of the City of Walnut Creek Municipal Code.

#### 6.3.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low-Income Home Energy Assistance Program, which provides financial assistance to lower-income households to offset the costs of heating and/or cooling their residences.

#### 6.3.3 Private Sector Programs

The following private sector energy conservation programs are available to housing developers and City residents:

- Pacific Gas and Electric Company offers rebates to residents who participate in the following programs:
  - **California Alternative Rates for Energy:** Program helps reduce energy bills for eligible customers.
  - **Energy Savings Assistance Program:** Program helps income-qualified households conserve energy and reduce their electricity costs.
  - **Family Electric Rate Assistance:** Program helps reduce electric bills for qualified households.
  - **Single-Family Home Energy Efficiency Rebate Program:** Rebates and savings for single-family homeowners.
  - **Multifamily Energy Efficiency Rebate Program:** The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories.
  - **Solar Choice program utilizing 100% renewable energy.**
  - **Rebates for Property Managers and Owners.**
- Go Solar, California provides rebates to residents who participate in the following programs:
  - **Solar Installers:** Database of Solar Installers, Contractors, and Retailers in California.
  - **CSI-Thermal Program/Solar Water Heating:** Rebates are available to homeowners, landlords and business owners who install solar water heating systems.

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### Chapter 6. Housing Resources and Opportunities

- **Single-family Affordable Solar Housing:** Program provides fully subsidized 1 kW systems to very low-income households, and highly subsidized systems to other low-income households.
- **Multifamily Affordable Solar Housing:** Program for affordable housing customers.
- **New Solar Homes Partnership:** Program provides financial incentives and other support to home builders, encouraging the construction of new, energy efficient solar homes that save homeowners money on their electric bills and protect the environment.

## 6.4 Local Measures and Programs

The 5<sup>th</sup> Cycle Housing Element references numerous local programs to remove governmental constraints to the maintenance, improvement, and development of housing. Further information on the status of program implementation is provided in the 2021 Annual Element Progress Report for Housing Element Implementation.

- **Mixed-Use Zoning:** Specifically, the City’s zoning includes regulations for Mixed-Use Commercial, Mixed-Use Residential, and Mixed-Use Downtown general plan land use classifications to allow for a mix of uses (including housing for lower-income households) located near employment, retail, services, and transit. In 2021, the City amended these regulations to allow the same Floor Area Ratio and density, regardless of the size of the lot, so as not to discourage the redevelopment of smaller lots under individual ownership. Mixed-use residential development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and encourages the efficient use of land and construction materials.
- **ADU Ordinance:** The City continues to implement the Second Family Unit (now ADU) Ordinance and is currently undertaking the creation of a pre-approved ADU program whereby the City will generate a publicly available selection of construction-ready building plans for ADUs to be used in the City, at no cost to citizens.
- **Inclusionary Housing Ordinance:** The City updated its Inclusionary Housing Ordinance in 2017 to reflect new State law, restoration of inclusionary rental units (after AB1505 passed), an increase to the housing in-lieu fee with annual adjustments based on construction price index, and other changes such as eliminating a tier fee system, requiring the ordinance and fee be applied to developments with one or more housing units with the exception of ADUs, and revising the definitions to require development projects to either pay a housing in-lieu fee or provide affordable units.
- **Density Bonus Ordinance:** The City continues to implement the Density Bonus Ordinance by allowing density bonuses and concessions/incentives consistent with State

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### Chapter 6. Housing Resources and Opportunities

law. An update to the Density Bonus Ordinance was expected to be completed in 2020 but was delayed after the COVID-19 related shelter in place. The City created a Density Bonus Application as a supplemental form to the Planning Application. In 2021 the City approved a density bonus project, a 100% affordable rental project at 699 Ygnacio Valley Road. The City is working to incentivize smaller units with more bedrooms through its Density Bonus Ordinance.

- **Community Benefits Program:** In early 2021, the City adopted a Community Benefits Program for the West and North Downtown Specific Plan areas which grants additional height, density, and floor area in exchange for developer-provided community benefits. The City has thus far approved one community benefits application for a project that will also take advantage of the City and State affordable housing density bonus regulations and has been contact by multiple developers regarding additional potential projects.
- **Mortgage Credit Certificate Program:** The City continues 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.
- **First Time Homebuyer Assistance Program:** The City continues to administer the First Time Homebuyer Assistance program. The program is still in high demand, but the housing prices are out of reach for most moderate-income homebuyers, even with City subsidy.
- **Home Rehabilitation Loan and Emergency Grant Program:** The City continues to administer the Home Rehabilitation Loan and Emergency Grant program in partnership with Habitat for Humanity.
- **Community Task Force on Homelessness:** City staff is an active participant in the local Community Task Force on Homelessness which discusses homeless issues, including challenges, successes, and the emergent needs of the homeless, and how to address those needs. Since 2018, the Taskforce and City hosted four Community Homeless Forums and that created a public information campaign to educate and engage the community on housing affordability and affordable housing.
- **2020–2025 Consolidated Plan:** The City worked with the Contra Costa Consortium, which includes the entitlement jurisdictions of Walnut Creek, Concord, Pittsburg, Antioch, and the Urban County, to complete the 2020–2025 Consolidated Plan. Starting in 2018, the Contra Costa Consortium began the public outreach for the 2020–2025 Consolidated Plan. The process continued through 2019, and the plan was approved in May 2020 and is currently being implemented.

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- **Other:** As part of the City's "Blueprint for Success" process, the City is actively piloting strategies for priority review and permitting for affordable housing developments. Through the Senate Bill 2 Planning Grant, the City is approved to hire a consultant to create a formal policy for expedited review and permitting of affordable housing. This is expected to be complete no later than December 2023.

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## 7 ADEQUATE SITES INVENTORY ANALYSIS AND METHODOLOGY

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California Government Code, Section 65583(a)(3), requires the Housing Element to identify sites suitable for the development of all housing types, with the capacity to satisfy the City's housing needs for the current 2023–2031 6<sup>th</sup> Cycle Housing Element period. The Sites Inventory is an assessment of the City's (City or Walnut Creek) capacity for new housing development, which must demonstrate that the Regional Housing Needs Assessment (RHNA) target of 5,805 housing units, including 2,611 lower-income (extremely low-, very low-, and low-income) affordable units, can reasonably be achieved under the City's current land use plans and zoning regulations, or with planned amendments thereto.

The Sites Inventory prepared for the 2023–2031 planning period demonstrates a capacity for at least 6, ~~449~~ 632 housing units, including 3, ~~422~~ 105 housing units on sites adequate for lower-income housing. Pursuant to California Government Code, Section 65583.1, this capacity includes a credit of 1, ~~881~~ 682 units (including ~~192~~ 83 lower-income units) toward the RHNA consisting of 1, ~~506~~ 705 units from entitled or proposed projects (~~154~~ 45 lower-income units) and 176 units from accessory dwelling unit (ADU) potential (38 lower-income units).

The Sites Inventory was prepared for the purposes of satisfying State (State or California) requirements (as detailed later in this chapter) and is a planning estimate based on a number of factors including market demand, recent development patterns, property owner interest, and other factors. However, the Sites Inventory does not approve any project or guarantee what will be built on the site. Actual housing development is implemented by the development community and will be largely dependent on market factors that are outside of the City's control. Housing developers, market trends, and availability of funding are among the constraints that will dictate if and when housing units will be constructed.

~~With regard to~~ Regarding the development of affordable housing, which requires public subsidies in order to be financially feasible, pursuant to *California Government Code, Section 65583(b)(2)*, *State law recognizes that housing needs may (and do) exceed available resources.* Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and federal funding that makes many of the actions needed and planned financially infeasible. It is important

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

The capacity documented in this Chapter is achieved through the various methods in accordance with State law, including the following:

- Developable sites pursuant to California Government Code, Section 65583.2(a), were identified. These included sites with zoning that currently allow residential uses. Vacant land was prioritized in the identification of sites but is insufficient to accommodate the City's RHNA as the majority of land in the City is largely developed.
- Non-vacant sites that have a high likelihood of being redeveloped for residential uses during the 6<sup>th</sup> Cycle Housing Element planning period were identified.
- Sites to accommodate low and very low-income housing were identified and a residential development capacity analysis for all sites pursuant to California Government Code, Section 65583.2(c), was performed.
- Alternative means of meeting the RHNA, as allowed by State law, were considered to meet the RHNA, including entitled or pending units and potential for ADUs.

A complete analysis of the Sites Inventory follows. The Sites Inventory is included as Appendix C and satisfies State requirements to identify units by parcel. This identification is for the purposes of the Housing Element. Parcels may be modified, further subdivided, or otherwise amended in the future.

## 7.1 Summary of Sites Capacity

Table 7-1 ~~Table 7-1~~, Summary of Sites Capacity, on the following page includes a summary of the detailed inventory of vacant and underutilized parcels in the City's Sites Inventory, Appendix C. Each identified site is adjacent to developed land and/or is the subject of a proposed housing development. Based on the review of the documentation outlined later in this chapter, each site has sufficient utility supply available and is accessible to support housing development.

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-1. Summary of Sites Capacity** *(Editor's Note: Table was replaced to reflect the removal and addition of sites.)*

Current Zoning	Site Count	Total Acres	Max. Density (du/ac)	Realistic Capacity (Net Units)	Units		
					Lower	Moderate	Above Moderate
<i>Vacant</i>	24	27.87		451	22	32	397
Mixed-Use - Planned Development	1	0.45	40	52	-	-	52
Multifamily High	3	1.08	29.04 - 58.08	42	-	12	30
Multifamily Medium	5	3.92	14.52 - 21.78	69	22	20	27
Planned Development	4	15.81	4.40 - 58.10	271	-	-	271
Single-family Low	7	4.72	2.20 - 4.40	9	-	-	9
Single-family Medium	4	2.34	5.4	8	-	-	8
<i>Non-Vacant</i>	103	142.98		6,005	3,045	890	2,070
Central Retail District	4	3.09	Det. by CUP	151	60	-	91
Duplex Residential	1	1.18	14.5	12	-	-	12
Mixed-Use - Commercial	27	47.02	49.78 - 58.08	2,379	1,645	420	314
Mixed-Use - Downtown	12	12.31	58.1	536	374	78	84
Mixed-Use - Planned Development	3	2.94	40	109	83	26	-
Mixed-Use - Residential	11	8.30	102.49	899	491	-	408
Multifamily High	19	20.44	29.04 - 58.08	633	210	357	66
Multifamily Medium	11	4.05	17.42	54	-	9	45
Pedestrian-Retail	2	1.48	49.78	137	-	-	137
Planned Development	8	35.15	43.56 - 58.10	1,058	182	-	876
Single-family Low	4	6.62	2.20 - 4.40	35	-	-	35
Single-family Medium	1	0.39	5.4	2	-	-	2
<i>ADU potential</i>				176	38	110	28
<b>TOTAL</b>	<b>127</b>	<b>170.85</b>		<b>6,632</b>	<b>3,105</b>	<b>1,032</b>	<b>2,495</b>



## **7.2 Capacity Determination**

Table 7-2, Capacity Determination, summarizes the City's determination that there is sufficient capacity to accommodate the City's RHNA by income and categorizes credits and sites by zoning, representing land suitable and available for residential development, as defined in California Government Code, Sections 65583.1 and 65583.2(a).<sup>1</sup> A description of the methodology used to determine the capacity of sites is presented later in this Chapter.

It is important to note that all lower-income sites in the Sites Inventory have zoning that allows for residential use at densities that exceed State legal requirements for lower-income sites (i.e., 30 units per acre) or have an approved plan to develop lower-income housing (i.e., Site 7).<sup>2</sup> The City has a demonstrated record of multiple high-density, residential developments in each type of zone.

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**Table 7-2. Capacity Determination** *(Editor's Note: Table was replaced to reflect the removal and addition of sites.)* {

	Units by Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,657	954	890	2,304	5,805
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	97	57	20	1,531	1,705
Accessory Dwelling Unit Potential	7	31	114	24	176
Subtotal	104	88	134	1,555	1,881
Net RHNA (after credits are applied)	1,553	866	756	749	3,924
Step #1 Determination of Adequate Sites (Existing Zoning)					
Central Retail District	27	22	-	8	57
Duplex Residential	-	-	-	12	12
Mixed-Use - Commercial	1,036	505	420	185	2,146
Mixed-Use - Downtown	261	113	78	57	509
Mixed-Use - Planned Development	53	30	26	-	109
Mixed-Use - Residential	296	184	-	284	764
Multifamily High	131	79	369	85	664
Multifamily Medium	-	-	9	62	71
Planned Development	55	121	-	219	395
Single-family Low	-	-	-	14	14
Single-family Medium	-	-	-	10	10
Step #1 Subtotal (no zone change)	1,859	1,054	902	936	4,751
Total (Credits & Step #1)	1,963	1,142	1,036	2,491	6,632
Net Surplus/(Shortfall)	306	188	146	187	827
No Net Loss Buffer Surplus/(Shortfall), as a percent of RHNA <sup>1</sup>	18%	20%	16%	8%	14%

<sup>1</sup> HCD recommends a 15-30% buffer for lower-income (very low and low) sites to protect the City from the No Net Loss provision. The City included a buffer for the moderate-income level for the same reason. The City calculated its buffer as a percentage of the gross RHNA.

## 7.3 Identification of Developable Sites

### 7.3.1 Legal Requirements and State Housing Policies

State law requires that the Housing Element of the General Plan include an inventory of land suitable and available for residential development to meet the locality's share of the regional housing need by income level and demonstrate sufficient zoned housing capacity to meet each Housing Element Cycle's RHNA target. The City determines its housing capacity through a review of planned development and of vacant and non-vacant developable land throughout the City that may reasonably develop within the Housing Element planning period. This approach (as recommended by HCD) is utilized because many factors will affect housing development,

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including feasibility, trends, and developer and property owner choices within the City. Additionally, mandating housing development on private property or property owned by other government agencies is not within the City's authority or powers.

**Per California Government Code, Section 65583.2(a), the City identified the following types of sites as land suitable for residential development:**

- Vacant sites zoned for residential use.
- Vacant sites zoned for ~~mixed-use~~mixed-use, including residential.
- Residential and mixed-use zoned sites that are capable of being developed at a higher residential density than the current density (nonvacant sites, including underutilized sites).

California Department of Housing and Community Development (HCD) provides legal guidance on the selection of sites for Housing Elements in the Housing Element Site Inventory Guidebook (2020).

In addition to the legal requirements for appropriate sites shown above, **California's Housing Future: Challenges and Opportunities Final Statewide Housing Assessment 2025 (2025 Assessment)**, prepared by the State emphasizes throughout the document that the location of housing (including affordable housing) near transit and job centers as an important policy and implementation strategy. Excerpts that highlight this point are provided below along with page number references.

- *“Land use policies and planning can help encourage greater supply and affordability as well as influence the type and location of housing. Thoughtful land use policies and planning can translate into the ability for families to **access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the ~~middle-class~~middle class, and convenient access to transit and services.** Easy access to jobs and amenities reduces a household's daily commute and other travel demands. Encouraging new homes in already developed areas and areas of opportunity not only alleviates the housing crisis, but also supports the State's climate change and equity goals” (page 3).*
- Housing for persons with disabilities “could greatly benefit from access to transit options” (page 12).
- The Center for Neighborhood Technology developed Housing and Transportation Affordability Index shows “lower overall cost burdens aligning with more ~~transit accessible~~transit-accessible areas” (page 33).

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- “State housing and planning law ~~encourages~~ encourage housing development that also helps the State meet its sustainability goals (developing inward and more compactly, close to jobs, transit, and services), and encourages the development of housing that is affordable to Californians at a range of income levels” (page 36).
- “In urban and suburban areas, compact infill development at increased density is critical for addressing housing needs and using valuable, location-efficient land near transit and job centers” (page 43).

#### 7.3.2 Data Sources

To prepare the Sites Inventory, the City utilized multiple data sources, including the City’s interactive Geographic Information System (GIS) portal (which incorporates data from the City’s General Plan, zoning, and land use designations), Contra Costa County (County or Contra Costa) assessment roll, and the Association of Bay Area Government’s Housing Element Site Selection (HESS) tool. The process of evaluating potential sites involved applying specified criteria to identify sites where planned/zoned residential capacity can be realistically achieved.

#### 7.3.3 Housing Units Approved/Entitled/Under Construction

As of ~~July 1, 2022~~ August 16, 2023, the City has identified 1, ~~506~~ 705 pending or entitled housing units that will be constructed during the 6<sup>th</sup> cycle planning period. The City will credit these units toward its RHNA requirement pursuant to California Government Code, Section 65583.1. Some of these developments have started construction while others have been approved or are ~~proposed and~~ under review. The City expects that all can be built within the 6<sup>th</sup> Cycle planning period based on their current status and the timing of approval and construction for recently built developments. Table 7-3, Entitled and Pending Development Applications, summarizes the pending and entitled units, including the status and the estimated completion for each project. A description of each zoning designation shown in this table can be found in Chapter 5, Housing Constraints.

As shown in Table 7-3, the pending or entitled developments include ~~9~~ 47 very low-income units, ~~428~~ 57 low-income units, and ~~204~~ moderate-income units, based on the developers’ applications. These developments include projects on Sites 2, ~~75~~, and 11~~89~~ with a density bonus and Sites ~~6, 7, and 117~~ as a proposed 100% affordable housing development.

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### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-3. Entitled and Pending Development Applications** *(Editor's Note: Table was replaced to reflect the removal and addition of sites.)*

Site No.	Address	Status	Estimated Completion	Area (ac)	Zoning	Permitted Density	Density Realism*	Units					I:LV
								Very Low	Low	Mod.	Above Mod.	Total	
1	2800 Mitchell Dr	Approved	2025	9.49	P-D	n/a	100%	-	-	-	254	254	1.87
2	1910, 1940-1950 N Main St	Construction	2023	0.97	MU-R	102.49	100%	11	-	-	124	135	2.96
3	1556 Mt Diablo Blvd	Proposed	2026	0.80	P-R	49.78	100%	-	-	-	42	42	0.03
4	1665 Carmel Dr	Construction	2023	0.27	M-1	43.56	100%	-	-	-	8	8	1.06
5	1380 North California	Construction	2023	0.68	P-R	49.78	100%	-	-	-	95	95	1.41
6	699 Ygnacio Valley Rd	Approved	2025	0.91	MU-C	49.78	100%	68	24	-	1	93	0.00
7	1250 Las Juntas Way	Construction	2023	2.09	M-3	14.52	100%	-	22	20	-	42	0.00
8	1394 Walden Rd	Approved	2024	0.46	M-2.5	17.42	100%	-	-	-	6	6	0.11
9	1501 N California Blvd	Approved	2026	0.42	MU-D	58.10	100%	-	-	-	27	27	0.49
10	200 Ygnacio Valley Rd	Construction	2023	3.56	P-D	58.10	100%	-	-	-	358	358	1.48
11	200 Ygnacio Valley Rd	Approved	2027	3.85	P-D	58.10	100%	-	-	-	288	288	0.00
12	1487, 1493, 1500 Carmel Dr	Approved	2025	0.16	P-D	43.56	100%	-	-	-	11	11	0.43
13	1229 Lincoln Ave	Construction	2023	0.18	M-1	43.56	100%	-	-	-	3	3	0.00
14	1835 Weaver Lane	Construction	2023	1.96	P-D	4.40	100%	-	-	-	7	7	0.00
15	1524 Oakland Blvd	Approved	2025	0.29	P-D	29.04	100%	-	-	-	4	4	0.00
16	2680 Walnut Blvd	Approved	2025	1.67	R-10	4.40	100%	-	-	-	12	12	0.39
17	50 Garron Ct	Proposed	2027	2.24	R-20	2.20	100%	-	-	-	3	3	0.12
18	2211 N Main St	Approved	2026	0.45	MU-PD	40.00	100%	-	-	-	52	52	0.00
19	1072 Ygnacio Valley Rd	Proposed	2026	0.34	M-2	21.78	100%	-	-	-	4	4	0.00
75	N Broadway	Proposed	2026	1.63	MU-C	49.78	95%	12	-	-	128	140	0.00
109	2641-2643 Larkey Ln	Approved	2026	4.06	P-D	4.40	100%	-	-	-	6	6	0.00
112	730 Minert Rd	Proposed	2025	1.32	R-10	4.40	100%	-	-	-	15	15	0.61
117	2100 Tice Valley Blvd	Proposed	2024	3.84	P-D	n/a	100%	6	-	-	-	6	7.24
118	1271 S California Blvd	Proposed	2026	1.32	C-R	49.78	100%	-	11	-	83	94	0.02
TOTAL								97	57	20	1,531	1,705	

\* For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

#### **7.3.3.27.3.3.1 Affordable Housing Units Approved/Entitled/Under Construction/Completed**

As mentioned previously, five approved, entitled, and in-process developments include 166 moderate or lower-income units. The expected rents, unit sizes, affordability levels, and affordability mechanisms for these 166 units are indicated in Table 7-4~~Table 7-4~~, Rent and Income Level Summary for Entitled and Pending Affordable Developments.

In addition, four developments with 151 affordable units were built in the 5<sup>th</sup> Cycle planning period. These developments demonstrate the City's track record in approving high-density, affordable housing development. Table 7-5~~Table 7-5~~, Income Level Summary for Completed Developments, lists the affordability levels for these four completed developments.

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**Table 7-4. Rent and Income Level Summary for Entitled and Pending Affordable Developments** *(Editor's Note: Table was replaced to reflect the removal and addition of sites.)*

Site Number	Development Name	Address	Status	Affordability Mechanism	Units by Income Level			
					Very Low	Low	Mod.	Above Mod.
2	Anton Noma Apartments	1910, 1940-1950 N Main St	Under Construction	Density Bonus	11	0	0	124
6	699 Ygnacio Valley Road Apartments	699 Ygnacio Valley Rd	Approved	Density Bonus and City funding	68	24	0	1
7	Esperanza Place	1250 Las Juntas Way	Under Construction	Density Bonus and City funding	0	22	20	0
75	1910 N Broadway	1910 N Broadway	Proposed	Density Bonus	12	0	0	128
117	Grace Presbyterian Church	2100 Tice Valley Blvd	Proposed	Expedited processing, AB 2162 zoning waiver, possible City funding	6	0	0	0
118	1271 S California Blvd	1271 S California Blvd	Proposed	Density Bonus	0	11	0	83

**Table 7-5. Income Level Summary for Completed Developments**

Development Name	Address	Year Completed	Units by Income Level			
			Very Low	Low	Mod.	Above Mod.
Arboleda	1550 Third Ave	2015	47	-	1	-
Riviera Apartments	1515 Riviera Ave	2019	16	14	-	-
Riviera Family Apartments	1738 Riviera Ave	2019	13	14	1	-
St. Paul's Commons	1860 Trinity Ave	2020	44	-	1	-

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#### **7.3.3.37.3.3.2 Approval of Housing Units Approved/Entitled/Under Construction**

It is very unusual for a residential or mixed-use development to not move forward after receiving planning entitlements. During the 5<sup>th</sup> cycle planning period, the overwhelming majority of projects involving residential development were completed or are currently under construction. In the very few cases where projects did not move forward, the City was informed by the developer of the decision not to build was based on changing market conditions (such as interest rate increases or increases in materials/labor costs). These are all factors unrelated to the City's regulations, housing programs, or development review process, and as such are factors outside of the control of the City.

Walnut Creek is a substantially developed city with little, if any, vacant land available for development. Therefore, new residential developments that occur on infill sites tend to be smaller in size than large greenfield developments and are constructed in a single phase. The one exception in the last twenty years or more is the 596-unit Walnut Creek Transit Village located at the Walnut Creek BART station, which is being constructed in three phases. The first phase is already completed, the second phase will be completed in 2023, with the third phase projected to be completed by 2027.

#### **7.3.4 Accessory Dwelling Units**

Pursuant to California Government Code, Section 65583.1, the City will credit a total of ~~176~~496 units during the 6<sup>th</sup> Cycle period toward its RHNA requirement through the potential development of accessory dwelling units. The City saw a notable increase in the production of ADUs following the enactment in 2017 of new State laws passed in an effort to spur the development of such units. Between 2015 and 2017, the City reported a total of 19 ADUs permitted. However, between 2018 and 2021, the City reported an average of 20 ADUs permitted each year. The ADUs were reported in Table B of the Annual Progress Reports (APRs). Table 7-6, ADU Permits Issued, 2015–2021, details the numbers of ADUs that the City permitted during the 5<sup>th</sup> Cycle.



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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-6. ADU Permits Issued, 2015–2021**

Year	Very Low	Low	Moderate	Above Moderate	Total
2015	0	0	2	0	2
2016	0	0	11	0	11
2017	0	0	6	0	6
2018	0	77	16	1	24
2019	0	0	8	5	13
2020	0	3	11	3	17
2021	3	4	17	2	26
Total	3	14	71	11	97
Average, 2018-2021	1	3	13	3	20

The HCD Sites Inventory Guidebook directs that the trend in ADU construction since January 2018 can be used to estimate new production. Furthermore, resources and incentives that will encourage the development of ADUs can support a projection of further growth to the trend since 2018.

The City first applied the trend in ADU permits since 2018 to estimate ADUs expected during the 6<sup>th</sup> Cycle. In addition, the City is developing a Permit-Ready ADU (“PRADU”) program and anticipates the plans to be completed and available for use by the public in spring 2023. ~~This new program, described in~~ Program H-1.A. Encourage and Incentivize ADUs in the Housing Plan, will encourage additional ADUs built in the City, and City staff will publicize the program through the City website, social media, the City newsletter, and other channels. In addition, Program H-4.F. Update the ~~City’s Zoning Ordinance and Policies Related to Accessory Dwelling Units to Comply with Current Laws~~ Accessory Dwelling Unit Ordinance will ensure the City’s ADU ordinance complies with state law.

A 10% increase ~~to~~ in ADU production is included as a conservative estimate of the PRADU program’s impact. The City allocated projected ADUs to income categories in accordance with the ADU permits issued between 2018 and 2021, which themselves were allocated to income categories based on information available with each permit issuance. ~~Table 7-7~~ Table 7-7, Potential ADU Production by Income Level, provides a summary of the ~~176496~~ 176496 ADUs by income level.

**Table 7-7. Potential ADU Production by Income Level**

Income Level	Very Low	Low	Moderate	Above Moderate	Total
Projected Total Units	<u>7</u>	<del>3137</del>	<del>114408</del>	<u>24</u>	<del>176496</del>

#### **7.3.5 Determination of Suitability Methodology**

To identify sites that are prime for redevelopment, a comprehensive methodology is employed, considering various characteristics that indicate the potential for revitalization and transformation. Each characteristic was selected based on regional and local patterns, as well as patterns that are widely known to demonstrate development synergy. Table 7-8, Suitability Factors (Regional Trends), summarizes the regional development trends, as they relate to area, building age, improvement to land value ratio, FAR, and previous use. This regional analysis speaks to the residential developability of non-vacant sites by considering their conditions prior to redevelopment.

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**Table 7-8. Suitability Factors (Regional Trends)**

	City	Address	Prev. Use	Zoning	Area (ac)	Prev. I:LV	Prev. Yr. Built	Prev. FAR	Prop. Dev.	Current Yr. Built	Bldg Age	Status
1	Berkeley	2035 Blake St	Warehouse; Auto Repair	C-SA	0.31	0.10	1928	0.70	Market Rate Multifamily	N/A	N/A	Built
2	Berkeley	1951-75 Shattuck Ave	Retail; Religious Assembly	C-DMU Outer Core	0.40	0.67	N/A	1.1	Market Rate Multifamily	N/A	N/A	Approved
3	Berkeley	1717 University Ave	Commercial; Residential	C-U	0.19	0.01	1946	0.44	Mixed Income Multifamily	N/A	N/A	Approved
4	Berkeley	1974 University Ave	Auto Uses	C-DMU Buffer	0.53	1.43	N/A	0.10	Mixed Income Multifamily	N/A	N/A	Built
5	Berkeley	1987 Shattuck Ave (Acheson)	Retail; Restaurant; Office; Residential	C-DMU Outer Core	0.32	3.42	1925	1.53	Mixed Income Multifamily	N/A	N/A	Built
		2125 University Ave (Acheson)		C-DMU Outer Core	0.81	2.71	1919					Built
6	Berkeley	1080 Jones St	Commercial; Parking Lot	C-W/ R-1A	1.71	0.81	N/A	0.48	Mixed Income Multifamily	N/A	N/A	Built
Berkeley Averages/Trends:			Commercial		0.61	1.31		0.72			N/A	
7	Pinole	600 Roble Ave; 1109 & 1230 San Pablo Ave	Commercial	Very High Density Resid.	2.01	120.00	1948, 1984	N/A	Affordable Senior Multifamily	N/A	N/A	Construction
8	Pinole	2151 Appian Way	Medical	RMU and CMU	7.38	38.40	1967	N/A	Market Rate Multifamily	N/A	N/A	In Review
9	Pinole	2801 Pinole Valley Road	Office	Office MU	1.74	0.80	1984	N/A	Market Rate Mixed Use Multifamily	2009	25	In Review
10	Pinole	612 Tennent	Residential	RMU	0.12	0.57	1908	N/A	Residential (Density Increase)	2007	N/A	N/A
11	Pinole	2279 Park	Residential	RMU	0.12	1.40	1945	N/A	Market Rate Multifamily	2007	N/A	N/A
12	Pinole	1500 Fitzgerald Dr	Vacant Retail	CMU	5.93	5.60	1981	N/A	Market Rate Multifamily	2015	34	Approved
Pinole Averages/Trends:			Commercial		2.88	27.80		N/A			29.50	

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**Table 7-8. Suitability Factors (Regional Trends) (Continued)**

	City	Address	Prev. Use	Zoning	Area (ac)	Prev. I:LV	Prev. Yr. Built	Prev. FAR	Prop. Dev.	Current Yr. Built	Bldg Age	Status
13	San Ramon	2481 Deerwood Drive	Office	Admin. Office	4.40	0.24	1986	0.26	Market Rate Multifamily	2007	21	In Review
14	San Ramon	3401 Crow Canyon Road & 12943 Alcosta Blvd	Office; Parking	Office MU	9.50	27.68	1979	0.66	Market Rate Multifamily	2007	28	In Review
15	San Ramon	2233 San Ramon Valley Blvd	Industrial Supply Yard	SP	2.97	N/A	N/A	N/A	MF Workforce Housing	2007	N/A	In Review
16	San Ramon	2400-2440 Camino Ramon	Office	NCRSP, MDR	31.00	N/A	1983	0.4	Mixed Income Multifamily	2019	36	Approved
17	San Ramon	500 Deerwood Road	Outdoor Commercial	SRVSP	2.46	N/A	1960	0.1	Mixed Income Multifamily	2007	47	Approved
18	San Ramon	BR 2600: SE-1	Office Parking	CCMU	134.98	N/A	1983	N/A	Master Planned Multifamily	2007	24	Approved
19	San Ramon	2701 Hooper Drive	Commercial; Recreation	SRVSP, RO	3.57	0.65	1975	0.16	Mixed Income Multifamily	2007	32	Approved
20	San Ramon	9000 Alcosta Boulevard	Vacant Commercial	MF VHD	1.39	N/A	N/A	N/A	Mixed Income Multifamily	2012	N/A	Approved
	San Ramon Averages/Trends:		Commercial		29.40	0.65		0.21			34.75	
21	Walnut Creek	2800 Mitchell Dr	Vacant	P-D	9.49	1.87	N/A	N/A		N/A	N/A	Approved
22	Walnut Creek	1910, 1940-1950 N Main St	Resid. Apartments	MU-R	0.97	2.96	1971	3.69	Mixed Income Multifamily	2022	51	Construction
23	Walnut Creek	1556 Mt Diablo Blvd	Retail Sales	P-R	0.80	0.03	1953	0.28	Market Rate Multifamily	2022	69	Proposed
24	Walnut Creek	1665 Carmel Dr	Resid. Apartments	M-1	0.27	1.06	2021	1.00	Market Rate Multifamily	2022	1	Construction
25	Walnut Creek	1380 North California	Resid. Apartments	P-R	0.68	1.41	1970	3.63	Market Rate Multifamily	2022	52	Construction
26	Walnut Creek	699 Ygnacio Valley Rd	Automotive Uses	MU-C	0.91	N/A	1965	0.03	Mixed Income Multifamily	2022	57	Approved

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**Table 7-8. Suitability Factors (Regional Trends) (Continued)**

	City	Address	Prev. Use	Zoning	Area (ac)	Prev. I:LV	Prev. Yr. Built	Prev. FAR	Prop. Dev.	Current Yr. Built	Bldg Age	Status
27	Walnut Creek	1250 Las Juntas Way	Vacant	M-3	2.09	N/A	N/A	N/A	Mixed Income Multifamily	N/A	N/A	Construction
28	Walnut Creek	1394 Walden Rd	Resid. Single Family	M-2.5	0.46	0.11	1932	0.06	Market Rate Multifamily	2022	90	Approved
29	Walnut Creek	1501 N California Blvd	Office	MU-D	0.42	0.49	1960	0.46	Market Rate Multifamily	2022	62	Approved
30	Walnut Creek	200 Ygnacio Valley Rd	Resid. Apartments	P-D	3.56	1.48	2020	2.76	Market Rate Multifamily	N/A	N/A	Construction
31	Walnut Creek	200 Ygnacio Valley Rd	Government	P-D	3.85	N/A	N/A	N/A	Market Rate Multifamily	N/A	N/A	Construction
32	Walnut Creek	1487, 1493, 1500 Carmel Dr	Resid. Multiple Family	P-D	0.16	0.43	1952	0.25	Market Rate Multifamily	2022	70	Approved
33	Walnut Creek	1229 Lincoln Ave	Vacant	M-1	0.18	N/A	N/A	N/A	Market Rate Multifamily	N/A	N/A	Construction
34	Walnut Creek	1835 Weaver Lane	Vacant	P-D	1.96	N/A	N/A	0.06	Market Rate Multifamily	N/A	N/A	Construction
35	Walnut Creek	1524 Oakland Blvd	Vacant	P-D	0.29	N/A	N/A	N/A	Market Rate Multifamily	N/A	N/A	Approved
36	Walnut Creek	2680 Walnut Blvd	Resid. Single Family	R-10	1.67	0.39	1952	0.06	Market Rate Multifamily	2022	70	Approved
37	Walnut Creek	50 Garron Ct	Resid. Single Family	R-20	2.24	0.12	1962	0.02	Market Rate Multifamily	2022	60	Proposed
38	Walnut Creek	2211 N Main St	Vacant	MU-PD	0.45	N/A	N/A	N/A	Market Rate Multifamily	N/A	N/A	Approved
39	Walnut Creek	1072 Ygnacio Valley Rd	Vacant	M-2	0.34	N/A	N/A	0.07	Market Rate Multifamily	N/A	N/A	Proposed
40	Walnut Creek	N Broadway	Parking Lot	MU-C	1.63	0.00	N/A	0.09	Mixed Income Multifamily	N/A	N/A	Proposed

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-8. Suitability Factors (Regional Trends) (Continued)**

	City	Address	Prev. Use	Zoning	Area (ac)	Prev. I:LV	Prev. Yr. Built	Prev. FAR	Prop. Dev.	Current Yr. Built	Bldg Age	Status
41	Walnut Creek	2641-2643 Larkey Ln	Vacant	P-D	4.06	N/A	N/A	0.01	Market Rate Multifamily	N/A	N/A	Approved
42	Walnut Creek	730 Minert Rd	Resid. Single Family	R-10	1.32	0.61	1960	0.02	Market Rate Multifamily	2022	62	Proposed
43	Walnut Creek	2100 Tice Valley Blvd	Church	P-D	3.84	7.24	N/A	N/A	Low Income Multifamily	N/A	N/A	Proposed
44	Walnut Creek	1271 S California Blvd	Retail Sales	C-R	1.32	0.02	1965	0.09	Mixed Income Multifamily	2022	57	Proposed
45	Walnut Creek	3000 Citrus Cir	Office	P-D	3.52	0.85	1978	0.35	Market Rate Multifamily	2022	44	N/A
Walnut Creek Averages/Trends:			Res./Vacant		1.86	1.19		0.72			57.31	
Regional Averages/Trends:			Commercial		8.69	7.74		0.55			40.52	

## **2023–2031 Housing Element**

### **Chapter 7. Adequate Site Inventory Analysis and Methodology**

Following the analysis of regional trends, the City utilized its findings to determine the appropriate measure for each suitability factor and applied it to the suitability methodology. This methodology involves analyzing a set of criteria, and **sites that exhibit three or more of these characteristics are selected as prime candidates for redevelopment.** The following characteristics are considered:

1. **Area (Factor a):** The size of the site is an important factor in assessing its potential for redevelopment. As recommended by the 2020 HCD Sites Inventory Guidebook, sites should be larger than 0.5 acres but smaller than 10 acres. However, exceptions can be made if two or more adjacent sites can be grouped together. This approach allows for the consideration of larger redevelopment opportunities while maintaining a manageable scale. Furthermore, as shown in Table 7-8, Suitability Factors (Regional Trends), the average lot size for non-vacant sites converted into residential developments is 8.69 acres, which falls within the 0.5-10-acre range.
2. **Building Age (Factor b):** The age of the building is a significant consideration in determining its suitability for redevelopment. According to a 2019 article published by Wolf Commercial Real Estate (WCRC)<sup>1</sup>, a full-service commercial real estate firm, the lifespan of commercial buildings has decreased as a result of the current digital revolution. Technological advancements have led to rapid changes in businesses' spatial needs, making flexibility a key factor for long-term survival in all industries, including real estate (this is especially true in the current post-pandemic era). As a result, buildings that are only 20 to 30 years old, such as suburban office buildings, retail centers, and industrial parks, are now considered obsolete and face the possibility of demolition. Therefore, redeveloping commercial buildings over 30 years is crucial for long-term viability in the market. Furthermore, as shown in Table 7-8, the average building age for non-vacant sites converted to residential in the region is 40.52. **For the purpose of this analysis, a threshold of 40 years is applied to remain conservative but consistent with the region. Buildings exceeding this age are more likely to require substantial renovations or replacement, making them attractive candidates for redevelopment.**
3. **Proximity to Transit (Factor c):** Sites located within a ¼-mile radius of a BART station are assigned an additional factor. This factor recognizes the value of proximity to transit

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<sup>1</sup> <https://wolfcre.com/commercial-building-life-expectancy-isnt/>

## **2023–2031 Housing Element**

### **Chapter 7. Adequate Site Inventory Analysis and Methodology**

infrastructure in promoting successful redevelopment. Access to public transportation enhances the desirability of a site, attracting potential investors, residents, and businesses.

4. **Proximity to New High-Density Development (Factor d):** The proximity of a site to similar and recent redevelopment projects is considered. This factor recognizes the synergy and positive impact of clustering redevelopment activities. Being near other successful redevelopment projects enhances the potential for shared resources, infrastructure, and community support.
5. **Improvement to Land Value Ratio (Factor e):** The improvement-to-land value ratio (I:LV) is a crucial indicator of a site's economic potential. In June 2022, the Orange County Council of Governments (OCCOG), in partnership with the Urban Land Institute (ULI) hosted a Technical Assistance Panel (TAP) on “Conversion from Commercial to Housing.”<sup>2</sup> The TAP provided local governments with the opportunity to receive expert, multidisciplinary advice from subject matter experts, including developers, planning consultants, and attorneys. The TAP included a discussion on the characteristics developers seek when identifying suitable sites for housing development. One of those characteristics includes an I:LV of 1.0 and below. Furthermore, as shown in Table 7-8, the average I:LV for non-vacant sites converted to residential in the region is 8.69. However, the City has an average I:LV ratio of 1.19, which is more conservative. ***For the purpose of this analysis, an improvement-to-land value ratio threshold of 1.0 is applied.***
6. **FAR (Factor f):** The Floor Area Ratio (FAR) is a measure of the intensity of land use and development on a site. As shown in Table 7-8, the average calculated FAR for a recently proposed development is 0.55 for the region and 0.75 for the City. ***For the purpose of this analysis, an FAR threshold of 0.5 is applied.***
7. **Existing Use Similar to Recent Redevelopment Projects (Factor g):** As shown in **Error! Reference source not found.**, there is a trend of commercial buildings converting to residential, providing an insight into market demand and preferences. ***As such, the***

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<sup>2</sup> <https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/sites/58/2023/02/ULI-OCCOG-TAP-Conversion-Commercial-to-Housing.pdf>



## **2023–2031 Housing Element**

### **Chapter 7. Adequate Site Inventory Analysis and Methodology**

**analysis uses the similarity between the current use of a building and the ongoing redevelopment projects in the region as a factor.**

- 8. Sites for Sale or For Lease (Factor h):** Properties with vacant commercial space for lease and/or properties for sale present reduced impediments to residential redevelopment. From a developer's perspective, it translates into a reduced cost to buy out remaining leases or an absence of cost for this purpose, as well as a shortened development time, providing cost saving and increasing financial feasibility. Sites with vacancies or offered for sale (with existing zoning in place for residential development) are very likely to redevelop as housing units given the local residential development trends in the City, as cited in this chapter

Property listing (updated as of July 23, 2023), on LoopNet, the leading online marketplace for commercial property listings for sale and for lease, were utilized to identify vacancies and/or for sale listing for sites in the site selection process. Of the 128 sites identified in this chapter, eleven sites representing 612 units (with a distribution that includes 316 very low, 177 low, 55 moderate and 64 above moderate- income units) have a vacancy rate of at least 15% and/or are currently offered for sale. Information on each of these sites is provided below:

- **Site 3 (1532 and 1556 Mt. Diablo Blvd)** - Two structures offered for lease with one retail building that is 56% vacant and one automotive use that is 100% vacant.
- **Site 58 (1155 Alpine Rd)** - One office building offered for sale that is 100% vacant.
- **Site 61 (1160 Alpine Ave)** - Office building offered for lease that is 100% vacant.
- **Site 66 (1550 Newell Ave)** - Retail building with 18% of tenant space for lease.
- **Site 67 (1531-1599 Botelho Dr, 1320-1330 S. California Blvd)** - Retail properties with 16% of tenant space for lease.
- **Site 69 (1355, 1375 and 1387 S. California Blvd)** - Retail buildings offered for sale that are 100% vacant (all structures on the site are vacant).
- **Site 73 (1890 N Main St)** - Automotive use property offered for sale.
- **Site 79 (1443-1515 Oakland Blvd)** - Office property with 33% of tenant space offered for lease.
- **Site 81 (1371 Oakland Blvd)** - Office property with 65% of tenant space offered for lease.
- **Site 113 (730 Minert Rd)** - Vacant land zoned for residential development.

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### **Chapter 7. Adequate Site Inventory Analysis and Methodology**

- **Site 114 (1679 Carmel Dr)** - Property with two residential units but zoned for high-density residential. Loopnet only lists commercial real estate properties including multi-family. The fact that this property is listed on Loopnet rather than Zillow indicates that it is being marketed to investors/developers for a high-density multi-family redevelopment project.

In addition to the factors above, the following characteristic was considered:

1. **Vacant/Proposed/Parking Lot:** This characteristic holds significant weight and takes precedence over other factors. If a site is vacant, utilized as a parking lot, or has a proposed project in the pipeline, it is given strong consideration for redevelopment. These conditions indicate existing or planned changes in land use, making the site favorable for revitalization.

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-9. Suitability Factors Analysis (All Sites)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
1	143-040-103	9.49	Proposed	n/a	No	No	1.87	0.00	VACANT	No	Proposed
2	178-411-017	0.97	Proposed	51	Yes	No	2.96	3.69	RESID. APARTMENTS	No	Proposed
3	178-230-028 178-230-029	0.80	Proposed	69	No	No	0.03	0.28	RETAIL SALES	56% For Lease	Proposed
4	178-290-008	0.27	Proposed	1	No	No	1.06	1.00	RESID. APARTMENTS	No	Proposed
5	178-160-028	0.68	Proposed	52	No	No	1.41	3.63	RESID. APARTMENTS	No	Proposed
6	178-402-003	0.91	Proposed	57	No	No	0.00	0.03	AUTOMOTIVE USES	No	Proposed
7	148-180-055 148-180-056 148-180-057 148-180-058 148-180-059 148-180-060	2.09	Proposed	n/a	Yes	No	0.00	0.00	VACANT	No	Proposed
8	172-130-015 172-130-016	0.46	Proposed	90	No	No	0.11	0.06	RESID. SINGLE FAMILY	No	Proposed
9	178-140-001 178-140-006	0.42	Proposed	62	No	No	0.49	0.46	OFFICE	No	Proposed
10	174-180-008	3.56	Proposed	2	Yes	No	1.48	2.76	RESID. APARTMENTS	No	Proposed
11	174-180-009	3.85	Proposed	n/a	Yes	No	0.00	0.00	GOVERNMENT	No	Proposed
12	178-261-033	0.16	Proposed	70	No	No	0.43	0.25	RESID. MULTIPLE FAMILY	No	Proposed
13	178-261-002	0.18	Proposed	n/a	No	No	0.00	0.00	VACANT	No	Proposed
14	145-042-012	1.96	Proposed	n/a	No	No	0.00	0.06	VACANT	No	Proposed
15	178-010-036	0.29	Proposed	n/a	No	No	0.00	0.00	VACANT	No	Proposed
16	179-030-001 179-030-002	1.67	Proposed	70	No	No	0.39	0.06	RESID. SINGLE FAMILY	No	Proposed
17	182-010-022 182-010-031	2.24	Proposed	60	No	No	0.12	0.02	RESID. SINGLE FAMILY	No	Proposed
18	174-150-044	0.45	Proposed	n/a	No	No	0.00	0.00	VACANT	No	Proposed
19	173-172-021	0.34	Proposed	n/a	No	No	0.00	0.07	VACANT	No	Proposed
20	178-010-006	0.48	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
21	178-290-001 178-290-002 178-290-003 178-290-004 178-290-005 178-290-006	0.93	Vacant	85	No	Yes	0.45	0.24	OFFICE	No	Vacant
22	170-280-005	0.42	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
23	180-210-034	0.59	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
24	177-231-032	0.51	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
25	183-270-006	0.55	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
26	184-402-004	0.50	Vacant	n/a	No	No	0.00	0.12	VACANT	No	Vacant
27	171-100-040	0.38	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
28	174-021-009	0.57	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
29	139-025-021	0.43	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
30	179-100-011	0.32	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
31	180-020-008 180-020-009	0.74	Vacant	n/a	No	No	0.00	0.08	VACANT	No	Vacant
32	173-030-033	0.56	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
33	174-210-043	0.20	Vacant	n/a	Yes	No	0.00	0.00	VACANT	No	Vacant

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-9. Suitability Factors Analysis (All Sites) (Continued)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
34	184-370-034	0.56	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
35	172-130-014	0.28	n/a	69	No	Yes	1.34	0.09	RESID. SINGLE FAMILY	No	b, d, f,
36	172-130-053	0.39	n/a	40	No	Yes	1.42	0.24	RESID. SINGLE FAMILY	No	b, d, f,
37	172-130-054	0.53	n/a	111	No	Yes	1.80	0.11	RESID. SINGLE FAMILY	No	a, b, d, f,
38	172-130-017	0.52	n/a	73	No	Yes	2.92	0.10	RESID. SINGLE FAMILY	No	a, b, d, f,
39	172-130-018	0.27	n/a	72	No	Yes	0.42	0.10	RESID. SINGLE FAMILY	No	b, d, e, f,
40	172-130-019	0.26	n/a	72	No	Yes	0.67	0.17	RESID. SINGLE FAMILY	No	b, d, e, f,
41	172-130-020	0.26	n/a	73	No	Yes	0.25	0.17	RESID. SINGLE FAMILY	No	b, d, e, f,
42	172-130-021	0.26	n/a	72	No	Yes	0.59	0.15	RESID. SINGLE FAMILY	No	b, d, e, f,
43	172-130-049	0.36	n/a	73	No	Yes	2.04	0.11	RESID. SINGLE FAMILY	No	b, d, f,
44	172-130-069	0.47	n/a	47	No	Yes	1.01	0.12	RESID. SINGLE FAMILY	No	b, d, f,
45	174-140-014	0.54	n/a	n/a	No	Yes	0.34	0.21	RESID. MULTIPLE FAMILY	No	a, d, e, f,
	174-140-015										
	174-140-016										
46	174-140-018	0.30	n/a	61	No	Yes	2.15	0.29	RESID. APARTMENTS	No	b, d, f,
47	174-150-009	2.10	Parking Lot	67	No	Yes	0.94	0.34	RETAIL SALES	No	Parking Lot
	174-150-010										
	174-150-013										
	174-150-014										
	174-150-041										
	174-150-046										
	174-150-047										
	174-150-052										
48	178-020-006	3.41	n/a	81	No	No	0.96	0.31	RETAIL SALES	No	a, b, e, f, g,
	178-020-009										
	178-020-011										
	178-020-002										
	178-020-008										
49	178-030-003	1.60	n/a	78	No	No	0.38	0.23	RETAIL SALES	No	a, b, e, f, g,
	178-030-004										
50	178-040-018	4.45	Vacant	110	No	No	0.24	0.28	RESID. SINGLE FAMILY	No	Vacant
	178-040-019										
	178-040-020										
	178-040-021										
	178-040-022										
	178-040-023										
	178-040-024										
	178-040-025										
	178-040-062										
	178-040-027										
	178-040-028										
	178-040-029										
	178-040-030										
	178-040-031										
	178-040-032										
	178-040-063										
	178-030-005										
	178-040-036										
	178-040-037										
	178-040-066										

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-9. Suitability Factors Analysis (All Sites) (Continued)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
51	178-080-030	0.45	n/a	74	Yes	No	0.00	0.05	CHURCH	No	b, c, e, f,
52	178-080-075	5.20	n/a	52	Yes	No	7.12	0.33	CHURCH	No	a, b, c, f,
53	178-040-060 178-040-079	1.68	n/a	31	No	Yes	1.53	0.27	RETAIL SALES	No	a, d, f, g,
54	178-411-011 178-411-013	1.45	Parking Lot	55	Yes	No	0.18	0.09	PARKING LOT	No	Parking Lot
55	178-411-020	0.34	n/a	44	Yes	Yes	2.58	0.01	AUTOMOTIVE USES	No	b, c, d, f,
56	183-050-021	5.03	n/a	52	No	No	3.75	0.48	OFFICE	No	a, b, f, g,
57	183-260-027	5.25	Parking Lot	n/a	No	No	0.00	0.00	PARKING LOT	No	Parking Lot
58	184-041-047 184-041-002 184-041-003 184-041-004 184-041-005 184-041-006 184-041-007	1.08	n/a	81	No	Yes	0.60	0.32	OFFICE	For Sale; Fully Vacant	a, b, d, e, f, g, h
59	184-041-016	1.93	n/a	81	No	No	4.22	0.09	CHURCH	No	a, b, f,
60	184-041-019 184-041-020	0.41	n/a	68	No	Yes	1.43	0.41	RETAIL SALES	No	b, d, f, g,
61	184-050-010 184-050-011 184-050-012 184-050-013 184-050-014 184-050-015 184-050-016 184-050-062 184-050-068 184-050-069	2.44	Parking Lot	61	No	No	0.77	0.35	RETAIL SALES	No	Parking Lot
62	184-050-058 184-050-059 184-050-060 184-050-065	2.15	n/a	62	No	No	0.48	0.27	OFFICE	No	a, b, e, f, g,
63	184-050-066	3.60	n/a	53	No	No	0.23	0.19	RETAIL SALES	No	a, b, e, f, g,
64	184-050-063 184-050-070 184-050-002 184-050-003 184-050-004	1.64	n/a	55	No	No	1.30	0.52	OFFICE	No	a, b, g,
65	184-070-011	3.01	n/a	62	No	Yes	0.29	0.25	RETAIL SALES	No	a, b, d, e, f, g,
66	184-070-016 184-070-017	1.80	n/a	n/a	No	Yes	0.36	0.27	RETAIL SALES	18% For Lease	a, d, e, f, g, h
67	184-070-023	2.56	n/a	64	No	Yes	0.54	0.36	SHOPPING CENTERS	16% For Lease	a, b, d, e, f, g, h
68	184-070-024	2.15	n/a	61	No	Yes	1.83	0.27	RETAIL SALES	No	a, b, d, f, g,
69	184-080-018 184-080-019 184-080-020 184-080-023 184-080-032 184-080-034 184-080-035 184-080-036	4.00	n/a	118	No	Yes	1.17	0.30	RETAIL SALES	For Sale; Fully Vacant	a, b, d, f, g, h

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-9. Suitability Factors Analysis (All Sites) (Continued)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
70	178-210-007	2.79	n/a	78	Yes	Yes	1.93	0.38	RETAIL SALES	No	a, b, c, d, f, g,
	178-210-008										
	178-210-010										
	178-210-012										
71	178-320-006	1.61	Parking Lot	28	No	Yes	1.23	0.19	BANK	No	Parking Lot
	178-320-007										
	178-320-012										
	178-320-020										
72	178-330-001	1.99	n/a	60	Yes	No	0.88	0.23	AUTOMOTIVE USES	For Sale; No Vacancies	a, b, c, e, f, h
	178-330-004										
	178-330-007										
73	178-340-002	0.47	Vacant	96	No	No	0.05	0.05	RESID. SINGLE FAMILY	No	Vacant
	178-340-017										
74	178-411-007	0.48	n/a	60	No	Yes	1.48	0.41	OFFICE	No	b, d, f, g,
	178-411-008										
	178-411-009										
75	178-412-010	1.63	Proposed	n/a	No	Yes	0.00	0.09	PARKING LOT	No	Proposed
	178-412-011										
	178-412-012										
76	178-550-013	0.37	n/a	49	Yes	Yes	1.64	0.33	COMMERCIAL	No	b, c, d, f,
	178-550-001										
	178-550-002										
	178-550-003										
	178-550-004										
	178-550-005										
	178-550-006										
	178-550-007										
	178-550-008										
	178-550-009										
	178-550-010										
	178-550-011										
	178-550-012										
77	174-220-002	1.97	n/a	33	Yes	Yes	1.01	0.47	OFFICE	No	a, c, d, f, g,
	174-220-033										
	174-220-034										
	174-220-039										
	174-220-041										
	174-220-043										
	174-220-045										
78	177-260-023	0.76	n/a	39	No	No	1.20	0.52	OFFICE	33% For Lease	a, g, h
79	177-280-014	0.69	n/a	39	No	No	0.69	0.58	OFFICE	No	a, e, g,
80	177-280-018	0.95	n/a	39	No	No	1.16	0.71	OFFICE	65% For Lease	a, g, h
	177-280-017										
81	178-010-015	0.14	n/a	71	No	Yes	0.35	0.26	RESID. MULTIPLE FAMILY	No	b, d, e, f,
82	178-010-016	0.23	n/a	71	No	Yes	0.27	0.15	RESID. SINGLE FAMILY	No	b, d, e, f,
83	178-010-028	0.17	n/a	71	No	Yes	0.29	0.22	RESID. MULTIPLE FAMILY	No	b, d, e, f,
84	178-010-020	0.09	n/a	76	No	Yes	0.11	0.22	RESID. SINGLE FAMILY	No	b, d, e, f,
85	178-040-001	0.28	n/a	70	No	Yes	0.58	0.27	OFFICE	No	b, d, e, f, g,
86	178-071-002	0.16	n/a	71	Yes	Yes	0.50	0.15	RESID. SINGLE FAMILY	No	b, c, d, e, f,
87	178-072-006	0.27	n/a	84	No	Yes	0.60	0.26	RESID. APARTMENTS	No	b, d, e, f,
88	178-072-009	1.10	Parking Lot	n/a	No	No	0.11	0.00	CHURCH	No	Parking Lot
89	178-080-007	0.20	n/a	n/a	Yes	Yes	0.13	0.31	RESID. MULTIPLE FAMILY	No	c, d, e, f,
90	178-080-038	0.41	n/a	81	Yes	Yes	0.11	0.12	RESID. SINGLE FAMILY	No	b, c, d, e, f,
	178-080-022										
	178-080-023										

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**Table 7-9. Suitability Factors Analysis (All Sites) (Continued)**

Site No.	APN	a Area (ac)	b Vacant, Parking Lot, or Proposed?	c Bldg. Age	d 1/4 Miles from BART?	e Near New High-Density Dev.?	f I:LV	g FAR	h Current Use	For Lease / For Sale?	Factors Met
91	178-080-024	0.37	n/a	73	Yes	Yes	0.35	0.17	RESID. SINGLE FAMILY	No	b, c, d, e, f,
	178-080-025										
	178-080-026										
92	178-080-027	0.23	n/a	70	Yes	Yes	1.91	0.17	RESID. MULTIPLE FAMILY	No	b, c, d, f,
93	178-080-072	1.27	n/a	53	Yes	Yes	0.64	0.68	OFFICE	No	a, b, c, d, e, g,
	178-080-073										
94	178-130-017	0.38	n/a	66	No	Yes	0.05	0.15	OFFICE	No	b, d, e, f, g,
	178-130-022										
95	178-140-004	0.21	Vacant	96	No	Yes	1.00	0.16	RESID. SINGLE FAMILY	No	Vacant
	178-140-007										
96	173-110-018	1.33	n/a	45	No	No	1.03	0.35	OFFICE	No	a, b, f, g,
97	173-110-023	3.39	Vacant	37	No	No	1.51	0.41	RETAIL SALES	No	Vacant
	173-110-024										
98	174-172-012	0.56	n/a	65	Yes		0.51	0.39	AUTOMOTIVE USES	No	a, b, c, e, f,
99	178-340-020	0.59	n/a	34	No	Yes	1.53	0.36	RETAIL SALES	No	a, d, f, g,
100	178-351-008	0.24	n/a	45	No	Yes	2.60	0.65	OFFICE	No	b, d, g,
101	178-351-016	0.72	n/a	50	No	Yes	2.50	1.16	OFFICE	No	a, b, d, g,
102	178-351-018	0.60	n/a	34	No	Yes	1.36	0.36	RETAIL SALES	No	a, d, f, g,
103	178-352-020	0.62	n/a	67	No	No	0.83	0.56	RETAIL SALES	No	a, b, e, g,
104	178-352-022	0.50	n/a	66	No	Yes	0.77	0.46	OFFICE	No	a, b, d, e, f, g,
105	178-402-004	0.77	Parking Lot	51	No	Yes	0.88	0.17	MEDICAL/DENTAL/LABS	No	Parking Lot
	178-412-005										
106	178-412-004	1.54	n/a	42	No	Yes	1.95	0.54	OFFICE	No	a, b, d, g,
	178-412-003										
107	178-412-013	0.55	n/a	31	No	Yes	0.27	0.07	AUTOMOTIVE USES	No	a, d, e, f,
108	178-412-015	0.43	n/a	65	No	Yes	1.14	0.32	RETAIL SALES	No	b, d, f, g,
109	171-150-001	4.06	Proposed	n/a	No	No	0.00	0.01	VACANT	No	Proposed
	171-150-007										
110	173-042-019	1.76	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
111	147-271-003	1.39	Vacant	n/a	No	No	0.00	0.00	GOVERNMENT	No	Vacant
	147-271-010										
112	145-151-020	1.32	Proposed	62	No	No	0.61	0.02	RESID. SINGLE FAMILY	For Sale; Vacant	Proposed
	145-151-021										
113	178-290-009	0.17	n/a	81	No	Yes	0.39	0.24	RESID. MULTIPLE FAMILY	For Sale	b, d, e, f, h
114	178-290-018	0.34	n/a	74	No	Yes	0.41	0.24	RESID. MULTIPLE FAMILY	No	b, d, e, f,
	178-290-019										
115	171-032-036	0.39	Parking Lot	n/a	No	No	0.12	0.00	CHURCH	No	Parking Lot
116	171-091-030	0.89	Vacant	n/a	No	No	0.00	0.00	VACANT	No	Vacant
117	186-030-054	3.84	Proposed	n/a	No	No	7.24	0.00	CHURCH	No	Proposed
118	184-092-034	1.32	Proposed	57	No	No	0.02	0.09	RETAIL SALES	No	Proposed
119	174-050-013	1.18	n/a	n/a	No	Yes	0.44	0.07	RESID. MULTIPLE FAMILY	No	a, d, e, f,
	174-050-014										
120	184-050-005	1.82	n/a	74	No	Yes	1.86	0.42	RESID. MULTIPLE FAMILY	No	a, b, d, f,
	184-050-027										
121 <sup>1</sup>	144-082-004	14.34	n/a	53	No	No	5.79	0.02	RECREATIONAL	No	a, b, f,
	144-082-006										
	144-082-011										
122	140-230-004	2.95	n/a	43	No	Yes	4.65	0.07	CHURCH	No	a, b, d, f,
123	183-030-005	0.51	n/a	65	No	Yes	0.32	0.16	RETAIL SALES	No	a, b, d, e, f, g,
124	183-030-029	0.92	n/a	68	No	Yes	0.25	0.20	RETAIL SALES	No	a, b, d, e, f, g,
125	184-042-014	0.58	n/a	66	No	No	1.50	0.29	COMMERCIAL	No	a, b, f, g,
126	179-060-036	1.42	n/a	74	No	Yes	1.65	0.35	RESID. APARTMENTS	No	a, b, d, f,
127	183-030-001	0.34	n/a	51	No	No	0.60	0.13	RESTAURANT	No	b, e, f, g,
	183-030-002										

<sup>1</sup> While the Diablo Hills Golf Course is a 14.34 acre golf course, it is assumed that housing would be developed on a portion of the land, while maintaining the golf course in business.

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By applying this comprehensive methodology and considering multiple characteristics, sites that demonstrate three or more of these factors are identified as prime for redevelopment. This approach ensures a thorough evaluation of each site's potential and facilitates the selection of sites with the highest likelihood of successful revitalization.

Furthermore, as part of the evaluation process, the City developed "Site Profiles" for sites that either:

- Did not meet the threshold of three or more characteristics, or
- Received a public comment.

**The site profiles below only include any sites that received a public comment, as all sites have at least three characteristics that show potential for redevelopment.** These Site Profiles address the public's concerns on their developability by providing detailed documentation and offering insights into the City's decision-making process for including these sites in the Sites Inventory. They provide an in-depth analysis of the unique attributes of each site, highlighting their potential strengths and opportunities for improvement. By creating these Site Profiles, the City aims to maintain transparency and accountability, ensuring that the rationale behind the inclusion or exclusion of specific sites is clearly articulated and justified. This comprehensive approach not only facilitates the selection of sites with the highest potential for successful revitalization but also allows for a comprehensive understanding of the City's decision-making process in site selection.

#### **7.3.5.1 Site Profiles**

The following site profiles provide details supporting the inclusion of any sites that received public comment. Each profile includes information such as zoning, density allowances, land-to-improvement value ratios, current uses, owner interest, vacancies, etc.

A Community Benefits Agreement is an option available to developers who may seek additional density and FAR in exchange for providing community benefits such as public infrastructure improvements or publicly accessible private open space. These improvements are focused on supporting additional residential development in the City, including through the implementation of the West and North Downtown Specific Plans, and amenities such as bicycle and pedestrian infrastructure that will reduce the need for an automobile, and consequently the cost of living in Walnut Creek. While available to developers in the two specific plan areas, the Housing Element does not assume the use of Community Benefit Agreements when calculating the capacity of housing sites. Sites 73 and 100 of the below site profiles have access to a community benefits agreement.



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PUBLIC COMMENT - Site 22: Sunnyvale Lot (1537 Sunnyvale Ave)



<u>APN:</u>	<u>170-280-005</u>	<u>Site Description and Factors Supporting Development:</u>
<u>Site Acreage:</u>	<u>0.42 ac</u>	<u>This site is partially vacant, residentially zoned land. A portion of this site contains a section of the parking lot for Walnut Creek United Methodist Church, while the remainder consists of a vacant dirt lot. In recent years, and as attendance has declined, the church has rented a portion of its aging and underutilized facilities to tenants unaffiliated with the church, such as a private school for children on the spectrum (WellSpring Educational Services). This site has been included based on its development potential and relevant physical and financial factors. It is also worth noting that several churches in the city have sold off portions of their property for the development of private homes to raise funds for church operations and/or facilities (particularly as church attendance continues to decline in American society). Examples of churches in Walnut Creek that have already done this include Mt. Diablo Unitarian Universalist Church on Eckley Lane, Faith Christian Fellowship on Bancroft Road, Walnut Creek Church of Christ on Minert Road, Shell Ridge Community Church on La Casa Via, and St. Stephen Catholic Church on Keaveny Court. Additionally, Grace Presbyterian Church on Tice Valley Boulevard has submitted an application for a 6-unit supportive housing development on their property, and City staff has recently been contacted by two more churches in Walnut Creek exploring the possibility of developing housing on their properties.</u>
<u>Existing Zoning:</u>	<u>M-1.5</u>	
<u>Net Unit Potential:</u>	<u>12</u>	
<u>Affordable Units:</u>	<u>12 Mod</u>	
<u>Proposed Density:</u>	<u>29.04 du/ac</u>	

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#### PUBLIC COMMENT - Site 68: California Blvd (1372 S. California Blvd)



<u>APN:</u>	<u>184-070-024</u>	<u>Site Description and Factors Supporting Development:</u>  This is an underutilized retail property occupied by a grocery store and pet food store within a simple one-story building that was constructed in 1961, and that has only seen a new interior demising wall and minor cosmetic upgrades in the time since. The property was rezoned in 2016 from a commercial designation that did not allow residential uses (hence the reason why it had not yet been redeveloped). Trader Joe's is the primary tenant, and they have a history of opening stores in new mixed-use developments throughout the country, with a local example at 1885 University Avenue in Berkeley. A public commenter stated that they spoke with a representative for the property owner who told them that "the length and complexity of getting housing entitled in Walnut Creek made it extremely unlikely the parcel would be redeveloped in the next ten years"; however, the City's entitlement process for even a large mixed-use project would normally only take six to 12 months, and the capacity analysis found a significant delta between the improvement value and the land value of the property. Additionally, the secondary tenant space (currently Pet Food Express, which occupies approximately 40 percent of the building) has already had two tenants in the approximately 15 years since the previous whole-building tenant (an Albertsons supermarket) vacated the building, an indication of the building's relatively weak position in the local retail market. Furthermore, the <b>existing building's FAR of 0.27 is approximately one-sixth the maximum 1.5</b>
<u>Site Acreage:</u>	<u>2.15 ac</u>	
<u>Existing Zoning:</u>	<u>MU-C</u>	
<u>Net Unit Potential:</u>	<u>59</u>	
<u>Affordable Units:</u>	<u>37 VL, 22 Low</u>	
<u>Proposed Density:</u>	<u>58.08 du/ac</u>	
<u>IV:L</u>	<u>1.83</u>	

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FAR permitted by the Zoning Ordinance, and the existing building's approximately 20-foot height is less than half of the 50-foot height limit.

#### PUBLIC COMMENT - Site 73: Broadway Dealership (1800 Broadway)



<u>APN:</u>	<u>178-340-002, 178-340-017</u>	<u>Site Description and Factors Supporting Development:</u>  This site consists of two parcels assembled by one owner, totaling 0.46 acres. The larger of the two parcels is vacant, while the smaller one is occupied by a single-family dwelling built in 1926 that is now used as an office for a construction firm. The existing FAR for the site is 0.05, which is approximately one-twentieth of the minimum 1.0 FAR required for new development, one-thirtieth the maximum permitted 1.5 FAR, and
<u>Site Acreage:</u>	<u>0.46 ac</u>	
<u>Existing Zoning:</u>	<u>MU-R</u>	
<u>Net Unit Potential:</u>	<u>47</u>	



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<u>Affordable Units:</u>	<u>n/a</u>	<u>one-fiftieth the maximum 2.5 FAR possible with a Community Benefit Agreement. Lastly, the site is located two blocks from a large city park, is a 5-minute walk from the downtown Pedestrian Retail District and is just over a 10-minute walk to the BART station.</u>
<u>Proposed Density:</u>	<u>102.49 du/ac</u>	
<u>IV:L</u>	<u>0.69</u>	



#### PUBLIC COMMENT - Site 88: St. Paul's Episcopal Church Parking Lot (1901 Trinity)



<u>APN:</u>	<u>178-072-009</u>	<u>Site Description and Factors Supporting Development:</u>
<u>Site Acreage:</u>	<u>1.10 ac</u>	<u>This site includes a parking lot for St. Paul's Episcopal Church at 1924 Trinity Avenue, across the street. The site is divided by a PG&amp;E overhead electrical transmission line within a 100-foot right-of-way. While excluded from the capacity analysis, this section may be used for surface parking or open space. Over the past 50 years, development on properties intersected by the transmission line has consistently proven feasible, despite its presence. Examples include a 4-story affordable housing and homeless services facility at 1888 Trinity Avenue called "St. Paul's Commons" and the "Trinity Center," a 3-story townhouse development at 1800 Cole Avenue (1972), a 3-story office building at 1777 N California Blvd (1978), a 4-story office building with underground parking at 1981 N Broadway (1987), and the former Target Garden</u>
<u>Existing Zoning:</u>	<u>M-0.75</u>	
<u>Net Unit Potential:</u>	<u>63</u>	

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<u>Affordable Units:</u>	<u>39 VL, 24 Low</u>	<u>Center at 1823 N Main Street (1999), soon to be replaced by a new F&amp;M Bank. A developer also proposes a 5-story mixed-use development at 1910 N Broadway (Site 76), similarly bisected by the transmission line.</u>
<u>Proposed Density:</u>	<u>58.08 du/ac</u>	<u>On August 30, 2022, Rev. Krista Fregoso, the Rector of St. Paul's Episcopal Church, responded to an email from Kevin Burke at East Bay for Everyone, regarding the site's inclusion in the Housing Element. Rev. Fregoso's response, also shared with HCD by Mr. Burke, expressed willingness to creatively partner with the City, drawing from their experience with Trinity Commons. While acknowledging the challenges posed by power lines and parking lot usage, Rev. Fregoso affirmed the belief that these issues are not insurmountable. Subsequent conversations between Rev. Fregoso and City staff have confirmed the church's intent.</u>
<u>IV:L</u>	<u>0.11</u>	
<u>PUBLIC COMMENT - Site 100: Civic Offices (1300 Civic Dr)</u>		
 		
<u>APN:</u>	<u>178-351-008</u>	<u>Site Description and Factors Supporting Development:</u>
<u>Site Acreage:</u>	<u>0.24 ac</u>	

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<u>Existing Zoning:</u>	<u>MU-C</u>	<u>This site consists of a small two-story office building built in 1977 with a surface parking lot. The property was rezoned in 2019 from a commercial designation that did not allow residential uses (hence the reason why it has not yet been redeveloped), and more than tripled the maximum permitted FAR, thereby further incentivizing redevelopment. <b>The site's existing FAR of 0.67 is two-thirds</b> of the minimum 1.0 FAR required for new development, only slightly more than one-third of the maximum permitted 1.8 FAR, and less than one-quarter the maximum 2.8 FAR possible with a Community Benefit Agreement. Furthermore, <b>the existing building's height of approximately 20 feet is less than half the</b> 45-foot maximum allowed by the zoning. Additionally, the site is located directly across the street from a large city park, is less than a 5-minute walk from the downtown Pedestrian Retail District and is just over a 10-minute walk to the BART station. Lastly, the owners have indicated to City staff that they are exploring development options for this property.</u>
<u>Net Unit Potential:</u>	<u>11</u>	
<u>Affordable Units:</u>	<u>0</u>	
<u>Proposed Density:</u>	<u>49.78 du/ac</u>	
<u>IV:L</u>	<u>2.60</u>	

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#### ~~7.3.57.3.6~~ 7.3.6 Sites Located In Specific Plan Areas

HCD's Site Inventory Guidebook requires further analysis for sites located in specific plans or master plan areas. Of the City's 1240 sites, ~~6968~~ are located in a specific plan area. More specifically,

- ~~67-66~~ sites are located in either the West Downtown or North Downtown Specific Plan areas, and
- Two sites are located in the Locust Street/ Mt. Diablo Boulevard Specific Plan area.

The City adopted the West Downtown and the North Downtown Specific Plans to provide a clear vision for the trend of redeveloping commercial properties into ~~higher-density~~ higher-density residential and mixed-use developments. Due to the location of the Bay Area Rapid Transit (BART) station downtown and the commercial shopping areas and services located in this area, this trend had already been occurring for several years prior to the adoption of these specific plans. The City adopted the Locust Street / Mt. Diablo Boulevard Specific Plan "to guide new development in a way that builds upon, enhances and expands the existing pedestrian-oriented retail district, while preserving the diverse and eclectic character of the Traditional Downtown."

Pursuant to page 18 of HCD's Site Inventory Guidebook, the Housing Element must contain specific sites by parcel number (provided in Table ~~7-10~~ Table 7-8, Specific Plan Area Sites, and in Appendix C) and demonstrate that the sites are available and suitable for development within the planning period, including the following:

- Identify the date of approval of the plans and expiration date – the West Downtown Specific Plan was adopted on September 4, 2018, the North Downtown ~~specific~~ Specific Plan was adopted on October 15, 2019, and the Locust Street/ Mt. Diablo Boulevard Specific Plan was adopted on July 20, 2010. None of these plans have an expiration date.
- Identify approved or pending projects within these plans that are anticipated in the planning period, including anticipated affordability based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project. - since 2014, at least 18 ~~high-density~~ high-density residential development projects have been constructed or proposed (with densities greater than 30 dwelling units per acre) in the West Downtown and North Downtown Specific Plan areas. These developments generally replaced ~~lower-density~~ lower-density residential or commercial uses. The downtown offers proximity to the City's BART station and walkable access to goods, services, and recreational opportunities. Six of these developments included commercial space on the ground floor (on average, 7,600 square feet). Five of

the 19 developments included either mixed-income (lower-income and above moderate-income) or exclusively affordable (lower-income) housing.

- Of the 676 sites located in the West Downtown or North Downtown Specific Plan areas, eight-10 are pending, approved, or permitted. More information about all 676 sites in the West Downtown and North Downtown Specific Plan areas is provided in Table 7-10Table 7-8, Specific Plan Area Sites. Additional details about the eight pending, approved, or permitted developments, including affordability levels, is available in Table 7-3Tables 7-3, Entitled and Pending Development Applications and Table 7-47-4, Rent and Income Level Summary for Entitled and Pending Developments.
- Although the Locust Street / Mt. Diablo Boulevard Specific Plan is focused on retail use, one high-density, mixed-use development is under construction, and another is proposed. These two developments are included in the Sites Inventory by virtue of being proposed or under construction. Both developments are anticipated to be built (i.e., construction completed) during the 6<sup>th</sup> Cycle planning period. More information about these two sites/developments is provided in Tables 7-3, Entitled and Pending Development Applications, and 7-8, Specific Plan Area Sites.
- In addition, six high-density, mixed-use developments have been proposed or built since 2014 near the downtown area, but not in a Specific Plan area.
- The information for all sites within these Specific Plan areas is provided in Table 7-10Table 7-8, Specific Plan Area Sites, on the following pages. Sites that are not pending or approved are indicated with the status “Capacity.”
- Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.) – general information is contained in Chapter 5, Housing Constraints and site-specific information is provided in Table 7-10Table 7-8, Specific Plan Area Sites.
- Describe any development agreements, and conditions or requirements such as phasing or timing requirements that impact development in the planning period - this requirement does not apply, as there are no existing development agreements.



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**Table 7-10. Specific Plan Area Sites**

Site No.	APN	Address	Area (ac)	Total Units	Specific Plan Area	Specific Plan Adoption Date	Specific Plan Expiration Date	Status	Necessary Steps for Entitlements	Development Agreements
2	178-411-017	1910, 1940-1950 N Main St	0.97	135	North Downtown	10/15/2019	N/A	Construction	See Chapter 5	N/A
3	178-230-028	1556 Mt Diablo Blvd	0.80	42	Locust/ Mt. Diablo	7/20/2010	N/A	Proposed	See Chapter 5	N/A
5	178-160-028	1380 North California	0.68	95	Locust/ Mt. Diablo	7/20/2010	N/A	Construction	See Chapter 5	N/A
6	178-402-003	699 Ygnacio Valley Rd	0.91	93	North Downtown	10/15/2019	N/A	Approved	See Chapter 5	N/A
9	178-140-001	1501 N California Blvd	0.42	27	West Downtown	9/4/2018	N/A	Approved	See Chapter 5	N/A
10	174-180-008	200 Ygnacio Valley Rd	3.56	358	West Downtown	9/4/2018	N/A	Construction	See Chapter 5	N/A
11	174-180-009	200 Ygnacio Valley Rd	3.85	288	West Downtown	9/4/2018	N/A	Approved	See Chapter 5	N/A
15	178-010-036	1524 Oakland Blvd	0.29	4	West Downtown	9/4/2018	N/A	Approved	See Chapter 5	N/A
18	174-150-044	2211 N Main St	0.45	52	North Downtown	10/15/2019	N/A	Approved	See Chapter 5	N/A
20	178-010-006	Oakland Blvd	0.48	27	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
45	174-140-014	1620 Riviera Avenue	0.54	19	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
46	174-140-018	1700 Riviera Avenue	0.30	7	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
47	174-150-009	2221 N Main Street	2.10	83	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
48	178-020-006	2082-2084 Mt. Diablo Blvd	3.41	188	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
49	178-030-003	2042 Mt. Diablo Blvd	1.60	88	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
50	178-040-018	1832 Sharp Ave	4.45	223	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
51	178-080-030	1859 Lacassie Ave	0.45	26	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
52	178-080-075	1801 Lacassie Ave	5.20	26	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
53	178-040-060	1920-1930 Mt. Diablo Blvd.	1.68	92	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
54	178-411-011	Arroyo Way	1.45	148	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
55	178-411-020	1980 N. Main St	0.34	34	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
58	184-041-047	2005 Mt. Diablo Blvd	1.08	58	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
59	184-041-016	Mt Diablo Blvd	1.93	42	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
60	184-041-019	2027 Mt. Diablo Blvd	0.41	22	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
61	184-050-010	1919 Mt. Diablo Blvd	2.44	134	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
62	184-050-058	1815 Mt. Diablo Blvd	2.15	118	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
63	184-050-066	1123 S. California Blvd	3.60	198	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
64	184-050-063	1870 Olympic Blvd	1.64	77	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
70	178-210-007	1766 Locust St	2.79	131	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
71	178-320-006	1735 N Broadway	1.61	147	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
72	178-330-001	Arroyo Way	1.99	253	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
73	178-340-002	1375 Arroyo Way	0.47	48	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
74	178-411-007	577-581 Ygnacio Valley Rd	0.48	22	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
75	178-412-010	N Broadway	1.63	140	North Downtown	10/15/2019	N/A	Proposed	See Chapter 5	N/A
76	178-550-013	1430 Arroyo Way	0.37	36	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A

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**Table 7-10. Specific Plan Area Sites** **Table 7-8. Specific Plan Area Sites (Continued)**

Site No.	APN	Address	Area (ac)	Total Units	Specific Plan Area	Specific Plan Adoption Date	Specific Plan Expiration Date	Status	Necessary Steps for Entitlements	Development Agreements
77	174-220-002	1756 Lacassie Ave	1.97	108	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
78	177-260-023	1443-1515 Oakland Blvd	0.76	42	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
79	177-280-014	1415 Oakland Blvd	0.69	38	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
80	177-280-018	1407 Oakland Blvd	0.95	52	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
81	178-010-015	1420 Oakland Blvd	0.14	2	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
82	178-010-016	1428 Oakland Blvd	0.23	4	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
83	178-010-028	1973-1977 Dora Ave	0.17	3	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
84	178-010-020	1502 Oakland Blvd	0.09	1	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
85	178-040-001	1806 Bonanza St	0.28	14	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
86	178-071-002	1944 Trinity Ave	0.16	8	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
87	178-072-006	1963 Trinity Ave	0.27	8	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
88	178-072-009	Trinity Ave	1.10	63	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
89	178-080-007	1755 Cole Ave	0.20	8	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
90	178-080-038	10 Lacassie Ct	0.41	21	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
91	178-080-024	31 Lacassie Ct	0.37	18	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
92	178-080-027	1753 Lacassie Ave	0.23	12	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
93	178-080-072	1777 N California Blvd	1.27	69	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
94	178-130-017	1711 Almond Ave	0.38	18	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
95	178-140-004	1721 Stow Ave	0.21	10	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
96	173-110-018	1222-1250 Pine St	1.33	62	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
97	173-110-023	1201-1299 Parkside Dr	3.39	157	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
98	174-172-012	2101 N Main St	0.56	26	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
99	178-340-020	1800-1830 N Broadway	0.59	60	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
100	178-351-008	1300 Civic Dr	0.24	11	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
101	178-351-016	1700 N Broadway	0.72	34	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
102	178-351-018	1756-1790 N Broadway	0.60	61	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
103	178-352-020	1251 Arroyo Way	0.62	29	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
104	178-352-022	1267 Arroyo Way	0.50	51	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
105	178-402-004	1150 Civic Dr	0.77	36	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
106	178-412-004	675 Ygnacio Valley Rd	1.54	72	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
107	178-412-013	605 Ygnacio Valley Rd	0.55	26	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
108	178-412-015	N Broadway	0.43	41	North Downtown	10/15/2019	N/A	Capacity	See Chapter 5	N/A
120	184-050-005	1204 Alpine Rd	1.82	39	West Downtown	9/4/2018	N/A	Capacity	See Chapter 5	N/A
TOTAL				4,685						

\* For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

#### **7.3.67.3.7 Infrastructure Availability - Site Access to Water, Sewer, and Dry Utilities**

##### **7.3.6.17.3.7.1 Water and Sewer**

An analysis of water and sewer capacity was conducted by a licensed utility engineer with Harris and Associates by reviewing the Urban Water Management Plans for the East Bay Municipal Utility District (EBMUD) and the Contra Costa Water District (CCWD), as described below. In summary, there is sufficient water and sewer supply to meet the City's RHNA for the planning period.

Water service in Walnut Creek is provided by EBMUD and CCWD.

EBMUD supplies water to approximately 1.3 million people in a service area that includes 20 cities and communities in Contra Costa and Alameda counties. Surface water comprises almost 100% of the EBMUD water supply. About 90% of the EBMUD water supply originates from the Mokelumne River on the west slope of the Sierra Nevada and is stored at the Pardee Reservoir about 40 miles northeast of Stockton. The remaining 10% of EBMUD water is comprised of local watersheds and reservoirs in the East Bay hills.

CCWD provides treated and untreated water to approximately 500,000 people in Contra Costa County. The district's service area encompasses most of central and northeastern Contra Costa County, a total area of more than 140,000 acres (including the Los Vaqueros watershed area of approximately 19,000 acres). The District diverts water from the Delta at four intake facilities. The intakes are located at Rock Slough, Old River, Middle River at Victoria Canal, and Mallard Slough. The backbone of the District's water conveyance system is the 48-mile Contra Costa Canal, which starts at Rock Slough and ends at the Martinez Reservoir.

CCWD's and EBMUD 2020 Urban Water Management Plans (UWMP) outline water demand and supply through 2045 for CCWD and 2050 for EBMUD. Both district's UWMPs State they have adequate water supply to meet demands in average and for single dry year droughts. Droughts that extend beyond 1 year (multi-year droughts) compromise both district's ability to meet demands with current sources. Both districts are planning additional sources of supply from groundwater, water reuse, and water wheeling through other districts. Both districts are working aggressively to implement water conservation and efficiency programs and have contingency plans in the event of an extended drought to reduce demand. Currently neither district is refusing additional customer on the system.

Specific Water Master Plans for both districts could not be found. However, given the size and the technical capabilities of the districts it is assumed both have a full understanding of the delivery capabilities of the water distribution systems and are making capital improvement plans

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to address pressure or delivery issues. All proposed sites are within developed portions of the water systems and should be readily available adjacent or in close proximity to each site.

The Central Contra Costa Sanitary District (CCCSD) provides wastewater collection and treatment services for the City. The collection system within the City includes gravity sewer lines and pump stations, and the wastewater treatment plant is located near Martinez.

Treated effluent is discharged to Suisun Bay operating under a National Pollutant Discharge Elimination System (NPDES) permit granted by the San Francisco Bay Regional Water Quality Control Board. The plant has a treatment capacity of 53.8 million gallons per day (mgd) average dry weather flow and 240 mgd wet weather flow. In 2017, the wastewater treatment plant processed about 34 mgd average dry weather flow. The 2017 Comprehensive Wastewater Master Plan (CWMP) made population projections and corresponding projections of wastewater flow and loads were developed and later compared to the treatment plants flow and load capacity. The CWMP assumed flows would rebound to a post drought 34 mgd and would steadily increase at an average rate of less than 1% per year for the next 20 years. No projects were included in the Capital Investment Program (CIP) to address or facilitate population growth. Additionally, the CWMP also recommended no improvements to pipelines within the service area to accommodate planned growth.

As with the water system, all proposed sites are within developed portions of the wastewater system and should be readily available adjacent or in close proximity to each site. Furthermore, the City will apply for infill infrastructure grants, as described in Program H-2.A- Pursue State and Federal Funding for Affordable Housing in the Housing Plan.

Government Code, Section 65589.7 (a) requires that any “housing element adopted by the legislative body and any amendments made to that element [be] immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body.” Pursuant to this requirement, the City will immediately deliver the Housing Element to EBMUD and CCWD. The City will include a cover memo describing the Housing Element, including the City’s housing needs and regional housing need.

#### ~~7.3.6.2~~ **7.3.7.2 Dry Utilities**

All sites in the inventory lie within the City limits of Walnut Creek and are provided electrical service by Pacific Gas and Electric (PG&E). Additional dry utilities include telecommunications providers, cable providers, and solid waste disposal (Central Contra Costa Solid Waste Authority).

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#### ~~7.3.77.3.8~~ **Maps of Sites**

The City compiled, organized, and mapped the entire Sites Inventory data into a series of maps, shown as Figure 7-2. Sites Inventory Maps~~Figure 7-1, Sites Inventory Maps.~~

#### ~~7.3.87.3.9~~ **Suitability of Sites for Moderate-Income Housing**

AB 725 (2020) requires housing elements due after January 1, 2022 (metropolitan and suburban jurisdictions) to allocate 25% of their RHNA numbers for moderate- and above moderate-income housing to sites with zoning that allows at least four units of housing, with moderate-income sites being capped at a density of 100 units per acre. The Sites Inventory was prepared in adherence to these requirements.

All of the City's moderate-income units are allocated to 34 sites, all of which allow at least four units of housing per parcel and none of which allow a density of 100 units per acre. The City's above moderate-income units are allocated to 66 sites. Of these 66 sites, 45 allow at least four units of housing per parcel, representing 97% of the above moderate-income units in the Sites Inventory. Table 7-11~~Table 7-9~~, Suitability of Above Moderate and Moderate-Income Sites, shows sites that only contain moderate and above moderate-income units.

The City's moderate-income units are designated on sites with the following zoning:

- M-0.75, Multiple Family Residential District, allows up to 58.1 units per acre
- M-1.5, Multiple Family Residential District, allows up to 29.0 units per acre
- M-2.5, Multiple Family Residential District, allows up to 17.4 units per acre
- M-3, Multiple Family Residential District, allows up to 14.5 units per acre
- MU-C, Commercial Mixed-Use District, allows up to 49.8 units per acre in the North Downtown Specific Plan area and up to 58.1 units per acre in the West Downtown Specific Plan area, and requires ground-floor commercial use
- MU-D, Downtown Mixed-Use District, allows up to 58.1 units per acre
- M-U, Mixed Use Planned Development District, corresponds to the Golden Triangle area of the North Downtown Specific Plan, located immediately north of the BART station. Maximum residential density is determined by the Planning Commission when making a recommendation to the City Council on the Planned Development Permit. The Sites Inventory uses 40.0 units per acre as a proxy base density, because the General Plan describes the Multifamily Downtown (MFD) General Plan designation as high-density "residential neighborhoods consisting of apartments and condominiums... generally in close proximity to BART" and the MFD designation has a minimum density of 40.0 units

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per acre. (Three developments built since 2019 in the MU-PD zone have realized densities ranging between 65 and 92 units per acre.)

None of the zoning designations for sites with moderate-income units permits a base density of 100 units per acre.

The City will credit the following moderate-income units toward the RHNA:

- **Entitled and Pending Projects:** 21 units (see Table 7-3~~Table 7-3~~, Entitled and Pending Development Applications, for more details).
- **Potential ADUs:** ~~110~~108 units (per Table 7-7~~Table 7-7~~, Potential ADU Production by Income Level, the average of 12.5 moderate-income ADUs permitted annually is multiplied by eight for the number of years in the 6<sup>th</sup> Cycle planning period and increased by 10% due to the PRADU program).

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**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
1	2800 Mitchell Dr	143-040-103	9.49	P-D	0.00	100%	-	-	-	254	254	1-story office/industrial	1.87	Proposed development on part of site.
3	1556 Mt Diablo Blvd	178-230-028	0.80	P-R	49.78	100%	-	-	-	42	42	1-story retail and parking	0.03	Proposed development.
4	1665 Carmel Dr	178-290-008	0.27	M-1	43.56	100%	-	-	-	8	8	Residential under construction	1.06	Proposed development.
5	1380 North California	178-160-028	0.68	P-R	49.78	100%	-	-	-	95	95	Residential under construction	1.41	Proposed development.
8	1394 Walden Rd	172-130-015	0.46	M-2.5	17.42	100%	-	-	-	6	6	Single family home	0.11	Proposed 7-unit development.
9	1501 N California Blvd	178-140-001	0.42	MU-D	58.10	100%	-	-	-	27	27	1-story retail	0.49	Proposed development.
10	200 Ygnacio Valley Rd	174-180-008	3.56	P-D	58.10	100%	-	-	-	358	358	Residential under construction	1.48	Proposed development.
11	200 Ygnacio Valley Rd	174-180-009	3.85	P-D	58.10	100%	-	-	-	288	288	Vacant	0.00	Proposed development.
12	1487, 1493, 1500 Carmel Dr	178-261-033	0.16	P-D	43.56	100%	-	-	-	11	11	Three duplexes	0.43	Proposed 17-unit development.
13	1229 Lincoln Ave	178-261-002	0.18	M-1	43.56	100%	-	-	-	3	3	Vacant	0.00	Proposed development.
14	1835 Weaver Lane	145-042-012	1.96	P-D	4.40	100%	-	-	-	7	7	Burned down single family home	0.00	Proposed 7-unit development.
15	1524 Oakland Blvd	178-010-036	0.29	P-D	29.04	100%	-	-	-	4	4	Vacant	0.00	Proposed development.
16	2680 Walnut Blvd	179-030-001	1.67	R-10	4.40	100%	-	-	-	12	12	Two single family homes	0.39	Proposed 14-unit development.
17	50 Garron Ct	182-010-022	2.24	R-20	2.20	100%	-	-	-	3	3	Single family home	0.12	Proposed 4-unit development.
18	2211 N Main St	174-150-044	0.45	MU-PD	40.00	100%	-	-	-	52	52	Parking lot	0.00	Proposed development.
19	1072 Ygnacio Valley Rd	173-172-021	0.34	M-2	21.78	100%	-	-	-	4	4	Vacant	0.00	Proposed development.
20	Oakland Blvd	178-010-006	0.48	M-0.75	58.08	1	-	-	-	27	27	Vacant	0.00	Vacant, residentially zoned land.
21	1224 Lincoln Ave	178-290-001	0.93	M-1	43.56	1	-	-	-	34	34	1-story office, 7 residential units.	0.45	Site zoned for higher density than current use and nearby example of redevelopment (Site 4).
22	1537 Sunnyvale Ave	170-280-005	0.42	M-1.5	29.04	1	-	-	12	-	12	Vacant	0.00	Vacant, residentially zoned land.
23	1081 Scots Ln	180-210-034	0.59	R-15	2.90	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
24	416 Oakvale Ct	177-231-032	0.51	R-15	2.90	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
25	15 Holcomb Ct	183-270-006	0.55	M-2	21.78	1	-	-	-	11	11	Vacant	0.00	Vacant, residentially zoned land.
26	132 Lancaster Rd	184-402-004	0.50	R-8	5.40	1	-	-	-	2	2	Vacant	0.00	Vacant, residentially zoned land.
27	1690 2nd Ave	171-100-040	0.38	R-8	5.40	1	-	-	-	2	2	Vacant	0.00	Vacant, residentially zoned land.
28	186 Wootten Dr	174-021-009	0.57	R-8	5.40	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
29	1032 Millbrook Ct	139-025-021	0.43	R-10	4.40	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.



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**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
30	Hacienda Dr	179-100-011	0.32	R-10	4.40	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
31	1860 San Miguel Dr	180-020-008	0.74	M-3	14.52	1	-	-	-	10	10	Vacant	0.00	Vacant, residentially zoned land.
32	2123 Walnut Blvd	173-030-033	0.56	R-20	2.20	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
33	2109 Overlook Dr	174-210-043	0.20	M-3	14.52	1	-	-	-	2	2	Vacant	0.00	Vacant, residentially zoned land.
34	1611 Orchard Ln	184-370-034	0.56	R-20	2.20	1	-	-	-	1	1	Vacant	0.00	Vacant, residentially zoned land.
35	1388 Walden Rd	172-130-014	0.28	M-2.5	17.42	1	-	-	-	3	3	Single family home	1.34	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
36	1380 Walden Rd	172-130-053	0.39	M-2.5	17.42	1	-	-	-	5	5	Single family home	1.42	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
37	1374 Walden Rd	172-130-054	0.53	M-2.5	17.42	1	-	-	-	8	8	Single family home	1.80	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
38	1408 Walden Rd	172-130-017	0.52	M-2.5	17.42	1	-	-	2	6	8	Single family home	2.92	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
39	81 Shady Ln	172-130-018	0.27	M-2.5	17.42	1	-	-	1	2	3	Single family home	0.42	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
40	71 Shady Ln	172-130-019	0.26	M-2.5	17.42	1	-	-	1	2	3	Single family home	0.67	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
41	61 Shady Ln	172-130-020	0.26	M-2.5	17.42	1	-	-	1	2	3	Single family home	0.25	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
42	51 Shady Ln	172-130-021	0.26	M-2.5	17.42	1	-	-	1	2	3	Single family home	0.59	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
43	1424 Walden Rd	172-130-049	0.36	M-2.5	17.42	1	-	-	1	4	5	Single family home	2.04	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).
44	1412 Walden Rd	172-130-069	0.47	M-2.5	17.42	1	-	-	2	5	7	Single family home	1.01	Site zoned for higher density than current use, and nearby example of similar redevelopment (Site 8).



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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
45	1620 Riviera Avenue	174-140-014	0.54	MU-PD	40.00	1	-	-	19	-	19	Two 1-story office / live-work units.	0.34	Site zoned for high density as part of ND, current use is nonresidential, and nearby examples of redevelopment (e.g., Riviera Family Apartments).
46	1700 Riviera Avenue	174-140-018	0.30	MU-PD	40.00	1	-	-	7	-	7	5-unit apartment building	2.15	Site zoned for higher density as part of ND than current use and nearby examples of redevelopment (e.g., Riviera Family Apartments).
53	1920-1930 Mt. Diablo Blvd.	178-040-060	1.68	MU-C	58.08	95%	-	-	92	-	92	1-story retail	1.53	Site zoned for high density as part of WD, current use is high-vacancy nonresidential, and nearby examples of redevelopment (e.g., Eighteen74 Bonanza).
55	1980 N. Main St	178-411-020	0.34	MU-R	102.49	1	-	-	-	34	34	Gas station	2.58	Site zoned for high density as part of ND, current use is nonresidential, and nearby examples of redevelopment (e.g., AVE Walnut Creek).
56	31-45 Quail Ct	183-050-021	5.03	P-D	43.56	1	-	-	-	219	219	3-story office/retail	3.75	Site zoned for high density, current use is nonresidential, and site is included in City's General Plan mixed-use designation.
57	1275 Newell Ave	183-260-027	5.25	M-1.5	29.04	1	-	-	152	-	152	Park n ride lot.	0.00	Vacant, residentially zoned land.
58	2005 Mt. Diablo Blvd	184-041-047	1.08	MU-C	58.08	0.95	-	-	58	-	58	1-story retail	0.60	Site zoned for high density as part of WD, current use is nonresidential, and nearby examples of redevelopment (e.g., downtown).
60	2027 Mt. Diablo Blvd	184-041-019	0.41	MU-C	58.08	0.95	-	-	22	-	22	1-2 story office/retail	1.43	Site zoned for high density as part of WD, current use is nonresidential, and nearby examples of redevelopment (e.g., downtown).

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
70	1766 Locust St	178-210-007	2.79	MU-C	49.78	0.95	-	-	131	-	131	Auto dealership and repair	1.93	Site zoned for high density as part of ND, current use is nonresidential, and nearby examples of redevelopment (e.g., 1716 Lofts).
74	577-581 Ygnacio Valley Rd	178-411-007	0.48	MU-C	49.78	0.95	-	-	22	-	22	1-2 story retail	1.48	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (555 YVR).
76	1430 Arroyo Way	178-550-013	0.37	MU-R	102.49	0.95	-	-	-	36	36	1-story office/retail	1.64	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (AVE Walnut Creek).
81	1420 Oakland Blvd	178-010-015	0.14	M-1.5	29.04	1	-	-	2	-	2	Two single family homes	0.35	Site zoned for higher density than current use and nearby examples of redevelopment (downtown).
82	1428 Oakland Blvd	178-010-016	0.23	M-1.5	29.04	1	-	-	4	-	4	Two single family homes	0.27	Site zoned for higher density than current use and nearby examples of redevelopment (downtown).
83	1973-1977 Dora Ave	178-010-028	0.17	M-1.5	29.04	1	-	-	3	-	3	Single family home	0.29	Site zoned for higher density than current use and nearby examples of redevelopment (downtown).
84	1502 Oakland Blvd	178-010-020	0.09	M-1.5	29.04	1	-	-	1	-	1	Single family home	0.11	Site zoned for higher density than current use and nearby examples of redevelopment (downtown).
85	1806 Bonanza St	178-040-001	0.28	MU-D	58.10	0.95	-	-	6	8	14	1-story office	0.58	Site zoned for high density as part of the WD, current use is nonresidential, and nearby examples of redevelopment (e.g., Eighteen74 Bonanza and Lyric).
86	1944 Trinity Ave	178-071-002	0.16	M-0.75	58.08	1	-	-	8	-	8	Single family home	0.50	Site zoned for higher density than current use and nearby examples of redevelopment (e.g., St. Paul's Commons).

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
87	1963 Trinity Ave	178-072-006	0.27	M-0.75	58.08	1	-	-	-	8	8	7-unit apartment building	0.60	Site zoned for higher density than current use and nearby examples of redevelopment (e.g., St. Paul's Commons).
89	1755 Cole Ave	178-080-007	0.20	M-0.75	58.08	1	-	-	8	-	8	Triplex	0.13	Site zoned for higher density than current use and nearby examples of redevelopment (e.g., Mercer).
90	10 Lacassie Ct	178-080-038	0.41	M-0.75	58.08	1	-	-	21	-	21	Three single family homes	0.11	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Vaya and Mercer).
91	31 Lacassie Ct	178-080-024	0.37	M-0.75	58.08	1	-	-	18	-	18	Three single family homes	0.35	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Vaya and Mercer).
92	1753 Lacassie Ave	178-080-027	0.23	M-0.75	58.08	1	-	-	12	-	12	Single family home	1.91	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Vaya and Mercer).
94	1711 Almond Ave	178-130-017	0.38	MU-D	58.10	0.95	-	-	18	-	18	Two single family homes	0.05	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Eighteen74 Bonanza and Lyric).
95	1721 Stow Ave	178-140-004	0.21	MU-D	58.10	0.95	-	-	-	10	10	Single family home	1.00	Site zoned for high density as part of WD and nearby examples of redevelopment (e.g., Eighteen74 Bonanza and Lyric).
99	1800-1830 N Broadway	178-340-020	0.59	MU-R	102.49	1	-	-	-	60	60	2-story office	1.53	Site zoned for high density as part of ND and current use is underperforming nonresidential.
100	1300 Civic Dr	178-351-008	0.24	MU-C	49.78	0.95	-	-	-	11	11	1-story retail	2.60	Site zoned for high density as part of ND, current use is nonresidential, and nearby examples of redevelopment (e.g., The Arroyo Residences).

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
101	1700 N Broadway	178-351-016	0.72	MU-C	49.78	0.95	-	-	34	-	34	2-story office	2.50	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., 1716 Lofts).
102	1756-1790 N Broadway	178-351-018	0.60	MU-R	102.49	1	-	-	-	61	61	4-story office/retail	1.36	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., 1716 Lofts).
104	1267 Arroyo Way	178-352-022	0.50	MU-R	102.49	1	-	-	-	51	51	1-story retail	0.77	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., 1716 Lofts).
106	675 Ygnacio Valley Rd	178-412-004	1.54	MU-C	49.78	0.95	-	-	54	18	72	1-story restaurant.	1.95	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., The Arroyo Residences).
107	605 Ygnacio Valley Rd	178-412-013	0.55	MU-C	49.78	0.95	-	-	7	19	26	2-story office/retail	0.27	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., The Arroyo Residences & Brio Apartments).
108	N Broadway	178-412-015	0.43	MU-R	102.49	0.95	-	-	-	41	41	Gas station	1.14	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., The Arroyo Residences & Brio Apartments).
109	2641-2643 Larkey Ln	171-150-001	4.06	P-D	4.40	1	-	-	-	6	6	1-story medical office	0.00	Site zoned for high density as part of ND, current use is nonresidential, and nearby example of redevelopment (e.g., The Arroyo Residences & Brio Apartments).

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-11. Suitability of Above Moderate and Moderate-Income Sites (Continued)**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
110	Southwest of Homestead Ave and Seven Hills Ranch Rd	173-042-019	1.76	R-20	2.20	1	-	-	-	3	3	Single family home	0.00	Proposed 7-unit development.
111	Bancroft Rd	147-271-003	1.39	R-10	4.40	1	-	-	-	5	5	Vacant	0.00	Vacant, residentially zoned land.
112	730 Minert Rd	145-151-020	1.32	R-10	4.40	1	-	-	-	15	15	Vacant	0.61	Vacant, residentially zoned land.
113	1679 Carmel Dr	178-290-009	0.17	M-1	43.56	1	-	-	-	6	6	Two single family homes	0.39	Proposed 17-unit development.
114	1654 Carmel Dr	178-290-018	0.34	M-1	43.56	1	-	-	-	10	10	Single family home	0.41	Site zoned for higher density than current use and nearby example of redevelopment (e.g., Site 4).
115	SE of Geary Rd & Coralie Dr	171-032-036	0.39	R-8	5.40	1	-	-	-	2	2	Two duplexes	0.12	Site zoned for higher density than current use and nearby example of redevelopment (e.g., Site 4).
116	Jolie Lane	171-091-030	0.89	R-8	5.40	1	-	-	-	3	3	Vacant	0.00	Vacant (based on aerial), residentially zoned land.
119	2318 San Juan Ave	174-050-013	1.18	D-3	14.50	1	-	-	-	12	12	Vacant	0.44	Vacant, residentially zoned land.
120	1204 Alpine Rd	184-050-005	1.82	MU-D	58.10	0.95	-	-	-	39	39	A duplex and a triplex	1.86	Site zoned for higher density than current use, and nearby examples of similar redevelopment (e.g., downtown).
TOTAL							-	-	720	1,985	2,705			

\* For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

\*\* ND indicates the North Downtown Specific Plan Area. WD indicates the West Downtown Specific Plan Area.

## 7.4 Sites to Accommodate Low and Very Low- Income RHNA

### 7.4.1 Sites Used in Previous Planning Periods' Housing Elements

#### 7.4.1.1 Legal Requirements

Per Assembly Bill 1397 and as stated in the Sites Inventory Guidebook (Part B, page 11), sites that were used in the previous Planning Periods' Housing Elements are required to satisfy certain conditions to be designated for lower-income units in the current Planning Period's Sites Inventory. Any non-vacant sites included in the 5<sup>th</sup> Cycle Housing Element and any vacant sites included in both the 4<sup>th</sup> and 5<sup>th</sup> Cycle Housing Elements must meet the following criteria in order to be eligible to be counted toward the City's lower-income housing capacity, the following must apply:

- The sites must be designated in the site inventory (Appendix C); and
- Page 12 of the HCD Housing Element Sites Inventory Guidebook also requires that if sites have been used in previous housing elements, the Housing Element must include *“a program in the housing element requiring rezoning within 3 years of the beginning of the planning period to allow residential use by right at specified densities (see Step 2) for housing developments in which at least 20% of the units are affordable to lower-income households. This program can be an overlay on these specific sites. Please be aware that the intent of this requirement is to further incentivize the development of housing on sites that have been available over one or more planning periods. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20% would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for “by right” processing. However, the jurisdiction would have to make findings on the approval of that project pursuant to No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law. Sites where zoning already permits residential “use by right” as set forth in Government Code section 65583.2 (i) at the beginning of the planning period would be considered to meet this requirement.”*

HCD defines “use by right” as meaning the jurisdiction shall not require:

- A conditional use permit.
- A planned unit development permit.
- Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act “CEQA”)

#### 7.4.1.2 Non-Vacant, Lower-Income Sites Used in a Previous Planning Period

There are ~~16~~<sup>17</sup> non-vacant sites designated for lower-income units in the City's 6<sup>th</sup> Cycle Sites Inventory that were identified in the 5<sup>th</sup> Cycle Housing Element Sites Inventory. ~~There are no~~<sup>is one</sup> vacant sites designated for lower-income units in the City's 6<sup>th</sup> Cycle Sites Inventory that ~~was~~<sup>ere</sup> identified in the 5<sup>th</sup> Cycle Housing Element Sites Inventory.

All ~~17~~<sup>6</sup> of these sites are zoned for mixed-use development, including maximum permitted residential density between 40.0 and 102.5 units per acre. ~~All 16 of these~~<sup>In addition, all 17</sup> sites are subject to design review that does not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code (i.e., the California Environmental Quality Act), and do not require a conditional use permit, a planned unit development permit, or other discretionary review, regardless of the affordability level of the units. In other words, these sites currently allow by-right residential development and satisfy the requirements to be included in the Sites Inventory. ~~Table 7-12~~<sup>Table 7-10</sup>, Lower-Income Sites Used in a Prior Planning Period, provides additional details for all of the ~~17~~<sup>6</sup> sites.

The site inventory table in Appendix C indicates the non-vacant sites that were previously included in the 5<sup>th</sup> Cycle Housing Element. Including a previously used site further requires that sites deemed adequate for lower-income housing should be more than 0.5 acre and less than 10 acres in size. The City's Sites Inventory does not contain any lower-income sites smaller than 0.5 acres or larger than 9.99 acres in size. The exception is Site 51, owned by the Presbyterian Church of Walnut Creek. This site is 0.45 acres in size and is designated for lower-income units due to the advantages offered by Assembly Bill 1851 for the development of affordable housing on church property.

The Housing Plan includes Program H-2.S. ~~Continue to Allow By-Right Residential Development on Non-Vacant Sites Designated for Lower-income Households and Used in the Previous Sites Inventory~~<sup>Previous Sites Inventory</sup> to continue to allow residential developments by right on non-vacant sites designated for lower-income households that were used in the 5<sup>th</sup> Cycle sites inventory and Program H-2.T., Clarify Mixed-Use Commercial Requirements to amend the Zoning Ordinance to clarify that the Commercial Mixed-Use ("MU-C") zone requirement for commercial uses to be the primary use on the ground floor can be satisfied with 50% of the floor area on the ground floor (excluding parking) consisting of commercial uses. The City's current regulations already allow residential development by right pursuant to Government Code Section 65583.2 (i), and the City has consistently interpreted the current language ("commercial uses must be the primary use on the ground floor") to mean "at least 50%." These programs are a clarification and continuation of the City's current policy for the MU-C zone and other residential zones.

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-12. Lower-Income Sites Used in a Prior Planning Period**

Site No.	Address	Area (ac)	Zoning	Permitted Density	Density Realism*	Status**	Units					Improvement: Land Value Ratio	Notes***
							Very Low	Low	Mod.	Above Mod.	Total		
2	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	Construction	11	-	-	124	135	2.96	Allows by-right residential
47	2221 N Main Street	2.10	MU-PD	40.00	100%	Capacity	53	30	-	-	83	0.94	Allows by-right residential
48	2082-2084 Mt. Diablo Blvd	3.41	MU-C	58.08	95%	Capacity	119	69	-	-	188	0.96	Allows by-right residential
49	2042 Mt. Diablo Blvd	1.60	MU-C	58.08	95%	Capacity	55	33	-	-	88	0.38	Allows by-right residential
50	1832 Sharp Ave	4.45	M-0.75	58.08	100%	Capacity	60	35	128	-	223	0.24	Allows by-right residential
51	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	Capacity	16	10	-	-	26	0.00	Allows by-right residential
52	1801 Lacassie Ave	5.20	M-0.75	58.08	100%	Capacity	16	10	-	-	26	7.12	Allows by-right residential
54	Arroyo Way	1.45	MU-R	102.49	100%	Capacity	93	55	-	-	148	0.18	Allows by-right residential
61	1919 Mt. Diablo Blvd	2.44	MU-C	58.08	95%	Capacity	85	49	-	-	134	0.77	Allows by-right residential
62	1815 Mt. Diablo Blvd	2.15	MU-C	58.08	95%	Capacity	74	44	-	-	118	0.48	Allows by-right residential
63	1123 S. California Blvd	3.60	MU-C	58.08	95%	Capacity	198	-	-	-	198	0.23	Allows by-right residential
64	1870 Olympic Blvd	1.64	MU-D	58.10	95%	Capacity	23	-	54	-	77	1.30	Allows by-right residential
65	1295 S. Main St	3.01	MU-C	58.08	95%	Capacity	52	31	-	-	83	0.29	Allows by-right residential
67	1531-1599 Botelho Dr, 1320-1330 S. California Blvd	2.56	MU-C	58.08	95%	Capacity	53	31	-	-	84	0.54	Allows by-right residential
68	1372-1388 S. California Blvd	2.15	MU-C	58.08	95%	Capacity	37	22	-	-	59	1.83	Allows by-right residential
69	1355 S. California Blvd	4.00	MU-C	58.08	95%	Capacity	139	81	-	-	220	1.17	Allows by-right residential
125	2079 Mt Diablo Blvd	0.58	O-C	Det. by CUP, except in specific plan area where applicable*	95%	Capacity	7	25	-	-	32	1.50	
TOTAL							1,084	500	182	124	1,890		

\* For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

\*\* Sites that are not pending or approved are indicated with the status "Capacity."

\*\*\* For these sites, residential "use by right" in accordance with Government Code section 65583.2 (i) is permitted as of January 31, 2023. Therefore, these sites can be included in the Sites Inventory.



#### 7.4.2 Zoning Appropriate to Accommodate Low- and Very Low-Income RHNA

The HCD Sites Inventory Guidebook restricts the designation of sites for lower-income units to properties allowing at least 30 units per acre (for a “jurisdiction in a metropolitan county,” the designation that applies to the City).

The Sites Inventory identifies 3,084 total potential lower-income housing units on 37 sites that are suitable for lower-income housing development, based on the criteria established by State law and HCD, with special considerations described below. These units are attributed to sites that:

- Have zoning with a minimum residential density of at least 30 dwelling units per acre.
  - The exception is Site 7, owned by Habitat for Humanity. While the site is zoned for 14.5 units per acre, the project is approved for 42 units (22 units per acre), including 22 low-income units and 20 moderate-income units. Although the density is less than 30 units per acre, Habitat for Humanity will qualify residents by income and restrict rents / purchase prices to those that are affordable at the indicated income levels.

Details on lower-income sites are available in the Sites Inventory table, in Appendix C.

#### 7.4.3 Size of Sites

The HCD Sites Inventory Guidebook restricts the designation of sites for lower-income units to sites that are between 0.5 and 10 acres in size. The City’s sites with lower-income units designated satisfy the following requirements:

- Have a minimum parcel size of 0.5 acre.
  - The exception is Site 51, owned by the Presbyterian Church of Walnut Creek. This site is 0.45 acres in size and is designated for lower-income units due to the advantages offered by Assembly Bill 1851 for the development of affordable housing on church property.
- Have a maximum parcel size of 9.99 acres.

All lower-income sites are within the size range provided by HCD. Details on lower-income sites are available in the Sites Inventory table, in Appendix C.

## 7.5 Housing Capacity Analysis/Past Housing Production

For the purposes of assessing future development likelihood, the City reviewed recent development. This review illuminates housing development interest and viability, particularly in the City's downtown area.

### 7.5.1 5<sup>th</sup> Cycle Housing Production and Density

During the 5<sup>th</sup> Cycle Housing Element Planning Period, the City issued building permits for approximately 2,000 residential units, summarized in Table 7-13. Table 7-11, 2015–2021 Housing Units with Issued Permits by Affordability. Two hundred three (203) of the permitted units are rent- and income-restricted, with approximately 5% of all permitted units at the very low-income level, approximately 1.5% at the low-income level, and approximately 4% at the moderate-income level.

**Table 7-13. 2015–2021 Housing Units with Issued Permits by Affordability**

Permitted Units Issued By Affordability								
Income Levels	2015	2016	2017	2018	2019	2020	2021	Total Units
Very Low	0	42	0	43	0	11	3	99
Low	0	16	0	7	0	3	4	30
Moderate	3	12	6	16	9	11	17	74
Above Moderate	562	392	119	94	368	157	106	1,798
Total Units	565	462	125	160	377	182	130	2,001

Source: City of Walnut Creek – 2021 Housing Element Annual Progress Report.

There have been at least 26 high-density residential or mixed-use developments in the City in recent years, mainly in the downtown area. As shown in Table 7-14. Table 7-12, Proposed and Recently Built Development Projects – Walnut Creek, developments built or proposed in mixed-use zones focusing on commercial use (i.e., the MU-C zone and similar or related zones) averaged 85 units per acre, or 152% of the permitted density. It is important to know that Table 7-14. Table 7-12 includes all of the proposed and developed projects in the last fourteen years. Developments built or proposed in mixed-use zones focusing on residential use (i.e., the MU-R zone) averaged 112 units per acre, or 110% of the permitted density. Developments built or proposed in the MU-UPD zone, which can focus on residential or commercial use, averaged 90 units per acre, or 224% of permitted density, and were all residential-only developments. Finally, developments built or proposed in the City's various single-family and multifamily zones averaged 17 units per acre, or 130% of permitted density. The primary method to achieve densities higher than what is permitted is through the use of density bonuses.

The trend of high-density residential developments is likely to continue in the City. A comparison of developments under construction, approved, or under review shows that they are similar in size and density to their recently constructed counterparts. Furthermore, programs are identified as part of the 6<sup>th</sup> Cycle Housing Element Update to encourage high-density residential development.

Both downtown specific plans will likely see similarly high densities in the future, as it is located in the center of the City where all of the businesses are located and features the BART Station. Table 7-14~~Table 7-12~~, Proposed and Recently Built Development Projects – Walnut Creek, provides a list of high-density residential projects in the City that are completed, under construction, or approved.

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-14. Proposed and Recently Built Development Projects - Walnut Creek**

Zoning	Project Name	Address	Specific Plan / Neighb.	Developed/ Proposed Land Use	Lot Size (acres)	Realized FAR as a % of Permitted FAR	Permitted Density	Year Built or Approved/ Permitted	Completed	Under Construction	Approved/ Pending	Total	Realized Density (du/ac)	Realized Density as a % of Permitted Density
MU-C / MU-D Developments														
MU-C	Agora	1536-1560 Newell Ave	South Downtown	49 condominiums, 38,079 s.f. retail	0.84	100%	49.8	2016	49			49	58	117%
O-C	<sup>2</sup> Eighteen 74 (aka Bonanza Heritage Condominiums)	1874 and 1882 Bonanza St	West Downtown	15 condominiums (replacing 2 units)	0.40	78%	49.8	2017	15			15	38	75%
P-R	<sup>3</sup> Lyric	1500-1530 N California Blvd	East of Downtown	141 residential units, ground floor retail	1.22	n/a	58.1	2017	141			141	116	199%
P-D	<sup>3</sup> Vaya	1800 Lacassie Ave	West Downtown	178 apartments (replacing 20 units)	1.79	n/a	58.1	2018	178			178	99	171%
P-R	<sup>2</sup> 1380 North California	1380 North California	Locust Street/ Mt. Diablo Boulevard	95 condominiums, 15,000 s.f. commercial	0.67	n/a	49.8	2022 <sup>1</sup>		95		95	142	285%
P-D	<sup>3</sup> Walnut Creek Transit Village Phase 2	200 Ygnacio Valley Rd	West Downtown	358 apartment, 15,000 s.f. retail	3.56	110%	58.1	2022 <sup>1</sup>		358		358	101	173%
P-D	<sup>3</sup> Walnut Creek Transit Village Phase 3	200 Ygnacio Valley Rd	West Downtown	238 residential units, 12,000 s.f. retail	3.85	68%	58.1	2013			238	238	62	106%
MU-D	1501 N California Blvd	1501 N California Blvd	West Downtown	27 condominiums, 6,000 s.f. commercial	0.42	99%	58.1	2020			27	27	64	111%
MU-D														
MU-C	699 YVR	699 Ygnacio Valley Rd	North Downtown	96 affordable units, 2,622 s.f. commercial	0.87	99%	49.8	2021			96	96	110	222%
P-R	<sup>2</sup> 1532 Mt. Diablo Mixed Use	1556 Mt Diablo Blvd	Locust Street/ Mt. Diablo Boulevard	30 condominiums, 9,500 s.f. commercial	0.76	n/a	49.8	2021			30	30	39	79%
P-R														
MU-C / MU-D Developments Subtotal					14.38	107%	56.1		383	453	391	1,227	85	152%
MU-R Developments														
MU-R	555 YVR	555 Ygnacio Valley Rd	North Downtown	87 condominiums (with 6 live-work units)	0.73	81%	102.5	2009	87			87	119	116%
MU-R	AVE Walnut Creek	1960 N Main St	North Downtown	126 apartments	1.28	81%	102.5	2014	126			126	98	96%
MU-R	The Arroyo Residences	1250 Arroyo Way	North Downtown	107 apartments	1.00	98%	102.5	2014	107			107	107	104%
MU-R	1716 Lofts	1716 N Main St	North Downtown	48 residential units, 2,900 s.f. commercial	0.50	78%	102.5	2019 / 2020	48			48	96	94%
MU-R	1910 Noma Apartments	1910, 1940-1950 N Main St	North Downtown	135 units, 7,000 s.f. commercial	0.97	132%	102.5	2022 <sup>1</sup>		135		135	139	136%
MU-R Developments Subtotal					4.48	94%	102.5		368	135	-	503	112	110%

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-14. Proposed and Recently Built Development Projects - Walnut Creek (Continued)**

Zoning	Project Name	Address	Specific Plan / Neighb.	Developed/ Proposed Land Use	Lot Size (acres)	Realized FAR as a % of Permitted FAR	Permitted Density	Year Built or Approved/ Permitted	Completed	Under Construction	Approved/ Pending	Total	Realized Density (du/ac)	Realized Density as a % of Permitted Density
MU-PD Developments														
MU-PD	Riviera Apartments	1515 Riviera Ave	North Downtown	30 affordable units	0.36	100%	40.0	2019	30			30	83	208%
MU-PD	Riv Condominiums	1605 Riviera Ave	North Downtown	48 condominiums	0.52	100%	40.0	2019	48			48	92	231%
MU-PD	Riviera Family Apartments	1738 Riviera Ave	North Downtown	28 affordable units	0.43	106%	40.0	2019	28			28	65	163%
MU-PD	2211 N Main Residences	2211 N Main St	North Downtown	52 residential units	0.45	124%	40.0	2017			52	52	116	289%
MU-PD Developments Subtotal					1.76	107%	40.0		106	-	52	158	90	224%
Subdivision & Multifamily Residential Developments														
M-2	Arboleda	1550 Third Ave	North of Downtown	48 affordable units	0.89	n/a	21.8	2015	48			48	54	248%
M-1.5	Homestead Terrace Homes	1279 - 1281 Homestead Avenue	San Miguel	12 condominiums	0.61	n/a	29.0	2016	12			12	20	68%
M-0.75	Trinity Condominiums	1950 & 1962 Trinity Avenue	West Downtown	12 condominiums	0.30	55%	58.1	2018	12			12	40	69%
O-C <sup>4</sup>	Analisa Townhomes	10-40 Analisa Ln	Walnut Knolls	12 townhomes (replacing 3 units)	0.97	148%	2.9	2019	12			12	12	427%
M-0.75	St. Paul's Commons	1860 Trinity Ave	West Downtown	45 affordable units	0.65	53%	58.1	2020	45			45	69	119%
R-8	BAHB Address Co.	1728 San Luis Rd	North of Downtown	6 units	1.63	n/a	5.4	2021 / 2022	6			6	4	68%
D-3	Duplexes	1790 & 1794 San Miguel Dr	Walnut Knolls	2 duplexes (i.e., 4 units)	0.44	n/a	14.5	2022	4			4	9	63%
P-D <sup>5</sup>	Pioneer Village Townhomes	128 Pioneer Ave	North of Downtown	19 townhomes (replacing 3 units)	1.43	n/a	5.4	2022	19			19	13	246%
P-D		148 Pioneer Ave												
P-D		158 Pioneer Ave												
M-1 <sup>6</sup>	Lincoln Avenue Triplex	1229 Lincoln Ave	East of Downtown	3 condominiums	0.11	n/a	43.6	2010		4		4	37	86%
M-3	Habitat for Humanity - Las Juntas	1250 Las Juntas Way	Contra Costa Centre	42 residential units	2.09	n/a	14.52	2018		42		42	20	139%
M-3		1250 Las Juntas Way												
M-3		1250 Las Juntas Way												
M-3		1250 Las Juntas Way												
M-3		1250 Las Juntas Way												

## 2023–2031 Housing Element

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**Table 7-14. Proposed and Recently Built Development Projects - Walnut Creek (Continued)**

Zoning		Project Name	Address	Specific Plan / Neighb.	Developed/ Proposed Land Use	Lot Size (acres)	Realized FAR as a % of Permitted FAR	Permitted Density	Year Built or Approved/ Permitted	Completed	Under Construction	Approved/ Pending	Total	Realized Density (du/ac)	Realized Density as a % of Permitted Density
P-D	7	Secluded Woods Subdivision	1835 Weaver Lane	Bancroft	7 single-family homes (replacing 1 unit), preservation of 2 historic structures	1.90	n/a	4.4	2022		8		8	4	96%
P-D	8	Carmel Dr. Townhomes	1487, 1493, 1500 Carmel Dr	East of Downtown	17 townhomes (replacing 6 units)	0.15	n/a	43.6	2019			17	17	113	260%
M-1		Parkview Condos	1665 Carmel Dr	East of Downtown	8 condominiums	0.19	n/a	43.6	2020			8	8	43	98%
P-D	9	Fifteen24 Residential	1524 Oakland Blvd	West Downtown	6 condominiums (replacing 2 units)	0.27	n/a	29.0	2020			6	6	22	77%
R-20		50 Garron Ct	50 Garron Ct	Rudgear Estates	4-lot subdivision (replacing 1 unit)	2.19	n/a	2.2	2022			4	4	2	83%
R-20	2.2														
M-2		1072 YVR (Zandi) Lofts	1072 Ygnacio Valley Rd	San Miguel	5 units (replacing 1 unit)	0.34	n/a	21.8	Under review			5	5	15	68%
M-2.5		Walden Townhomes	1394 Walden Rd	North of Downtown	7 townhomes (replacing 1 units)	0.43	n/a	17.4	Under review			7	7	16	93%
M-2.5			1394 Walden Rd												
R-10		2670-80 Walnut Blvd. Subdivision	2680 Walnut Blvd	East of Downtown	14-lot subdivision (replacing 2 units)	1.53	n/a	4.4	Under review			14	14	9	208%
			2670 Walnut Blvd												
Subdivision & Multifamily Residential Development's Subtotal						15.93	40%	13.0		158	54	61	273	17	131%

1 Development projected to be built after 07/01/2022.

2 Located near the MU-C zone and proposed or built at a similar scale as developments in the MU-C zone or has an underlying Specific Plan MU-C designation. For the purposes of this analysis, evaluated as if it were zoned MU-C.

3 Located near the MU-D zone and proposed or built at a similar scale as developments in the MU-D zone or has an underlying Specific Plan MU-D designation. For the purposes of this analysis, evaluated as if it were zoned MU-D.

4 Adjacent to the R15 zone. For the purposes of this analysis, evaluated as if it were zoned R15.

5 Adjacent to the R-8 zone. For the purposes of this analysis, evaluated as if it were zoned R-8.

6 Walnut Creek (the creek) runs through part of the site. Lot size is adjusted in this table to calculate the net density.

7 Adjacent to the R-10 zone. For the purposes of this analysis, evaluated as if it were zoned R-10.

8 Adjacent to the M-1 zone. For the purposes of this analysis, evaluated as if it were zoned M-1.

9 Adjacent to the M-1.5 zone. For the purposes of this analysis, evaluated as if it were zoned M-1.5.

Source: City of Walnut Creek Site Inventory

#### 7.5.2 Housing Potential Assumptions – General

Sites with a proposed development are included if the developer:

- 1) has either applied and/or received entitlement approval or has expressed interest in developing a Site; and
- 2) is expected to receive a permit or certificate of occupancy after the beginning of the City's RHNA Projection Period (i.e., June 30, 2022).

In these cases, projected site densities are based on owner-proposed development densities. Recent development trends in the City were analyzed in order to determine a realistic density for sites. Table 7-14 ~~Table 7-12~~, Proposed and Recently Built Development Projects – Walnut Creek, summarizes the analysis of recent high-density developments in the City.

For sites without a currently proposed development, projected densities were estimated using a combination of several factors that are dependent on a site's unique characteristics, including:

- The site's ownership and projected development scenario;
- Whether the site is constrained by environmental conditions; and
- The size of the site.

In addition to these factors, the City applied a Realistic Capacity Factor to all sites without a currently proposed development.

The methodology utilized for the factors listed above is as follows:

- A Mixed-Use Factor for sites that are part of a church site or involve the redevelopment of significant retail space outside downtown.
  - On the church sites, the factor ranges from 9% to 40% and is set to account for the fact that the residential development would not take up the entire site. It is important to note that there are several completed and planned affordable housing projects involving faith-based organizations in or near Walnut Creek, including the following:
    - Trinity Commons completed a workforce housing project with 45 units in 0.65 acres (in addition to 6,900 square-feet of ground floor space for the Trinity Center, which provides services to people who are homeless and those experiencing poverty).
    - Multi-Faith Action Coalition and Hope Solutions are working together to put housing on their property.
    - Grace Presbyterian Church plans to put six tiny homes in its parking lot (Site 118).
    - Clayton Valley Presbyterian Church is currently considering a project.

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- Orinda Community Church is interested in providing more senior housing.

Furthermore, the Housing Plan includes Program H-2.Q. ~~Assist Faith-Based Organizations With Affordable Housing Development~~Faith-Based Properties, for the City to assist faith-based organizations with the development of affordable housing.

- On the retail-space sites, **the factor ranges from 50% to 60% and is set to account for the expectation that a developer may want to replace the current commercial spaces.** This factor is applied to Sites 65 through 68.
- An **Environmental Factor** for sites that overlap with Walnut Creek or Tice Creek.
  - **This factor ranges between 33% and 100%, depending on an approximation of how much of the site is not in a creek area.** This factor accounts for the expectation that no construction would occur in the creek areas.
- An **Acreage Factor** focused on lower-income sites.
  - All lower-income sites are between 0.5 and 10 acres in size. The one exception is Site 51, a 0.45-acre church property. Because this site is almost 0.5 acres and considering the advantages offered by Assembly Bill 1851 for the development of affordable housing on church property, **the Acreage Factor is 100% for all sites.**
- A **Floor Area Ratio Factor** for all sites.
  - As shown in Table 7-14~~Table 7-12~~, Proposed and Recently Built Development Projects – Walnut Creek, the average realized floor area as a percentage of the allowable floor area ranges between 94% and 107% for MU-C, MU-D, MU-R, and MU-PD-zoned developments and is 40% for the three (3) subdivision and multifamily developments on properties where residential FAR is regulated. It is important to note that fifteen of the 18 subdivision and multifamily developments are on properties where residential FAR is not regulated, and the 40% metric represents only a small fraction of the actual residential development in those zones. ~~zones~~**However, most of the subdivision and multifamily developments listed on Table 7-12 do not have permitted FARs, making the metric for this category an outlier** Therefore, the applied Floor Area Ratio Factor is 100% for all sites.
- A **Realistic Capacity Factor** for all sites.
  - As Table 7-3~~Tables 7-3~~, Entitled and Pending Development Applications, and Table 7-14~~7-12~~, Proposed and Recently Built Development Projects, show, it is the norm for recently constructed and proposed developments in the City to achieve more than 100% permitted density. Table 7-14~~Table 7-12~~, in particular, includes all of the proposed and developed projects in the last fourteen years. The City ~~therefore, therefore,~~ believes that



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applying a Realistic Capacity Factor of 100% to all sites would be justified. However, in order to estimate capacity more conservatively, the Sites Inventory applies the following Realistic Capacity Factors:

- **95% for all MU-C, Mixed-Use Commercial, and MU-D, Mixed-Use Downtown, sites.** As shown in Table 7-14 ~~Table 7-12~~, Proposed and Recently Built Development Projects – Walnut Creek, these zones regularly see developments proposed and built with higher densities, with a recent average of 152% realized density as a percentage of permitted density.
- **100% for all other sites**, a conservative estimate considering the realized density as a percentage of permitted density ranges from 110% to 224% for different zoning categories, per Table 7-14 ~~Table 7-12~~, Proposed and Recently Built Development Projects – Walnut Creek.

In addition to applying the factors listed above, the City considered the likelihood of nonresidential development. It is notable that ***for more than thirty years, no new developments located in the City's mixed-use zoning districts have consisted of only commercial uses.*** Therefore, the likelihood of any 100% non-residential developments is extremely low.

Furthermore, all of the sites in the Sites Inventory are zoned either for exclusive residential development or for mixed-use development that includes residential, or the sites have a planned development zoning that includes residential use. The exceptions are sites 3, 5, and ~~449~~118, which are zoned for commercial use, but have a mixed-use, mostly residential development under construction or proposed.

The City believes that the combination of these factors provides realistic estimates of potential development on the sites. Actual densities will depend on property owners and may exceed 100% of zoned maximums if State-allowed density bonuses are utilized.

Projected housing development counts are net of any existing residential units on the sites. These “net potential units” are shown for each site in the Housing Element Sites Inventory in Appendix C.

Although the majority of the City is already built out, the City expects that future housing development project applications will match the current trend of proposed residential densities near the maximum density allowed or will seek density bonuses as allowed by State law.

The City's Zoning Ordinance provides residential and mixed-use land use designations with maximum densities expressed as a minimum of lot square feet per dwelling unit. For this Housing Element, these density limits are converted to and shown as dwelling units per acre,

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for easier comparison. Table 7-15 ~~Table 7-13~~, Allowable Densities for Residential Zones in the City, below outlines the maximum densities allowed under each zoning designation included in the Sites Inventory. Table 7-14 ~~Table 7-12~~, ***Proposed and Recently Built Development Projects – Walnut Creek***, identifies realized densities, ranging between 110% and 224% for different zones. This demonstrates that actual development has significantly exceeded permitted density under the current Zoning Ordinance, supporting the realistic capacity assumptions made in the Sites Inventory.

**Table 7-15. Allowable Densities for Residential and Mixed-Use Zones in the City**

Zoning Designation	Site Count	Max of Density	Area (ac)	Units				
				Very Low	Low	Mod.	Above Mod.	Total
Single Family	16	5.4	14.1	-	-	-	54	54
Multi Family	38	58.1	29.5	131	101	398	168	798
Mixed Use - Residential	10	102.5	7.7	302	160	-	408	870
Mixed Use - Downtown	12	58.1	12.3	261	113	78	84	536
Mixed Use - Commercial	27	58.1	47.0	1,116	529	420	314	2,379
Mixed Use - Planned Development	4	As Approved by City	3.4	53	30	26	52	161
Planned Development	12	As Approved by City	51.0	61	121	-	1,147	1,329
Central Retail	4	As Approved by City	3.4	27	33	-	91	151
Duplex Residential	1	14.5	1.2	-	-	-	12	12
Office Commercial	1	As Approved by City	0.6	7	25	-	-	32
Pedestrian - Retail	2	49.78	1.5	-	-	-	137	137
<b>TOTAL</b>	<b>127</b>		<b>171.6</b>	<b>1,958</b>	<b>1,112</b>	<b>922</b>	<b>2,467</b>	<b>6,459</b>

Source: City of Walnut Creek Zoning Ordinance and Site Inventory

### 7.5.3 Housing Potential Methodology – Sites with Mixed Use Zoning

Of the City's reasonably developable housing capacity, 543 sites, representing 4,0963,946 units, have mixed-use zoning. The mixed-use zoning designations include the following:

- MU-R, Residential Mixed-Use District,
- MU-C, Commercial Mixed-Use District,
- MU-D, Downtown Mixed-Use District, and
- M-U, Mixed Use Planned Development District.

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The total number and percentage of sites in the inventory that have these mixed-use zoning designations and the number of units assigned to these sites are shown in Table 7-15, Mixed Use Sites and Net Potential Units. More specifically, sites currently zoned for a mix of uses represent approximately 613% of potential units at all income levels and approximately 8494% of potential lower-income units in the Sites Inventory.

**Table 7-15. Mixed Use Sites and Net Potential Units**

Sites/ Units	Totals (All Zones)	Total Lower- Income	Mixed Use Zoned Sites	Percent Of Total	Mixed Use Lower- Income	Percent Of Total Lower- Income
Sites	1274	4437	534	4542%	30	6881%
Net Potential Units	6,4569	3,132070	4,0963,946	613%	2,837564	8494%

The City calculated realistic residential development potential on the mixed-use sites using the methodology described in the prior section of this Chapter.

## 7.6 Vacant Sites (including Suitability for Lower-Income Housing)

The Sites Inventory identifies vacant developable residential sites throughout the City that can develop within the current RHNA cycle. Twenty (20)–17 sites are currently vacant and zoned for residential use or mixed-use (164% of total sites) and allow for the development of 113 future housing units (approximately 32% of total net potential units). Seventeen (17)–15 of these vacant sites are zoned for a maximum density less than 30 units per acre. The other three–two vacant sites are less than 0.5 acres in size. Therefore, none of the vacant sites are suitable for lower-income housing. The City is largely developed, and the acreage representing improved residential or mixed-use property is substantial and limits site availability.

All sites identified with lower-income units and specific information about the suitability of each site are presented in Table 7-12. Lower-Income Sites Used in a Prior Planning Period Table 7-15, Suitability of Lower-Income Sites.

## 7.7 Non-Vacant Sites (including Suitability for Lower-Income Housing)

The Sites Inventory identifies 1043 sites that are not vacant, as defined by California Government Code. Non-vacant sites have various existing uses including parking lots, low-density residential, retail, and office. To assess the likelihood of non-vacant sites redeveloping into residential uses during the 6<sup>th</sup> Cycle Housing Element planning period due, the City referred to recent and current trends in what developments are being built and proposed in both the City and the region.

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The projects shown in Table 7-14 ~~Table 7-12~~, Proposed and Recently Built Development Projects – Walnut Creek, and detailed further in this section, recently built and proposed developments are, in fact, redevelopment of existing parking lots, low-density residential, retail, and office uses. The City expects the market trends supporting this redevelopment to continue, as detailed further in this Section.

California Government Code, Section 65583.2(g)(1), states that, for non-vacant sites, the City shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the following:

- ***The extent to which existing uses may constitute an impediment to additional residential development.***

The City's experience with the redevelopment of commercial uses into residential uses suggests that existing commercial uses are not an impediment. To quantify and evaluate the potential impediment of existing uses, the City calculated the ratio of the current assessed improvement value to the current assessed land value. Generally, lower ratios suggest that existing uses are less likely to constitute an impediment to redevelopment. Proposed and in-process residential developments have ratios between 0 and 1.87 (excluding a church property with a ratio above 7.0, because the church is proposing to build residential units on part of its parking lot). Based on this, the City generally considers ratios under 2.0 to suggest that existing uses do not constitute an impediment.

Of the ~~421034~~ sites, ~~444-90~~ have an improvement: land value ratio under 2.00. The remaining ~~40-13~~ sites are still considered feasible for residential development for the following reasons:

- Site 2 has been approved for development, including 11 very low income units.
- Sites 38 and 43 are aging single-family homes (built in 1949) that can be redeveloped with multifamily. Site 8 (a proposed development) serves as an example of this happening on the same street.
- For Site 46, the City has received expressions of interest from developers in acquiring and redeveloping the property.
- Sites 52, 59, and 11~~78~~ are church properties, where the church can build residential units on part of its parking lot.
- Sites 55, 10~~04~~, and 10~~12~~ are aging office/retail buildings (built between 1975 and 1978) located in the North Downtown Specific Plan area, adjacent to recent high-density residential developments.

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- Site 56 is an aging office building (built in 1970) located slightly south of downtown, with multiple vacancies. The site was included in the City's General Plan 2025 with a Mixed-Use Commercial designation allowing a mixed-use floor area ratio of up to 1.5, one of only two areas in the City, outside of downtown, permitted for such mixed-use intensity.
- Site 121 is a golf course with capacity for housing development, which the owner has expressed interest in developing.
- Site 122 consists of a church property and church leadership has expressed interest in developing a portion of their lot into housing.

It should be noted that several of the proposed and in-process developments are currently cleared sites. Prior to their clearing, they may have had improvement: land value ratios above 2.0.

It is also important to note that Section 7.8, Senate Bill (SB) 330: Replacement Housing Requirements, addresses replacement housing requirements, and the Housing Plan includes Program H-5.E. Replacement Housing, a replacement housing program for any units that are occupied or have been occupied in the prior 5 years by, or subject to an affordability requirement for, lower-income households to be replaced.

- ***The City's past experience converting existing uses to ~~higher-density~~ higher-density residential development.***

Table 7-14 ~~Table 7-12~~, Proposed and Recently Built Development Projects – Walnut Creek, lists key details of 37 recent and proposed developments. The City has a strong track record of non-residential and low-density residential properties being redeveloped into high(er)-density residential development. Since 2009 (and all except for one since 2014), 25 developments with a density greater than 30 units per acre have been built or proposed, totaling 2,022 units. The following provides additional context for some of these developments that replaced prior uses.

- Walnut Creek Transit Village – 596 residential units and 27,000 square feet of retail replacing parking lots. Phase 2 is 358 residential units and 15,000 square feet of retail currently under construction. Phase 3 is 238 residential units and 12,000 square feet of retail approved in 2013. (Phase 1 was a parking garage on a nearby parcel, built to maintain the quantity of parking for the transit station.)
- 555 YVR – 87 condominiums built in 2009, replacing a two-story office building.
- AVE Walnut Creek – 126 apartments built in 2014, replacing a two-story motel (the Walnut Creek Motor Lodge).

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- The Arroyo Residences – 6-story multifamily building with 107 apartment units and two levels of above ground parking built in 2014, replacing a one-story office building.
- Agora – 49 residential units completed in 2016, replacing an eight-story office building and parking lot.
- Bonanza Heritage Condominiums – 15 condominium units in a three-story building over a parking garage, built in 2017, replacing two single-family homes.
- Lyric – six-story building with 141 residential units and ground floor retail built in 2017, replacing a café, a bank, and a parking lot.
- Vaya – 178 residential units completed in 2018, replacing 20 single-family, duplex, and multifamily units. (The developer provided relocation assistance to the tenants, some of whom moved to affordable housing units elsewhere in the City.)
- Riviera Apartments (1515 Riviera Avenue) – 30 affordable units completed in 2018.
- Riv Condominiums (1605 Riviera Avenue) – 48 condominiums completed in 2019, replacing a small apartment building.
- Riviera Family Apartments (1738 Riviera Avenue) – 28 affordable units built in 2019, replacing two single-family dwellings and a duplex.
- 1716 Lofts – 48 residential units and 2,900 square feet of commercial space built in 2019/2020, replacing a surface parking lot and a car storage lot for a nearby car dealership.
- Analisa Townhomes – 12 townhomes built in 2020, replacing three homes.
- Homestead Terrace Homes – 12 condominiums built in 2016 replacing two duplexes.
- 1910 NOMA – 135 residential units and 7,000 square feet of commercial space, currently under construction. Replacing a one-story restaurant and parking lot, the project includes 11 very low-income units for a density bonus.
- 1380 N California Blvd – 95 units (including 20 “hotel” units designed to be convertible to full residential dwelling units) and 15,000 square feet of commercial space currently under construction, replacing a one-story McDonalds restaurant and parking lot.
- Oakmont Senior Housing – 254 apartment units proposed to replace approximately 95,000 square feet of office space.

- 699 Ygnacio – 96 affordable units and approximately 2,622 square feet of commercial space approved in 2021, replacing a gas station and related structures.

These developments demonstrate a clear track record of existing uses being redeveloped with high(er)-density residential development.

- ***The current market demand for existing use.***

The current market demand for existing uses is detailed in the previous bullet point (“The City’s past experience converting existing uses to higher density residential development”). It is important to note that the demand for residential units is very high due to a large number of jobs in the City, direct highway and transit access to the San Francisco Bay Area, highly ranked schools, and an excellent public safety record. With the increased popularity of e-commerce and changes to the demand for office space and hotels due to the COVID-19 pandemic (and the popularity of virtual meetings and remote working), the financial viability of commercial uses in the City are showing further signs of increasing redevelopment opportunities that were already occurring prior to the pandemic.

- ***Development trends for lower-income units – Region.***

In order to understand the feasibility of affordable housing development in Walnut Creek, the City collected information on the development of 100% affordable developments in the region. Specifically, the City analyzed privately-owned (not publicly owned), non-vacant, commercial sites that were developed into 100% affordable housing in Contra Costa and Alameda Counties. These projects are completed, 100% affordable housing projects (no market rate units).

The City performed this analysis by reviewing California Tax Credit Allocation Committee’s (CTCAC) data on projects approved for funding. As shown in Table 7-17, Non-Vacant Commercial Sites Redeveloped Into Affordable Housing (2016-2022) – Alameda and Contra Costa Counties, this analysis yielded the following conclusions:

- Since 2016, CTCAC has assisted 8 developers build 100% affordable developments on privately-owned sites that replaced non-vacant, commercial sites in Alameda and Contra Costa Counties.
- All projects were 100% affordable housing units. Of the 8 developments, all 8 are exclusively affordable to lower income households only (very low- and low-income households).
- The developments were built on sites with previous retail, commercial, industrial, and office uses:

- One (1) of the 8 developments were built on a parcel with a former retail building.
  - Three (3) of the 8 developments was built on a parcel with a former industrial building.
  - Three (3) of the 8 developments were built on parcels with a former office building.
  - One (1) of the 8 developments was built on a parcel with a former auto repair building.
- The average density is 83 units per acre.
  - Overall, the findings of this analysis provide evidence of the following:
    - Residential developments built on commercial properties are feasible in the region;
    - Residential developments that are 100% affordable to a majority of lower-income households are feasible in the region; and
    - High densities for 100% affordable housing built on commercial parcels are feasible in the region.



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**Table 7-17-15. Non-Vacant Commercial Sites Redeveloped Into Affordable Housing (2016-2022) – Alameda and Contra Costa Counties**

City	Address	Year Built	# of units					Total # Units	Lot Size (ac)	Density (du/ac)	Previous Use	Zoning
			Mgr.	Very Low	Low	Mod.	Above Mod.					
Richmond	25 Harbour Way	2016	1	7	54	0	0	62	0.93	67	Industrial Warehouse	Commercial Mixed-Use
Pittsburg	901 Los Medanos St	2022	1	29	0	0	0	30	0.49	61	Industrial Warehouse	Downtown High-Density Residential
Richmond	2100-2200 Nevin Ave	2021	3	81	187	0	0	271	1.72	158	Office Building	Commercial Mixed-Use
Fremont	47003 Mission Falls Ct	2019	0	90	0	0	0	90	2.25	40	Office Building	Residential
San Lorenzo	15888 Hesperian Blvd	2017	1	76	0	0	0	77	1.37	56	Office Building	Specific Plan
Livermore	1665 Chestnut St	2021	1	33	8	0	0	42	0.75	56	Large Retail Buildings	Specific Plan
Hayward	28901-28987 Mission Blvd	2016	0	151	0	0	0	151	1.44	105	Auto Repair Building	Planned Development
Oakland	7120 Hawley St	2022	1	27	31	0	0	59	0.46	128	Industrial Warehouse	Transit Oriented Development
Average										83		

Source: CoStar, California Tax Credit Allocation Committee

- ***An analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development.***

It is important to note that leases and contracts related to privately owned properties are not public information, and the City does not have any power to require or compel property owners to provide this information. The City researched existing office space listings to understand current vacancies from publicly available information.

- The building located on Site 3 was listed as 56% vacant.
- The building located on Site 58 was listed for sale fully vacant.
- The building located on Site 66 was listed as 18% vacant.
- The building located on Site 67 was listed as 16% vacant.
- The building located on Site 69 was listed for sale fully vacant.
- The building located on Site 72 was listed for sale with no vacancies.
- The building located on Site 78 was listed as 33% vacant.
- The building located on Site 80 was listed as 65% vacant.
- The building located on Site ~~11258~~ was listed for sale fully vacant.
- The building located on Site ~~11378~~ was listed for sale fully vacant~~lease fully vacant~~.
- ~~The building located on Site 79 was listed as 35% vacant.~~

In addition to actual proposals and developments, the City has received indications of interest from owners and developers to redevelop commercial and low-density residential properties with a high(er)-density residential use.

Development trends, market conditions, and regulatory and other incentives and standards (such as density bonuses) continue to support such redevelopment.

- **An analysis of suitability.**

As discussed in Section 7-137.3.5, the City employed a comprehensive methodology to analyze the development suitability for each site. This analysis speaks to the residential developability of non-vacant sites by considering their conditions prior to redevelopment. Please refer to Section 7.3.5, Determination of Suitability Methodology, for a full description of the methodology.

The following sections address the legal requirements outlined in California Government Code, Section 65583.2(g)(1) in more detail. It is not possible for the City to include an analysis of existing leases or other contracts, as this information is not publicly available. Furthermore, suitability of Lower-Income Sites ~~Table 7-16~~ ~~Table 7-15, Suitability of Lower-Income Sites~~, provides details for lower-income sites, including the sites' existing use and reason for selection as a site suitable for redevelopment to residential use.

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**Table 7-18. Suitability of Lower-Income Sites**

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
2	1910, 1940-1950 N Main St	178-411-017	0.97	MU-R	102.49	100%	11	-	-	124	135	Under construction	2.96	Proposed development with a density bonus.
6	699 Ygnacio Valley Rd	178-402-003	0.91	MU-C	49.78	100%	68	24	-	1	93	Former gas station	0.00	Proposed 100% affordable development, with City financial support.
7	1250 Las Juntas Way	148-180-055	2.09	M-3	14.52	100%	-	22	20	-	42	Vacant	0.00	Proposed development by Habitat for Humanity.
47	2221 N Main Street	174-150-009	2.10	MU-PD	40.00	100%	53	30	-	-	83	Gas station and 1-story retail	0.94	ND. Underutilized retail/ office properties assembled by a single owner. Adjacent to recent high-density residential development.
48	2082-2084 Mt. Diablo Blvd	178-020-006	3.41	MU-C	58.08	95%	119	69	-	-	188	Gas station and 1-story retail	0.96	WD. Underutilized retail/ office properties.
49	2042 Mt. Diablo Blvd	178-030-003	1.60	MU-C	58.08	95%	55	33	-	-	88	1-story retail	0.38	WD. Underutilized retail/ office properties.
50	1832 Sharp Ave	178-040-018	4.45	M-0.75	58.08	100%	60	35	128	-	223	1-story retail, office, and single family homes	0.24	WD. Underutilized retail/ office properties assembled by a single owner..
51	1859 Lacassie Ave	178-080-030	0.45	M-0.75	58.08	100%	16	10	-	-	26	Parking lot	0.00	WD. Church parking lot.
52	1801 Lacassie Ave	178-080-075	5.20	M-0.75	58.08	100%	16	10	-	-	26	Church and parking lot	7.12	WD. Church parking lot.
54	Arroyo Way	178-411-011	1.45	MU-R	102.49	100%	93	55	-	-	148	Parking lot and car storage lot	0.18	Parking lot and car storage lot.
59	Mt Diablo Blvd	184-041-016	1.93	MU-D	58.10	95%	42	-	-	-	42	Church and parking lot	4.22	WD. Church parking lot.
61	1919 Mt. Diablo Blvd	184-050-010	2.44	MU-C	58.08	95%	85	49	-	-	134	1-2 story office/retail	0.77	WD. Underutilized retail/ office properties.
62	1815 Mt. Diablo Blvd	184-050-058	2.15	MU-C	58.08	95%	74	44	-	-	118	1-2 story office/retail	0.48	WD. Underutilized retail/ office properties.
63	1123 S. California Blvd	184-050-066	3.60	MU-C	58.08	95%	198	-	-	-	198	1-story retail	0.23	WD. Underutilized retail/ office property.
64	1870 Olympic Blvd	184-050-063	1.64	MU-D	58.10	95%	23	-	54	-	77	2-story office, 2-story apartments	1.30	WD. Underutilized retail/ office properties.
65	1295 S. Main St	184-070-011	3.01	MU-C	58.08	95%	52	31	-	-	83	1-story retail	0.29	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Adjacent to recent high-density residential development.

**Table 7-18. Suitability of Lower-Income Sites (Continued)**

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
2	1910, 1940-1950 N Main St	178-411-017	0.97	MU-R	102.49	100%	11	-	-	124	135	Under construction	2.96	Proposed development with a density bonus.
6	699 Ygnacio Valley Rd	178-402-003	0.91	MU-C	49.78	100%	68	24	-	1	93	Former gas station	0.00	Proposed 100% affordable development, with City financial support.
7	1250 Las Juntas Way	148-180-055	2.09	M-3	14.52	100%	-	22	20	-	42	Vacant	0.00	Proposed development by Habitat for Humanity.
47	2221 N Main Street	174-150-009	2.10	MU-PD	40.00	100%	53	30	-	-	83	Gas station and 1-story retail	0.94	ND. Underutilized retail/ office properties assembled by a single owner. Adjacent to recent high-density residential development.
48	2082-2084 Mt. Diablo Blvd	178-020-006	3.41	MU-C	58.08	95%	119	69	-	-	188	Gas station and 1-story retail	0.96	WD. Underutilized retail/ office properties.
49	2042 Mt. Diablo Blvd	178-030-003	1.60	MU-C	58.08	95%	55	33	-	-	88	1-story retail	0.38	WD. Underutilized retail/ office properties.
50	1832 Sharp Ave	178-040-018	4.45	M-0.75	58.08	100%	60	35	128	-	223	1-story retail, office, and single family homes	0.24	WD. Underutilized retail/ office properties assembled by a single owner..
51	1859 Lacassie Ave	178-080-030	0.45	M-0.75	58.08	100%	16	10	-	-	26	Parking lot	0.00	WD. Church parking lot.
52	1801 Lacassie Ave	178-080-075	5.20	M-0.75	58.08	100%	16	10	-	-	26	Church and parking lot	7.12	WD. Church parking lot.
54	Arroyo Way	178-411-011	1.45	MU-R	102.49	100%	93	55	-	-	148	Parking lot and car storage lot	0.18	Parking lot and car storage lot.
59	Mt Diablo Blvd	184-041-016	1.93	MU-D	58.10	95%	42	-	-	-	42	Church and parking lot	4.22	WD. Church parking lot.
61	1919 Mt. Diablo Blvd	184-050-010	2.44	MU-C	58.08	95%	85	49	-	-	134	1-2 story office/retail	0.77	WD. Underutilized retail/ office properties.
62	1815 Mt. Diablo Blvd	184-050-058	2.15	MU-C	58.08	95%	74	44	-	-	118	1-2 story office/retail	0.48	WD. Underutilized retail/ office properties.
63	1123 S. California Blvd	184-050-066	3.60	MU-C	58.08	95%	198	-	-	-	198	1-story retail	0.23	WD. Underutilized retail/ office property.
64	1870 Olympic Blvd	184-050-063	1.64	MU-D	58.10	95%	23	-	54	-	77	2-story office, 2-story apartments	1.30	WD. Underutilized retail/ office properties.
65	1295 S. Main St	184-070-011	3.01	MU-C	58.08	95%	52	31	-	-	83	1-story retail	0.29	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Adjacent to recent high-density residential development.

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
66	1550 Newell Ave	184-070-016	1.80	MU-C	58.08	95%	31	18	-	-	49	1-story retail	0.36	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Adjacent to recent high-density residential development.
67	1531-1599 Botelho Dr, 1320-1330 S. California Blvd	184-070-023	2.56	MU-C	58.08	95%	53	31	-	-	84	1-story retail	0.54	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Located near recent high-density residential development.
68	1372-1388 S. California Blvd	184-070-024	2.15	MU-C	58.08	95%	37	22	-	-	59	1-story retail	1.83	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Located near recent high-density residential development.
69	1355 S. California Blvd	184-080-018	4.00	MU-C	58.08	95%	139	81	-	-	220	1-story retail	1.17	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Located near recent high-density residential development.
71	1735 N Broadway	178-320-006	1.61	MU-C	49.78	95%	94	53	-	-	147	Auto dealership and car storage lot	1.23	ND. Underutilized retail/ office properties assembled by a single owner. Adjacent to recent high-density residential development.
72	Arroyo Way	178-330-001	1.99	MU-R	102.49	100%	165	87	-	1	253	1-story retail	0.88	ND. Underutilized retail/ office properties. Adjacent to recent high-density residential development.
73	1375 Arroyo Way	178-340-002	0.50	MU-R	102.49	100%	33	18	-	-	51	Auto dealership and car storage lot	0.05	ND. Underutilized retail/ office properties.
75	N Broadway	178-412-010	1.63	MU-C	49.78	100%	12	-	-	128	140	Auto dealership and car storage lot	0.00	ND. Underutilized retail/ office properties.
77	1756 Lacassie Ave	174-220-002	1.97	MU-D	58.10	95%	69	39	-	-	108	Former Department of Motor Vehicles office	1.01	ND. Underutilized retail/ office properties assembled by a single owner. Located near recent high-density residential development.

**Table 7-18. Suitability of Lower-Income Sites (Continued)**

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
78	1443-1515 Oakland Blvd	177-260-023	0.76	MU-D	58.10	95%	26	16	-	-	42	Gas station and 1-3-story office	1.20	WD. Underutilized retail/ office properties assembled by a few owners. Located near recent high-density residential development.
79	1415 Oakland Blvd	177-280-014	0.69	MU-D	58.10	95%	24	14	-	-	38	2-3-story office	0.69	WD. Underutilized retail/ office properties.
80	1407 Oakland Blvd	177-280-018	0.95	MU-D	58.10	95%	33	19	-	-	52	2-story office	1.16	WD. Underutilized retail/ office properties.
88	Trinity Ave	178-072-009	1.10	M-0.75	58.08	100%	39	24	-	-	63	3-story office	0.11	WD. Underutilized retail/ office properties.
93	1777 N California Blvd	178-080-072	1.27	MU-D	58.10	95%	44	25	-	-	69	Parking lot	0.64	WD. Church parking lot.
96	1222-1250 Pine St	173-110-018	1.33	MU-C	49.78	95%	40	22	-	-	62	3-story office	1.03	WD. Underutilized retail/ office properties. Adjacent to high-density residential development.
97	1201-1299 Parkside Dr	173-110-023	3.39	MU-C	49.78	95%	-	20	-	137	157	2-story office	1.51	ND. Underutilized retail/ office property.
98	2101 N Main St	174-172-012	0.56	MU-C	49.78	95%	17	9	-	-	26	Auto dealership and car storage lot	0.51	ND. Underutilized retail/ office property.
103	1251 Arroyo Way	178-352-020	0.62	MU-C	49.78	95%	19	10	-	-	29	2-story retail	0.83	ND. Underutilized retail/ office property.
105	1150 Civic Dr	178-402-004	0.77	MU-C	49.78	95%	23	13	-	-	36	1-story office	0.88	ND. Underutilized retail/ office properties. Adjacent to recent high-density residential development.
117	2100 Tice Valley Blvd	186-030-054	3.84	P-D	0.00	100%	6	-	-	-	6	Church and parking lot	7.24	Church parking lot. Proposed development.
118	1271 S California Blvd	184-092-034	1.32	C-R	49.78	100%	-	11	-	83	94	Retail	0.02	Unoccupied retail
121	Heather Dr	144-082-004	14.34	P-D	0.00	100%	20	118	-	-	138	Golf course	5.79	There is potential to increase the density in portions where housing already exists or is already allowed.
122	200 La Casa Via	140-230-004	2.95	P-D	0.00	100%	2	-	-	-	2	Church	4.65	Church leadership has expressed an interest in developing housing
123	1426 S Main St	183-030-005	0.51	C-R	Det. by CUP, except in specific plan area where applicable*	100%	1	-	-	8	9	Retail	0.32	Property owner has an SB 330 pre-application on file.

**Table 7-18. Suitability of Lower-Income Sites (Continued)**



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### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
2	1910, 1940-1950 N Main St	178-411-017	0.97	MU-R	102.49	100%	11	-	-	124	135	Under construction	2.96	Proposed development with a density bonus.
6	699 Ygnacio Valley Rd	178-402-003	0.91	MU-C	49.78	100%	68	24	-	1	93	Former gas station	0.00	Proposed 100% affordable development, with City financial support.
7	1250 Las Juntas Way	148-180-055	2.09	M-3	14.52	100%	-	22	20	-	42	Vacant	0.00	Proposed development by Habitat for Humanity.
47	2221 N Main Street	174-150-009	2.10	MU-PD	40.00	100%	53	30	-	-	83	Gas station and 1-story retail	0.94	ND. Underutilized retail/ office properties assembled by a single owner. Adjacent to recent high-density residential development.
48	2082-2084 Mt. Diablo Blvd	178-020-006	3.41	MU-C	58.08	95%	119	69	-	-	188	Gas station and 1-story retail	0.96	WD. Underutilized retail/ office properties.
49	2042 Mt. Diablo Blvd	178-030-003	1.60	MU-C	58.08	95%	55	33	-	-	88	1-story retail	0.38	WD. Underutilized retail/ office properties.
50	1832 Sharp Ave	178-040-018	4.45	M-0.75	58.08	100%	60	35	128	-	223	1-story retail, office, and single family homes	0.24	WD. Underutilized retail/ office properties assembled by a single owner..
51	1859 Lacassie Ave	178-080-030	0.45	M-0.75	58.08	100%	16	10	-	-	26	Parking lot	0.00	WD. Church parking lot.
52	1801 Lacassie Ave	178-080-075	5.20	M-0.75	58.08	100%	16	10	-	-	26	Church and parking lot	7.12	WD. Church parking lot.
54	Arroyo Way	178-411-011	1.45	MU-R	102.49	100%	93	55	-	-	148	Parking lot and car storage lot	0.18	Parking lot and car storage lot.
59	Mt Diablo Blvd	184-041-016	1.93	MU-D	58.10	95%	42	-	-	-	42	Church and parking lot	4.22	WD. Church parking lot.
61	1919 Mt. Diablo Blvd	184-050-010	2.44	MU-C	58.08	95%	85	49	-	-	134	1-2 story office/retail	0.77	WD. Underutilized retail/ office properties.
62	1815 Mt. Diablo Blvd	184-050-058	2.15	MU-C	58.08	95%	74	44	-	-	118	1-2 story office/retail	0.48	WD. Underutilized retail/ office properties.
63	1123 S. California Blvd	184-050-066	3.60	MU-C	58.08	95%	198	-	-	-	198	1-story retail	0.23	WD. Underutilized retail/ office property.
64	1870 Olympic Blvd	184-050-063	1.64	MU-D	58.10	95%	23	-	54	-	77	2-story office, 2-story apartments	1.30	WD. Underutilized retail/ office properties.
65	1295 S. Main St	184-070-011	3.01	MU-C	58.08	95%	52	31	-	-	83	1-story retail	0.29	Underutilized retail/ office property. Designated in General Plan for mixed use FAR of up to 1.5. Adjacent to recent high-density residential development.

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### Chapter 7. Adequate Site Inventory Analysis and Methodology

Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Realism*	Net Units of Capacity					Existing Use	I:LV	Reason for Selection**
							Very Low	Low	Mod.	Above Mod.	Total			
124	1459-1479 Newell Ave	183-030-029	0.92	C-R	Det. by CUP, except in specific plan area where applicable*	100%	5	22	-	-	27	Retail	0.25	Multi-family residential is permitted by the specific plan and requires a CUP by zoning.
125	2079 Mt Diablo Blvd	184-042-014	0.58	O-C	Det. by CUP, except in specific plan area where applicable*	95%	7	25	-	-	32	One-story Motel	1.50	Old, one-story motel.
126	154 Sierra Dr	179-060-036	1.42	P-D	0.00	100%	33	3	-	-	36	Apartments	1.65	Old apartments with a low FAR.
127	S Main St	183-030-001	0.61	C-R	Det. by CUP, except in specific plan area where applicable*	100%	21	-	-	-	21	Vacant 1-story retail	0.60	Proposed development with a density bonus.
TOTAL							1,958	1,112	202	482	3,754			

\*For pending and entitled developments, "Density Realism" is based on the proposed development. For other sites, "Density Realism" is an assumption based on realized density of recent and proposed developments.

\*\* ND indicates the North Downtown Specific Plan Area. WD indicates the West Downtown Specific Plan Area.

## 7.8 Senate Bill 330/Replacement Housing Requirements

Adopted in 2019, Senate Bill (SB) 330 implements new requirements applicable to the Sites Inventory to conserve existing affordable housing units and units that are occupied by households with lower incomes. Pursuant to SB 330, sites with existing residential units cannot be counted toward the City's lower-income capacity unless the City has adopted a mechanism to preserve or require replacement of existing units that are, or within the last 5 years were, affordable to households with low or very-low-incomes or occupied by households with low or very-low-incomes (referred to by SB 330 as "Protected Units").

California Government Code, Section 65583.2(g)(3), requires that existing residential units on non-vacant sites be replaced with units affordable to the same or lower-income level when demolished. More specifically, replacement housing must be provided for the following types of non-vacant sites:

- Sites that currently have residential uses; and
- Sites that had residential uses within the past 5 years, which have been vacated or demolished that:
  - Are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income;
  - Are or were subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
  - Are or were occupied by low or very low-income households.

Of the 1043 non-vacant sites in the Sites Inventory, 396 have existing residential uses totaling 1866 units. Site 121, located at 1148-1152 Alpine Road and 1204 Alpine Road contains 61 of these existing units and has capacity for a total of 10098 units. The other 385 sites contain between one and 2045 units and have a capacity for a total of between two and 238 units. The capacity of these sites is generally double or more the current number of units, providing an opportunity for the financial return needed to cover the cost of replacement housing.

Eight Nine of the sites with existing residential uses are proposed or in-process developments, replacing 126 existing units with 65577 total new units (6434 net new units). There are no proposed developments that propose fewer residential units than currently, exist on the property nor have there been any recent developments with fewer residential units than previously existed on the property. Only net new units are counted in the Sites Inventory for the capacity determination.

To ensure that any demolished units are replaced, the City is including a program for replacement units (See Policy H-5.9 and Proposed Program H-5.E. Replacement Housing). Pursuant to this program, the City will review all available information for a property (obtained from the property owner), reach out directly to existing tenants to determine residents' income levels, calculate the number of units with lower-income households, and determine if proposed units are sufficient for replacement. If the City determines that the number of residential units occupied by lower-income households exceeds the proposed replacement units, the City will work with the developer to ensure the appropriate number of affordable units are built to replace any existing units.

## 7.9 Senate Bill 1333 Requirements – “No Net Loss”

Recent modifications to housing element law adopted through SB 1333, known as the “No Net Loss” provision, require that the City maintain adequate capacity to accommodate the remaining unmet portion of its RHNA target for each of the income categories throughout the 8-year Housing Element Planning Period. The City must also monitor housing production as the planning period progresses and ensure that the City does not reduce the housing capacity below what is needed to meet its RHNA target by income level through either of the following methods:

- Adoption of reductions in allowable residential densities for sites identified in the Sites Inventory through community plan update/amendment or rezone.
- Approval of development or building permits for sites identified in the inventory that authorize the construction or development of fewer units (by income level) than identified as possible in the inventory.

In order to address the “No Net Loss” provisions, the City completed the following steps in preparing the Sites Inventory:

- Evaluated the need to reduce the estimates of site housing capacity based on topography, environmental features, site acreage, and expectations for mixed-use development. Where deemed appropriate, the City applied such reductions.
- Further reduced estimated site housing capacity to ensure estimates are conservative, ranging between 95% and 100% of the net potential housing units, based on site-specific zoning and units' designated income levels. As described in Section 7.4 and elsewhere in this Chapter, average realized density of proposed and recently built developments ranges between 110% and 224% for different zones.
- Identified sufficient sites with housing capacity to provide a reasonable capacity buffer (20% of gross RHNA numbers for the lower-income levels and 15% for the moderate-income

level) above the City's RHNA targets to ensure that the City maintains adequate capacity to meet its targets.

The Housing Plan includes Program H-1.CC. Maintain/Update the Site Inventory to maintain and update the Sites Inventory on an annual basis in connection with the preparation of the Annual Progress Report to ensure that the City maintains sufficient housing capacity.

## 7.10 Development Trends and Market Conditions

The City performed an analysis of development trends and market conditions (for the City and the region as a whole) for the existing use types of non-vacant sites in the Sites Inventory. These use types primarily include retail and office.

### 7.10.1-17.10.1 **Retail (City and Region)**

Changes in consumer preferences over the last several years with the advent of e-commerce has changed the retail business model to reduce demand for larger and more traditional brick-and-mortar space. The effect of e-commerce on the evolution of retail presents opportunities to repurpose existing retail uses for new mixed-use and residential developments. This trend has already occurred in the Bay Area as evidenced by Richmond's Hilltop Mall and San Francisco's 5M Development, both examples of underused retail to residential mixed-use conversions. Other recent projects include the Orbisonia Heights project in Bay Point (Pittsburg) and the MacArthur and Central Station projects in Oakland (both include affordable units).

The COVID-19 pandemic has accelerated the evolution of the retail commercial real estate market away from the large traditional brick-and-mortar footprints as evidenced by the following data:

- According to the John Cumbelich and Associates (a San Francisco Bay Area commercial real estate firm specializing in retail properties) Q431 20232Q4 2022 Retail Market Report for the City of Walnut Creek (this report is specific to the City rather than the County or the region), **retail vacancy in the City was 8-19.7010.9%, which exceeds the 5.1% East Bay Area retail vacancy rate** reported by the Kidder Mathews (a commercial real estate firm specializing in West Coast commercial properties) Retail Market Report for the same period.
- The John Cumbelich and Associates Q13 202320Q3-2020 Retail Market Report for Walnut Creek showed an overall retail vacancy rate of 134.544.3% during one of the heights of the pandemic, which indicates that the Walnut Creek retail market has experienced only a minor recovery in the last 1-2 years but has decreased with a decrease to 9.78-9% vacancy in Q1 2023. While Walnut Creek retail vacancy rates have recovered with less COVID-19 restrictions and more people shopping in person, they have not

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~~reached pre-pandemic levels, and vacancy rates even show a slight increase from Q3 and Q4 2022 (8.9% for both) signaling a recovering trend with less COVID-19 restrictions and more people shopping in person. Furthermore, years. However, the retail vacancy rates in rate for the East Bay Area (per the Kidder Mathews Market Report Q1 2022<sup>23</sup>) have slightly increased to 5.1% since Q1 2022. Before this, East Bay retail vacancy rates remained has ) has stayed at 5% since Q1 2021. This data indicates indicating a stronger retail market in the overall region vs. the City, along with the emergence of an uptrend in vacancy rates in both the City and the region.~~

- It is important to note that according to the market reports referenced above, retail vacancy rates began to increase significantly starting in Q1 of 2019, prior to the pandemic. More specifically, Kidder Mathews shows East Bay retail vacancies increasing from 3% to nearly 4% between Q4 2018 to Q1 2019 and John Cumbelich and Associates reports that Walnut Creek retail vacancies jumped from 3.6% to 6% over this same period. **Despite the overall decrease in the last couple of years, vacancy rates did not recover to pre-pandemic levels.**

Retailers who vacated space in the City include Neiman Marcus (86,000 square feet building), Sur La Table, Paia Mercantile, Flashlight Books, CycleScape, Mattress Firm and a number of restaurants. According to the John Cumbelich and Associates ~~Q13 2023~~<sup>20</sup>~~Q3 2020~~ Retail Market Report, “some 34,452 [square feet] in newly vacant space hit the market in Q1, against only 8,347 [square feet] in new leases, resulting in net negative absorption of 26,106 overbuilding, shrinking demand for bricks and mortar space due to e-commerce” and restriction during the pandemic have “re-set market conditions dramatically.” the market has achieved net positive absorption for four of the past five quarters” which has “result[ed] in net positive absorption of almost 22,000 [square feet]” in this quarter. Q1 2023.

This change in the retail market combined with the availability of vacant and underutilized retail properties create opportunities for redevelopment of existing retail for residential uses in Walnut Creek. The descriptions of recent and proposed developments starting on page 7-43 (under the heading “The City’s past experience converting existing uses to higher density residential development”) provide examples of retail properties being redeveloped with a high-density residential use. 28-Twenty-eight sites in the Sites Inventory have an automotive use (i.e., gas station or auto dealership), bank, restaurant, retail sales, or shopping center use description. Table 7-19 provides examples of retail properties being converted to high-density residential. This supports the redevelopment of the 26 retail sites in the Sites Inventory into residential developments.

#### **7.10.1.27.10.2 Office (City and Region)**

##### **West and North Downtown**

The significant number of residential development projects that have occurred in the West and North Downtown Specific Plan areas are the strongest evidence that the existing non-residentially zones sites (as contained in the Sites Inventory) will be redeveloped with residential uses.

##### **Market Data**

The County's ~~once-solid~~once-solid office market has struggled, as the COVID-19 pandemic became a catalyst for remote working. This has led to a rise in vacancy and availability of sublet space along with declines in rents.

- According the Colliers (a leading real estate and investment firm) 2023 Q1 Walnut Creek Office Report, Although vacancy rates have ticked down from 18.9% in Q1 2022 to 17.6% in Q1 2023~~recently according to the Colliers 20231 Q142021 Q4 Office Report for Walnut Creek,~~. However, office vacancy rates in the City have not recovered to pre-pandemic levels. Furthermore, CoStar (the industry leader in commercial real estate analytics) reports that vacancy rates in the East Bay have increased from 10.5% by the end of 2020, to 13.4% in Q1 2023 and, just like Walnut Creek, the East Bay has not recovered to pre-pandemic levels. ~~†The~~the lasting effects of the COVID-19 pandemic seem to point towards a decrease in office demand ~~combined~~in combination with the ever-growing need for housing.
- As shown in Figure 7-1. Submarket Vacancy, CoStar reports that the BART/Downtown Walnut Creek submarket has the third highest office vacancy rate at 21%, which has remained high since 2020. In addition, CoStar forecasts that vacancies will remain high through at least 2027.



**Figure 7-1. Submarket Vacancy**

No.	Submarket	Vacancy		
		SF	Percent	Rank
1	Alameda	294,235	6.5%	6
2	Antioch/Pittsburg	183,504	7.1%	10
3	Berkeley	491,871	7.5%	12
4	Bishop Ranch	1,663,678	24.3%	26
5	Concord/Pleasant Hill	1,536,508	19.7%	23
6	Danville/Alamo	136,278	9.1%	14
7	Dublin	424,161	15.2%	17
8	E Hayward/Castro Valley	-	-	-
9	Emeryville	1,026,189	22.4%	25
10	Fremont	352,649	6.9%	8
11	Hayward/Castro Valley	158,892	4.1%	2
12	Lamorinda	126,765	7.0%	9
13	Livermore	315,868	15.3%	18
14	Martinez/Pacheco/Hercules	68,943	3.8%	1
15	Newark	181,506	16.1%	20
16	Oakland-Downtown	3,371,290	15.9%	19
17	Oakland-North	288,331	8.8%	13
18	Oakland-Port/Jack London	152,058	10.9%	15
19	Oakland-South/Airport	357,474	7.2%	11
20	Oakland-West	39,762	4.5%	3
21	Pleasanton	1,394,385	11.9%	16
22	Richmond/San Pablo	171,450	5.8%	4
23	San Leandro	166,524	6.3%	5
24	San Ramon	384,592	16.2%	21
25	Union City	16,721	6.6%	7
26	Walnut Creek-BART/DT	1,737,344	20.6%	24
27	Walnut Creek-Shadelands	393,635	16.5%	22

- The Colliers Q1 2023 Office Report also details vacancy rates for the I-680 Corridor and Downtown Walnut Creek. As reported by Colliers, the I-680 Corridor has Office Figures report shows the I-680 Corridor with an overall office vacancy rate of 23%, while office vacancy rate and Downtown Walnut Creek area has a 20.9% vacancy rate Both vacancy rates are which is higher than the 17.6% vacancy rate of the City as reported in Colliers 2023 Q1 Office Report. as a whole.
- Current data indicates that the impacts of the COVID-19 pandemic on the office market are not expected to be temporary. The March 2023 Bay Area Council Employer Network Poll, 70% of Bay Area employers expect their employees to work in person 3 days or less per week. Furthermore, According to According to a February 2022 Colliers 2023 U.S. Office Research Report, “roughly 1.4 billion square feet of leases expiring before 2026



~~could result in nearly 300 million square feet of space being returned to the market.” In addition to lease expiration, Colliers reports that office space needs vary widely and “most common are space reductions of 20% to 30%, particularly when relocating, but some large companies have slashed space by more than 60%.” survey by the business group Bay Area Council, almost 70% of Bay Area employers expect their employees will work in person 3 days or less per week. A Cushman and Wakefield report, Global Office Impact Study & Recovery Timing, from September 2020 anticipates office demand to be 15.8% lower over the 2022–2030 period because of work from home trends.~~

- ~~• According to the Cushman & Wakefield National Office Market Report for Q1 2023, the office vacancy rate sits at 18.6%, which is an increase from prior periods.~~

An example of ~~the above~~~~these~~ market forces in effect can be seen in Station Plaza. Station Plaza was an office building with a prime location near the BART station in Walnut Creek that sold at a loss due to high vacancy rates, per *The Mercury News*. These trends present an opportunity to redevelop a number of sites in the City with existing office space to residential uses. ~~According to the Cushman & Wakefield National Office Market Report for Q1 2023~~~~2022~~, ~~the office vacancy rate sits at 18.6~~~~17.5~~%, which is an increase from prior periods.

These market conditions and trends provide factual support that non-vacant sites in these areas have a strong likelihood of being redeveloped for residential uses. ~~The descriptions of recent and proposed developments~~ Table 7-19 ~~starting on page 44 provides~~~~provide~~ examples of office properties being ~~redeveloped with a converted to~~ high-density residential use. This supports the ~~redevelopment of the 20 office~~~~20~~ sites in the Sites Inventory ~~contain office uses~~~~into residential developments~~.

#### 7.10.3 Commercial to Residential Conversion (Regional Trends)

Throughout this Chapter 7, Sites Inventory, the City provides an overwhelming amount of proof of the decreasing demand for commercial buildings and the increasing demand for housing. Specifically, Table 7-19. Recent Commercial to Residential Conversions - Region, shows the demand of commercial to residential conversion. **Error! Reference source not found.** shows the following:

- 53 commercial to residential projects in Contra Costa County, totaling 6,017 units.
  - Of the total 6,017 units, 1,957 are affordable, broken down as follows:
    - 1,157 lower income
    - 800 moderate income

- As shown in Table 7-14, Proposed and Recently Built Development Projects – Walnut Creek, of the 2,161 units proposed and built in the City over the last 15 years, 366 (17%) are the result of commercial property redeveloping into residential units.

#### **7.10.3.1 Nexus – Regional Trends and Real Estate/Economic Market Data**

As evidenced by the data presented in this Chapter 7, Sites Inventory, there is a clear nexus between the redevelopment of commercial properties to residential, changes in the economy (including the retail and office markets), and the likelihood that the sites in the Sites Inventory will redevelop. Specifically, Table 7-14 and Table 7-19 provide evidence of the trends summarized in this Section 7.10, including changes in demand for retail and office uses after the COVID-19 pandemic.

In the realm of retail, the rise of e-commerce and changing consumer preferences have reduced the demand for traditional brick-and-mortar spaces. The COVID-19 pandemic has further accelerated this transformation, as the retail market experienced significant changes resulting from increased reliance in online retailers, such as Amazon. Vacancy rates increased in the early stages of the pandemic but have shown signs of recovery as restrictions eased. This shift has prompted the repurposing of existing retail properties for mixed-use and residential developments. Examples like Richmond's Hilltop Mall and San Francisco's 5M Development demonstrate successful conversions from underused retail to residential mixed-use projects. Similarly, the office market has been affected by the COVID-19 pandemic and the rise of remote work. The need for social distancing changed where people work and continued in the long run.

The shifts from brick-and-mortar to e-commerce and in-office to remote work are particularly pronounced in the Bay Area, where the tech industry is undergoing significant changes. This shift has been exacerbated by significant lay-offs in the tech industry and recent bank failures and concerns, including the failure of Silicon Valley Bank. The Colliers 2023 U.S. Office Research Report states the following:

*It is unclear which occupiers will drive demand into the future, since tech firms, the key driver in many markets, are retrenching, leading to layoffs, hiring freezes, and sublease offerings. In fact, major tech employers announced more than 40,000 layoffs in January.*

These market conditions, combined with the availability of vacant or underutilized commercial properties, present opportunities for the redevelopment of retail and office spaces into residential uses. The data and trends presented support the likelihood of non-vacant sites being redeveloped for residential purposes, showcasing the ongoing trend of commercial to residential development conversions. As such, the 51 (or 40% of the total 127) commercial and office properties included in the Sites Inventory are suitable for redevelopment.

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
Antioch	Delta Fair Village	2710-3040 Delta Fair Blvd	Not available	Existing: Convenience Commercial Proposed: Planned Development	Focus Area (GP-18-02)	13.4	4000 sf commercial building; 210 apartments	0	0	0	210	210	Incomplete
Concord	Galindo Terrace	1313-1321 Galindo Street	Gas station, billboard, two-story building	Downtown Mixed Use	Downtown Mixed Use	0.5	61-unit affordable housing plus 1 manager's unit	53	8	1	0	62	Approved
Concord	RMG Affordable Housing	1335 Galindo Street	Redev. of an underutilized commercial retail	Downtown Mixed Use	Downtown Mixed Use	0.6	75-unit redevelopment project; supportive housing for residents with special needs.	15	15	0	45	75	Approved
Concord	The Argent	2400 Willow Pass Road	Single-story former Blockbuster video building	Downtown Mixed Use	Downtown Mixed Use	1.6	181-unit redevelopment project	20	0	0	161	181	Approved
Concord	Clayton Road Townhomes	3512 Clayton Road	Storage facility	Residential Medium and Commercial Mixed Use	Medium Density Residential & Commercial Mixed Use	3.9	70-unit three-story residential townhomes	0	0	0	70	70	Approved
Concord	Salmon Run Apartments	2324 Clayton Road	Office building	Downtown Mixed Use	Downtown Mixed Use	0.5	Office building conversion project 32 apartment units; offsite parking lot	0	0	0	32	32	Approved
Concord	The Grant	(North) 1776 Grant Street (South) 1676 Grant Street	Redev. of underutilized commercial office and retail	Downtown Mixed Use	Downtown Mixed Use	2.0	Mixed-Use Development; 228-unit apartment project with 4,600 square feet of commercial space	0	0	0	228	228	Under Construction
Danville	600 Hartz Avenue Mix Use Project	600 Hartz Avenue	Restaurant	DBD11	Downtown Master Plan - commercial/residential	1.2	Mixed-use commercial and 37-unit condominium development	0	0	6	27	33	Approved by Planning Commission
Danville	Diablo Mixed Use Development	198 Diablo Road	Service Station	DBD2	Downtown Master Plan - old town retail transition	0.4	10,496 sf two-story mixed-use building; second floor residential	0	0	0	3	3	Approved by Planning Commission

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
El Cerrito	Mayfair: Phase II – Affordable	11690 San Pablo Avenue	Vacant/ Parking Lot	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.5	100% deed-restricted affordable housing with 1 manager's unit	44	24	0	1	69	Under Construction
El Cerrito	The Lexington	6501 Fairmount Avenue	Commercial Building	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	40 Market rate apartments (assumed 50/50 mod/above mod) with 5 moderate-income inclusionary units; 1,841 sf commercial	0	0	25	20	45	Building Permit under review as of February 2023
El Cerrito	Potrero Property	6115/6111 Potrero Avenue 11335-41 San Pablo Avenue	Commercial Building	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	63 Market rate apartments (assumed 50/50 mod/above mod) with 5,000 sf commercial, including outdoor patio along San Pablo Avenue.	0	0	31	32	63	Approved April 2022
El Cerrito	10192 San Pablo Ave	10192 San Pablo Avenue	Former Rob's Auto	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	42 Market rate apartments (assumed 50/50 mod/above mod) and 2 live-work units (above mod)	0	0	21	23	44	Approved January 2019; Expired 1/24/2023; New entitlement submitted 11/14/2022; Pending Design Review Board consideration
El Cerrito	Polaris Apartments	11965 San Pablo Avenue	Fast food restaurant (currently unoccupied building, parking lot, landscaping)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.5	135 Market rate apartments (assumed 50/50 mod/above mod) with 9 moderate-income inclusionary units	0	0	76	68	144	Approved June 2019; entitlement extension granted to 12/18/2024
El Cerrito	Wall Avenue Apartments	11795 San Pablo Avenue	Three vacant structures: commercial building, SFR, converted garage/residence	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.6	117 Market rate apartments (assumed 50/50 mod/above mod) with 6 low-income and 7 moderate-income inclusionary units, with 3,695 sf commercial	0	6	65	59	130	Approved 10/2/2019; entitlement expires 4/2/2023

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

	Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Affordability				Total Units	Status
									Very Low	Low	Mod.	Above Mod.		
16	El Cerrito	El Cerrito Plaza BART TOD	6774 Central Avenue	BART	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	7.5	351 deed-restricted lower-income units and 392 market-rate units (assumed 50/50 mod/above mod)	35	316	196	196	743	Developer selected, planning underway. Partial entitlement application submitted
17	El Cerrito	10919 San Pablo Avenue	10919 San Pablo Avenue	Former auto-repair shop, garage door supply shop, two single-family homes, one vacant single-story commercial structure	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	0.5	Mixed-use: 90 dwelling units and two ground floor commercial spaces	0	0	45	45	90	Under Construction
18	El Cerrito	The Civic	10290 San Pablo Avenue	Office buildings, garage, parking lot	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	50 residential units, 4 live-work units	0	0	25	29	54	Under Construction
19	El Cerrito	10810 San Pablo	10810 San Pablo	Covered and uncovered parking	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	0.6	40 units	0	0	0	40	40	Entitled
20	El Cerrito	Avenue Lofts	10167 San Pablo Avenue	Vacant/ formerly auto shop	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	62 dwelling units	0	0	0	62	62	Entitled
21	El Cerrito	The Griffin	11048/ 11060 San Pablo	Sporting goods store and associated parking lot	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	1.5	170 dwelling units	0	0	0	170	170	Entitled
22	El Cerrito	10135 San Pablo Avenue	10135 San Pablo Avenue	Parking lot	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	0.5	72 residential units; 4,455 sq ft ground floor retail	0	0	0	72	72	Entitled

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

	Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Affordability				Total Units	Status
									Very Low	Low	Mod.	Above Mod.		
23	El Cerrito	921 Kearney Street	921 Kearney Street	Vacant building	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	TOMIMU (Transit Oriented Mid-Intensity Mixed Use)	0.3	59 dwelling units	0	0	0	59	59	Entitled
24	El Cerrito	1711 Eastshore Drive	1711 Eastshore Drive	Former Orchard Supply Hardware Site	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	TOHIMU (Transit Oriented Mid-Intensity Mixed Use)	3.8	239 market-rate apartments and 2 managers' units (assumed 50/50 mod/above mod) with 69 low- and 5 moderate-income inclusionary units	0	69	125	121	315	Application submitted March 2022; deemed complete; pending environmental review and DRB consideration
25	Lafayette	Oak Hill	1001, 1007, 1009 Oak Hill Rd	Commercial/ Retail Buildings with Parking lots	Special Retail Business (SRB)	Downtown Core/ Downtown Retail District (DSP)	1.1	Redevelopment of four parcels containing three existing commercial/retail buildings for a multifamily building containing 51 rental units with 6 below market rate units	0	6	0	45	51	
26	Lafayette	Lennar Homes 'The Brant'	3666 Mt Diablo Boulevard	Restaurant, Office Building, Auto Repair and Parking	General Commercial District 1 (C-1)	West End Commercial	2.0	Mixed Use Project 66 condominiums including 10 BMR units 5400 sf commercial including full service restaurant	2	2	6	56	66	Under Construction
27	Lafayette	Woodbury Highlands	5 Woodbury Highlands Court	Two Office Complexes and Parking	C	West End District	6.6	99-unit condominium project with 15 BMR units; club house; outdoor areas	0	0	15	84	99	Under Construction
28	Lafayette	Lenox Lafayette Circle	210 Lafayette Circle	Restaurant and Parking	Special Retail Business (SRB)	Downtown Core	0.4	3-story (34' high) mixed use building with 12 dwelling units; 2 BMR units; 700 sf ground floor commercial live/work space	0	0	2	10	12	Under Construction

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
Lafayette	Lafayette Lane (Corporate Terrace)	3470 & 3462 Mt. Diablo Blvd	Office Complex and Parking	General Commercial District 1 (C-1)	East End Commercial	4.2	166 multiple-family residential units (38 BMR rental units) in five 4-story residential buildings; two detached community buildings; one office building	38	0	128	0	166	Entitled
Lafayette	Lynx/Schadek	3458 Mt Diablo & 1005 2nd St	Construction Office and Parking	General Commercial District 1 (C-1)	East End Commercial	0.6	9 multifamily rental units, including 1 BMR unit; two 3-story buildings; public plaza with public seating, landscaping, and art installations	0	1	0	8	9	Approved, not yet under construction
Lafayette	The Mill at Brown Avenue	3408 Mt Diablo	Gas Station/Auto Repair	General Commercial District 1 (C-1)	East End Commercial	0.4	13 condominium units including 2 BMR units within two 3-story buildings	0	0	2	11	13	Under Construction
Lafayette	950 Hough	950 Hough Avenue	Retail Service and Parking	Retail Business (RB); Downtown Retail District	High Density Multifamily Residential	0.4	4-story condominium project; 20 units (3 BMR units)	0	0	3	14	17	Entitled
Lafayette	Lenox Homes 'SIX'	954 Mountain View Drive	Single story buildings	Retail Business (RB)	Downtown Core	0.3	6 new for-sale condominiums	0	0	0	6	6	Completed
Oakley	Hamman Minor Subdivision	2540 Oakley Road	Vacant building	LI	Light Industrial	4.0		0	0	0	3	3	
Oakley	Oakley Road	2480 Oakley Road	Vacant building	LI	Light Industrial	4.4		0	0	0	22	22	Entitled
Pinole	Vista Woods	600 Roble Avenue 1109 San Pablo Avenue 1230 San Pablo Avenue	Vacant land with abandoned commercial structures	Very High Density Residential (VHDR)	Mixed Use Sub Area (MUSA)	2.0	179-unit 100% affordable senior housing complex	0	0	0	179	179	Under Construction

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
Pinole	Appian Village	2151 Appian Way	Vacant Doctors Medical Center Pinole Campus	Residential Mixed Use and Commercial Mixed Use	Service Sub-Area	7.4	154-unit stacked-flat/townhome-style multifamily residential development at the vacant Doctor's Hospital Site	0	0	0	154	154	Demolition phase; building permit for new buildings under review
Pinole	BCRE Project	2801 Pinole Valley Road	Existing office commercial building	Office Professional Mixed Use (OPMU)	Service Sub-Area	1.7	Office/commercial addition and new 29-unit apartment building	0	0	0	29	29	Grading permit review
Pinole	Pinole Vista	1500 Fitzgerald Drive	Vacant K-Mart	Commercial Mixed Use (CMU)	Service Sub-Area	5.9	223-unit apartment building	0	0	0	233	233	Approved
Pittsburg	The Atchison Mixed-Use Development	2575 Railroad Avenue	Vacant; former auto dealership and auto body shop	CC Community Commercial	Railroad Avenue Subarea - Community Commercial	3.9	202 mixed-income, affordable residential units + 13,669 sf Commercial	100	100	0	2	202	Approved
Pittsburg	Liberty Residential Subdivision	350 Central Avenue	Undeveloped; former self-service car wash and bottling facility by PepsiCo	Existing: Service Commercial, RS-5 Single Family Residential Proposed: Planned Development	Existing: Service Commercial; Low Density Residential Proposed: Medium Density Residential	5.0	57-unit single-family development	0	0	0	57	57	Under Construction
Pleasant Hill	Blake-Griggs Multi-Family Development	85 Cleveland	Vacant Wells Fargo Bank administrative offices	DSP (Subarea D)	Mixed Use Sub Area (MUSA)	2.3	General Plan Amendment and Related Entitlements for a 189 unit Multi-family project	0	19	0	170	189	Approved by City Council. Post Approval Follow-Up.
Pleasant Hill	401 Taylor Boulevard	401 Taylor Boulevard II	Vacant office building	Professional and Administrative Office	Existing: Office Proposed: Multi-Family Very Low Density	5.0	31 new single-family detached homes + 6 ADUs	0	0	0	37	37	



## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
Richmond	Cherry Blossom Row Project	2301 Columbia Avenue and two vacant non-contiguous parcels on Dalai Lama Avenue	Vacant	CG General Commercial	Medium Intensity Mixed Use (Commercial Emphasis)	4.7	100 townhome-style condominiums	0	0	10	90	100	Entitled
Richmond	Nevin Plaza Project	2400 Nevin Avenue	7-story Nevin Plaza - Multifamily residential uses and offices	CM-5 Commercial Mixed-Use	High-Intensity Mixed Use	0.9	1. Comprehensive renovation of the existing 7-story structure to provide 138 residences on floors 2 to 7 with all systems including mechanical, electrical and plumbing upgraded as needed; and 2. Construction of a 5-story structure providing 70-units in 4 stories above a concrete podium with one-level of on-site parking.	0	90	0	2	92	Preliminary
San Ramon	Trumark Townhomes	2481 Deerwood Drive	Office Building	Existing: Administrative Office (OA) Proposed: Medium High Density Residential (RMH) and Open Space 2 (OS-2)	Existing: Office Proposed: Multi-Family High Density Residential & Open Space	4.4	Ten 3-story townhomes; 61 units	0	0	0	61	61	In Review

## 2023–2031 Housing Element

### Chapter 7. Adequate Site Inventory Analysis and Methodology

**Table 7-19. Recent Commercial to Residential Conversions - Region (Continued)**

								Affordability					
Jurisdiction	Development Name	Address	Existing Use	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Very Low	Low	Mod.	Above Mod.	Total Units	Status
San Ramon	Iron Horse Village	3401 Crow Canyon Road & 12943 Alcosta Boulevard	Office buildings, parking lot, landscaping	NCRSP - Office Mixed Use	Mixed Use	9.5	Preliminary Housing Development Application; New horizontal mixed use development, 117 units; 86 single-family detached condominium units (with an option for up to 64 attached JADUs; 31 multifamily townhome units (including 8 live/work units)	0	0	0	117	117	In Review
San Ramon	Deerwood & Omega Apartments	2233 San Ramon Valley Boulevard	Masonry supply yard	Village Center Mixed Use (VCMU) San Ramon Village Specific Plan	Mixed Use	3.0	160 workforce housing units + 2 manager units	0	0	0	162	162	Concept Review
San Ramon	City Village	2400-2440 Camino Ramon	3 office buildings	NCRSP, MDR	MU	31.0	404-unit for-sale residential project	4	6	10	384	404	Approved; Building permits issued December 2022
San Ramon	TTLT Townhomes	500 Deerwood Road	Outdoor Commercial	SRVSP	MU	2.5	57 dwelling units within 6 multi-family buildings	3	2	4	48	57	Approved
San Ramon	CityWalk Master Plan (Phase 3)	BR 2600: SE-1	Office Parking Area	CCMU	MUCC	135.0		23	22	0	255	300	Approved
San Ramon	Windflower Fields	2701 Hooper Drive	Commercial Recreation	SRVSP, RO	MU	3.6	47 condo units within eight multi-family buildings	6	6	4	47	63	Approved
San Ramon	Aspen Wood Senior Apartments	9000 Alcosta Boulevard	Vacant Commercial	MF VHD	MF, VHD	1.4	123-unit senior apartment development; 100% affordable income	26	96	0	1	123	Approved
TOTAL UNITS								369	788	800	4,060	6,017	

#### **7.127.11 Assembly Bill 1486 City-Owned Land**

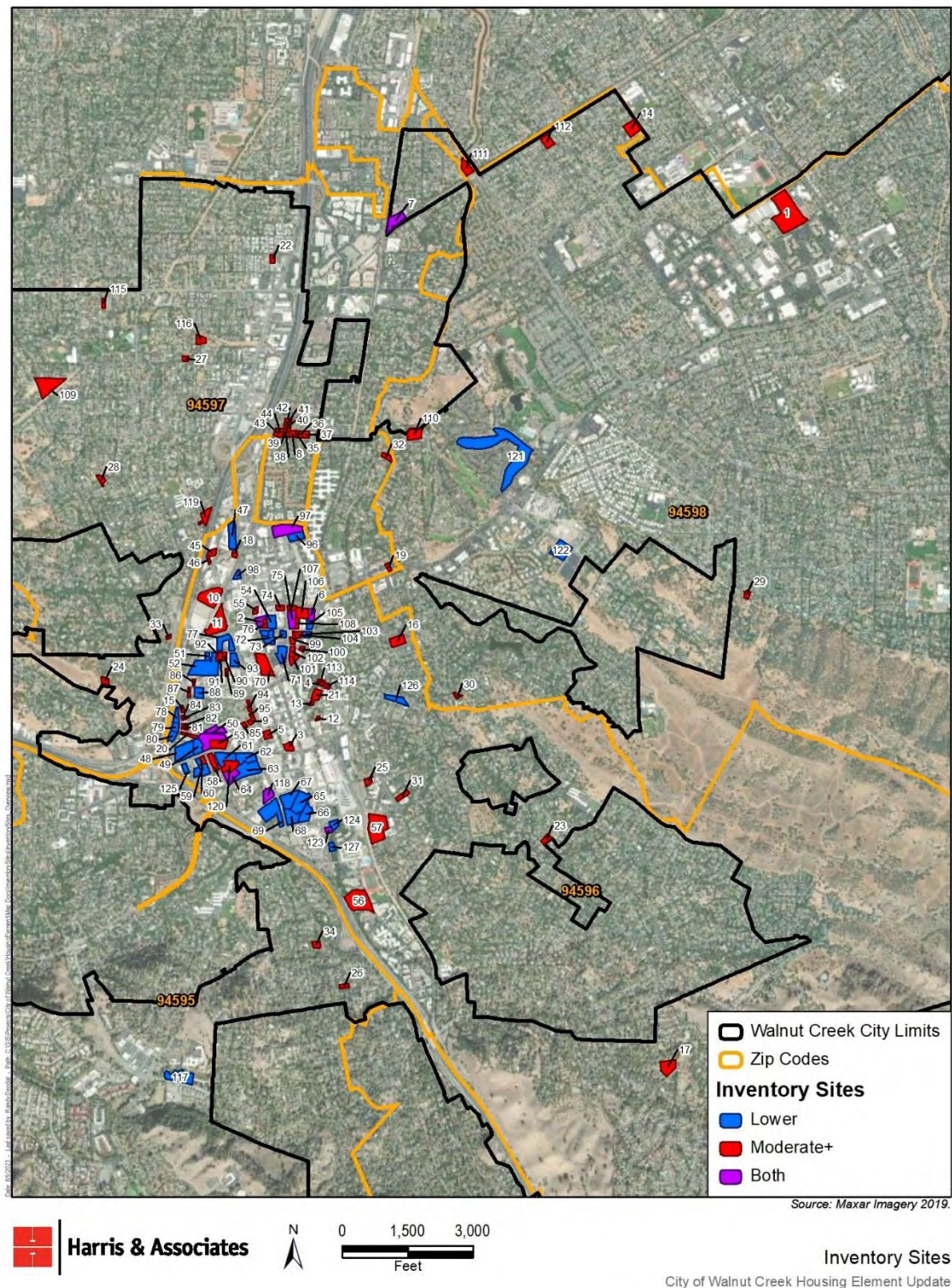
The Site Inventory does not contain any City-owned properties. The City evaluated City-owned properties and determined that none of them has capacity for new residential development.

#### **7.137.12 Summary**

As stated above, through its Sites Inventory, the City has identified 1274 sites adequate for development of housing and that have the following characteristics:

- Housing capacity that is reasonably developable within the planning period for at least 6,469 net housing units under the sites' existing zoning.
- Non vacant sites designated for lower-income units and used in the previous, 5<sup>th</sup> Cycle Housing Element are currently zoned to allow by-right residential development, allowing their use in the current Housing Element.
- Each identified site is adjacent to developed land and/or is the subject of a proposed housing development project.
- Based on the review of the documentation outlined in this Chapter, each site has sufficient utility supply available and is accessible to support housing development.
- Environmental constraints are factored into the Sites Inventory; however, most sites are not impacted by any environmental constraints. The City did receive a public comment expressing concern over Sites 55, 89, and 94, as they are located near an electrical transmission line. However, the electrical transmission line is not a concern, as the City has considered it during its planning. (See Chapter 3, Section 3.22 of this Housing Element for more information on environmental constraints.)
- Sites identified for lower-income capacity, in accordance with State law, have a parcel size of at least 0.5 acres and less than 10 acres and have a zoning designation that permits development density of 30 or more dwelling units per acre, the City's default lower-income density pursuant to California Government Code, Section 65583.2.

Figure 7-2. Sites Inventory Maps





## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
1	143-040-103	2800 Mitchell Dr	9.49	P-D	-	100%	254.00				254.00
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135.00	11.00			124.00
3	178-230-028	1556 Mt Diablo Blvd	0.80	P-R	49.78	100%	42.00				42.00
	178-230-029	1532 Mt Diablo Blvd		P-R							
4	178-290-008	1665 Carmel Dr	0.27	M-1	43.56	100%	8.00				8.00
5	178-160-028	1380 North California	0.68	P-R	49.78	100%	95.00				95.00
6	178-402-003	699 Ygnacio Valley Rd	0.91	MU-C	49.78	100%	93.00	68.00	24.00		1.00
7	148-180-055	1250 Las Juntas Way	2.09	M-3	14.52	100%	42.00		22.00	20.00	
	148-180-056			M-3							
	148-180-057			M-3							
	148-180-058			M-3							
	148-180-059			M-3							
	148-180-060			M-3							
8	172-130-015	1394 Walden Rd	0.46	M-2.5	17.42	100%	6.00				6.00
	172-130-016			M-2.5							
9	178-140-001	1501 N California Blvd	0.42	MU-D	58.10	100%	27.00				27.00
	178-140-006			MU-D							
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358.00				358.00
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	288.00				288.00
12	178-261-033	1487, 1493, 1500 Carmel Dr	0.16	P-D	-	100%	11.00				11.00
13	178-261-002	1229 Lincoln Ave	0.18	M-1	43.56	100%	3.00				3.00
14	145-042-012	1835 Weaver Lane	1.96	P-D	4.40	100%	7.00				7.00
15	178-010-036	1524 Oakland Blvd	0.29	P-D	29.04	100%	4.00				4.00
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
17	182-010-022	50 Garron Ct	2.24	R-20	2.20	100%	3.00				3.00
	182-010-031			R-20							
18	174-150-044	2211 N Main St	0.45	MU-PD	40.00	100%	52.00				52.00

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

							Units				
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Total Net Units	Very Low	Low	Mod.	Above Mod.
19	173-172-021	1072 Ygnacio Valley Rd	0.34	M-2	21.78	100%	4.00				4.00
20	178-010-006	Oakland Blvd	0.48	M-0.75	58.08	100%	27.00				27.00
21	178-290-001	1224 Lincoln Ave	0.93	M-1	43.56	100%	34.00				34.00
	178-290-002	1611 Carmel Dr		M-1	43.56						
	178-290-003	1615 Carmel Dr		M-1	43.56						
	178-290-004	1617 Carmel Dr		M-1	43.56						
	178-290-005	1619 Carmel Dr		M-1	43.56						
	178-290-006			M-1	43.56						
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12.00			12.00	
23	180-210-034	1081 Scots Ln	0.59	R-15	2.90	100%	1.00				1.00
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1.00				1.00
25	183-270-006	15 Holcomb Ct	0.55	M-2	21.78	100%	11.00				11.00
26	184-402-004	132 Lancaster Rd	0.50	R-8	5.40	100%	2.00				2.00
27	171-100-040	1690 2nd Ave	0.38	R-8	5.40	100%	2.00				2.00
28	174-021-009	186 Wootten Dr	0.57	R-8	5.40	100%	1.00				1.00
29	139-025-021	1032 Millbrook Ct	0.43	R-10	4.40	100%	1.00				1.00
30	179-100-011	Hacienda Dr	0.32	R-10	4.40	100%	1.00				1.00
31	180-020-008	1860 San Miguel Dr	0.74	M-3	14.52	100%	10.00				10.00
	180-020-009	1862 San Miguel Dr		M-3	14.52	100%					
32	173-030-033	2123 Walnut Blvd	0.56	R-20	2.20	100%	1.00				1.00
33	174-210-043	2109 Overlook Dr	0.20	M-3	14.52	100%	2.00				2.00
34	184-370-034	1611 Orchard Ln	0.56	R-20	2.20	100%	1.00				1.00
35	172-130-014	1388 Walden Rd	0.28	M-2.5	17.42	100%	3.00				3.00
36	172-130-053	1380 Walden Rd	0.39	M-2.5	17.42	100%	5.00				5.00
37	172-130-054	1374 Walden Rd	0.53	M-2.5	17.42	100%	8.00				8.00
38	172-130-017	1408 Walden Rd	0.52	M-2.5	17.42	100%	8.00			2.00	6.00
39	172-130-018	81 Shady Ln	0.27	M-2.5	17.42	100%	3.00			1.00	2.00
40	172-130-019	71 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
41	172-130-020	61 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
42	172-130-021	51 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
43	172-130-049	1424 Walden Rd	0.36	M-2.5	17.42	100%	5.00			1.00	4.00
44	172-130-069	1412 Walden Rd	0.47	M-2.5	17.42	100%	7.00			2.00	5.00
45	174-140-014	1620 Riviera Avenue	0.54	MU-PD	40.00	100%	19.00			19.00	
	174-140-015	1630 Riviera Avenue		MU-PD	40.00	100%					
	174-140-016	1638 Riviera Avenue		MU-PD	40.00	100%					
46	174-140-018	1700 Riviera Avenue	0.30	MU-PD	40.00	100%	7.00			7.00	
47	174-150-009	2221 N Main Street	2.10	MU-PD	40.00	100%	83.00	53.00	30.00		
	174-150-010	2225 N Main Street		MU-PD	40.00	100%					
	174-150-013	2255 N Main Street		MU-PD	40.00	100%					
	174-150-014	2263 N Main Street		MU-PD	40.00	100%					
	174-150-041	Adjacent to 2241 N Main Street		MU-PD	40.00	100%					
	174-150-046	2235 N Main Street		MU-PD	40.00	100%					
	174-150-047	2241 N Main Street		MU-PD	40.00	100%					
	174-150-052	2295 N Main Street		MU-PD	40.00	100%					
	174-150-073	2329 N Main Street		MU-PD	40.00	100%					
48	178-020-006	2082-2084 Mt. Diablo Blvd	3.41	MU-C	58.08	95%	188.00	119.00	69.00		
	178-020-009	2074-2076 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-020-011	2086-2094 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-020-002	1220 Oakland Blvd		MU-C	58.08	95%					
	178-020-008	2098 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-030-006	2044-2066 Mt. Diablo Blvd		MU-C	58.08	95%					
49	178-030-003	2042 Mt. Diablo Blvd	1.60	MU-C	58.08	95%	88.00	55.00	33.00		
	178-030-004	2008-2040 Mt. Diablo Blvd		MU-C	58.08	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
50	178-040-018	1832 Sharp Ave	4.45	M-0.75	58.08	100%	223.00	60.00	35.00	128.00	
	178-040-019	1842 Sharp Ave		M-0.75	58.08	100%					
	178-040-020	1852 Sharp Ave		M-0.75	58.08	100%					
	178-040-021	1860 Sharp Ave		M-0.75	58.08	100%					
	178-040-022	1914 Sharp Ave		M-0.75	58.08	100%					
	178-040-023	1920 Sharp Ave		M-0.75	58.08	100%					
	178-040-024	1928 Sharp Ave		M-0.75	58.08	100%					
	178-040-025	Sharp Ave (no address)		M-0.75	58.08	100%					
	178-040-062	1925 Sharp Ave		M-0.75	58.08	100%					
	178-040-027	1919 Sharp Ave		M-1	43.56	100%					
	178-040-028	1909-1911 Sharp Ave		M-1	43.56	100%					
	178-040-029	1859 Sharp Ave		M-0.75	58.08	100%					
	178-040-030	1825 Sharp Ave		M-0.75	58.08	100%					
	178-040-031	1809 Sharp Ave		M-1	43.56	100%					
	178-040-032	1801-1805 Sharp Ave		M-1	43.56	100%					
	178-040-063	1921 Sharp Ave		M-1	43.56	100%					
	178-030-005	1960 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-036	1948-1950 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-037	1952-1954 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-066	1936-1946 Mt. Diablo Blvd.		MU-C	58.08	95%					
51	178-080-030	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	26.00	16.00	10.00		
52	178-080-075	1801 Lacassie Ave	5.20	M-0.75	58.08	100%	26.00	16.00	10.00		
53	178-040-060	1920-1930 Mt. Diablo Blvd.	1.68	MU-C	58.08	95%	92.00			92.00	
	178-040-079	1902 Mt. Diablo Blvd.		MU-C	58.08	95%					
54	178-411-011	Arroyo Way	1.45	MU-R	102.49	100%	148.00	93.00	55.00		
	178-411-013	1410 Arroyo Way		MU-R	102.49	100%					
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34.00				34.00
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219.00				219.00
57	183-260-027	1275 Newell Ave	5.25	M-1.5	29.04	100%	152.00	-		152.00	



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
58	184-041-047	2005 Mt. Diablo Blvd	1.08	MU-C	58.08	95%	58.00			58.00	
	184-041-002	1111 Alpine Ave		MU-C	58.08	95%					
	184-041-003	1119 Alpine Ave		MU-C	58.08	95%					
	184-041-004	1147 Alpine Ave		MU-D	58.10	95%					
	184-041-005	1149 Alpine Ave		MU-D	58.10	95%					
	184-041-006	1155 Alpine Ave		MU-D	58.10	95%					
	184-041-007	1161 Alpine Ave		MU-D	58.10	95%					
59	184-041-016	Mt Diablo Blvd	1.93	MU-D	58.10	95%	42.00	42.00			
60	184-041-019	2027 Mt. Diablo Blvd	0.41	MU-C	58.08	95%	22.00			22.00	
	184-041-020	2021 Mt. Diablo Blvd		MU-C	58.08	95%					
61	184-050-010	1919 Mt. Diablo Blvd	2.44	MU-C	58.08	95%	134.00	85.00	49.00		
	184-050-011	1909 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-012			MU-C	58.08	95%					
	184-050-013	1889 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-014			MU-C	58.08	95%					
	184-050-015	1849 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-016	1829 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-062	1929 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-068	1160 Alpine Ave		MU-D	58.10	95%					
	184-050-069	1148-1152 Alpine Ave		MU-D	58.10	95%					
62	184-050-058	1815 Mt. Diablo Blvd	2.15	MU-C	58.08	95%	118.00	74.00	44.00		
	184-050-059	1813 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-060	1821 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-065	1101-1105 S. California Blvd		MU-C	58.08	95%					
63	184-050-066	1123 S. California Blvd	3.60	MU-C	58.08	95%	198.00	198.00			
64	184-050-063	1870 Olympic Blvd	1.64	MU-D	58.10	95%	77.00	23.00		54.00	
	184-050-070	1900 Olympic Blvd		MU-D	58.10	95%					
	184-050-002	1248 Alpine Rd		MU-D	58.10	95%					
	184-050-003	1238 Alpine Rd		MU-D	58.10	95%					
	184-050-004	1208 Alpine Rd		MU-D	58.10	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
65	184-070-011	1295 S. Main St	3.01	MU-C	58.08	95%	83.00	52.00	31.00		
66	184-070-016	1550 Newell Ave	1.80	MU-C	58.08	95%	49.00	31.00	18.00		
	184-070-017	1536 Newell Ave		MU-C	58.08	95%					
67	184-070-023	1531-1599 Botelho Dr, 1320-1330 S. California Blvd	2.56	MU-C	58.08	95%	84.00	53.00	31.00		
68	184-070-024	1372-1388 S. California Blvd	2.15	MU-C	58.08	95%	59.00	37.00	22.00		
69	184-080-018	1355 S. California Blvd	4.00	MU-C	58.08	95%	220.00	139.00	81.00		
	184-080-019	1387 S California Blvd		MU-C	58.08	95%					
	184-080-020	1375 S. California Blvd, 1387 S. California Blvd		MU-C	58.08	95%					
	184-080-023	1313 S. California Blvd		MU-C	58.08	95%					
	184-080-032	1301 S. California Blvd, 1601 Botelho Dr, 1661-1667 Botelho Dr		MU-C	58.08	95%					
	184-080-034	1651 Botelho Dr		MU-C	58.08	95%					
	184-080-035	1661-1667 Botelho Dr		MU-C	58.08	95%					
	184-080-036	130 Petticoat Ln		MU-C	58.08	95%					
70	178-210-007	1766 Locust St	2.79	MU-C	49.78	95%	131.00			131.00	
	178-210-008	1551 Lacassie Ave		MU-C	49.78	95%					
	178-210-010	1785 N Main St		MU-C	49.78	95%					
	178-210-012	1707 N Main St		MU-C	49.78	95%					
71	178-320-006	1735 N Broadway	1.61	MU-C	49.78	95%	147.00	94.00	53.00		
	178-320-007	1743 N Broadway		MU-C	49.78	95%					
	178-320-012	1413 Carlback Ave		MU-R	102.49	100%					
	178-320-020	1799 N Broadway		MU-R	102.49	100%					
72	178-330-001	Arroyo Way	1.99	MU-R	102.49	100%	253.00	165.00	87.00		1.00
	178-330-004	East of Main St & Arroyo Way		MU-R	102.49	100%					
	178-330-007	1890 N Main St		MU-R	102.49	100%					
73	178-340-002	1375 Arroyo Way	0.50	MU-R	102.49	100%	51.00	33.00	18.00		
	178-340-017	1800 Broadway		MU-R	102.49	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
74	178-411-007	577-581 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22.00			22.00	
	178-411-008	587 Ygnacio Valley Rd		MU-C	49.78	95%					
	178-411-009	1991 N Broadway		MU-C	49.78	95%					
75	178-412-010	N Broadway	1.63	MU-C	49.78	100%	140.00	12.00	-	-	128.00
	178-412-011	1910 N Broadway		MU-C	49.78	95%					
	178-412-012	Southeast of Ygnacio Valley Rd & Broadway		MU-C	49.78	95%					
76	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36.00				36.00
	178-550-001			MU-R	102.49	95%					
	178-550-002			MU-R	102.49	95%					
	178-550-003			MU-R	102.49	95%					
	178-550-004			MU-R	102.49	95%					
	178-550-005			MU-R	102.49	95%					
	178-550-006			MU-R	102.49	95%					
	178-550-007			MU-R	102.49	95%					
	178-550-008			MU-R	102.49	95%					
	178-550-009			MU-R	102.49	95%					
	178-550-010			MU-R	102.49	95%					
	178-550-011			MU-R	102.49	95%					
	178-550-012			MU-R	102.49	95%					
77	174-220-002	1756 Lacassie Ave	1.97	MU-D	58.10	95%	108.00	69.00	39.00		
	174-220-033	1801 N California Blvd		MU-D	58.10	95%					
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd		MU-D	58.10	95%					
	174-220-039	245 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-041	265 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-043	255 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-045	1766 Lacassie Ave		MU-D	58.10	95%					
78	177-260-023	1443-1515 Oakland Blvd	0.76	MU-D	58.10	95%	42.00	26.00	16.00		
79	177-280-014	1415 Oakland Blvd	0.69	MU-D	58.10	95%	38.00	24.00	14.00		

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
80	177-280-018	1407 Oakland Blvd	0.95	MU-D	58.10	95%	52.00	33.00	19.00		
	177-280-017	1371 Oakland Blvd		MU-D	58.10	95%					
81	178-010-015	1420 Oakland Blvd	0.14	M-1.5	29.04	100%	2.00			2.00	
82	178-010-016	1428 Oakland Blvd	0.23	M-1.5	29.04	100%	4.00			4.00	
83	178-010-028	1973-1977 Dora Ave	0.17	M-1.5	29.04	100%	3.00			3.00	
84	178-010-020	1502 Oakland Blvd	0.09	M-1.5	29.04	100%	1.00			1.00	
85	178-040-001	1806 Bonanza St	0.28	MU-D	58.10	95%	14.00			6.00	8.00
86	178-071-002	1944 Trinity Ave	0.16	M-0.75	58.08	100%	8.00			8.00	
87	178-072-006	1963 Trinity Ave	0.27	M-0.75	58.08	100%	8.00				8.00
88	178-072-009	Trinity Ave	1.10	M-0.75	58.08	100%	63.00	39.00	24.00		
89	178-080-007	1755 Cole Ave	0.20	M-0.75	58.08	100%	8.00			8.00	
90	178-080-038	10 Lacassie Ct	0.41	M-0.75	58.08	100%	21.00			21.00	
	178-080-022	20 Lacassie Ct		M-0.75	58.08	100%					
	178-080-023	30 Lacassie Ct		M-0.75	58.08	100%					
91	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18.00			18.00	
	178-080-025	21 Lacassie Ct		M-0.75	58.08	100%					
	178-080-026	1745 Lacassie Ave		M-0.75	58.08	100%					
92	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12.00			12.00	
93	178-080-072	1777 N California Blvd	1.27	MU-D	58.10	95%	69.00	44.00	25.00		
	178-080-073	1777 N California Blvd		MU-D	58.10	95%					
94	178-130-017	1711 Almond Ave	0.38	MU-D	58.10	95%	18.00			18.00	
	178-130-022	1716 Stow Ave		MU-D	58.10	95%					
95	178-140-004	1721 Stow Ave	0.21	MU-D	58.10	95%	10.00				10.00
	178-140-007	Southwest corner of Stow Ave & California Blvd		MU-D	58.10	95%					
96	173-110-018	1222-1250 Pine St	1.33	MU-C	49.78	95%	62.00	40.00	22.00		
97	173-110-023	1201-1299 Parkside Dr	3.39	MU-C	49.78	95%	157.00		20.00		137.00
	173-110-024	Southwest corner of Parkside Dr & Civic Dr		P-D	49.78	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
98	174-172-012	2101 N Main St	0.56	MU-C	49.78	95%	26.00	17.00	9.00		
99	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60.00				60.00
100	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11.00				11.00
101	178-351-016	1700 N Broadway	0.72	MU-C	49.78	95%	34.00			34.00	
102	178-351-018	1756-1790 N Broadway	0.60	MU-R	102.49	100%	61.00				61.00
103	178-352-020	1251 Arroyo Way	0.62	MU-C	49.78	95%	29.00	19.00	10.00		
104	178-352-022	1267 Arroyo Way	0.50	MU-R	102.49	100%	51.00				51.00
105	178-402-004	1150 Civic Dr	0.77	MU-C	49.78	95%	36.00	23.00	13.00		
	178-412-005	Northwest of Arroyo Way & Civic Dr		MU-C	49.78	95%					
106	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72.00			54.00	18.00
	178-412-003	635 Ygnacio Valley Rd		MU-C	49.78	95%					
107	178-412-013	605 Ygnacio Valley Rd	0.55	MU-C	49.78	95%	26.00			7.00	19.00
108	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41.00				41.00
109	171-150-001	2641-2643 Larkey Ln	4.06	P-D	4.40	100%	6.00				6.00
	171-150-007	Northeast corner of Conejo Way and San Luis Rd		P-D	4.40	100%					
110	173-042-019	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.76	R-20	2.20	100%	3.00				3.00
111	147-271-003	Bancroft Rd	1.39	R-10	4.40	100%	5.00				5.00
	147-271-010	Bancroft Rd		R-10	4.40	100%					
112	145-151-020	730 Minert Rd	1.32	R-10	4.40	100%	15.00				15.00
	145-151-021	Southwest of Minert Rd and Arkell Rd		R-10	4.40	100%					
113	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6.00				6.00
114	178-290-018	1654 Carmel Dr	0.34	M-1	43.56	100%	10.00				10.00
	178-290-019	1632 Carmel Dr		M-1	43.56	100%					
115	171-032-036	SE of Geary Rd & Coralie Dr	0.39	R-8	5.40	100%	2.00				2.00
116	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3.00				3.00
117	186-030-054	2100 Tice Valley Blvd	3.84	P-D	-	100%	6.00	6.00			

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-20. Inventory Sites (Continued)**

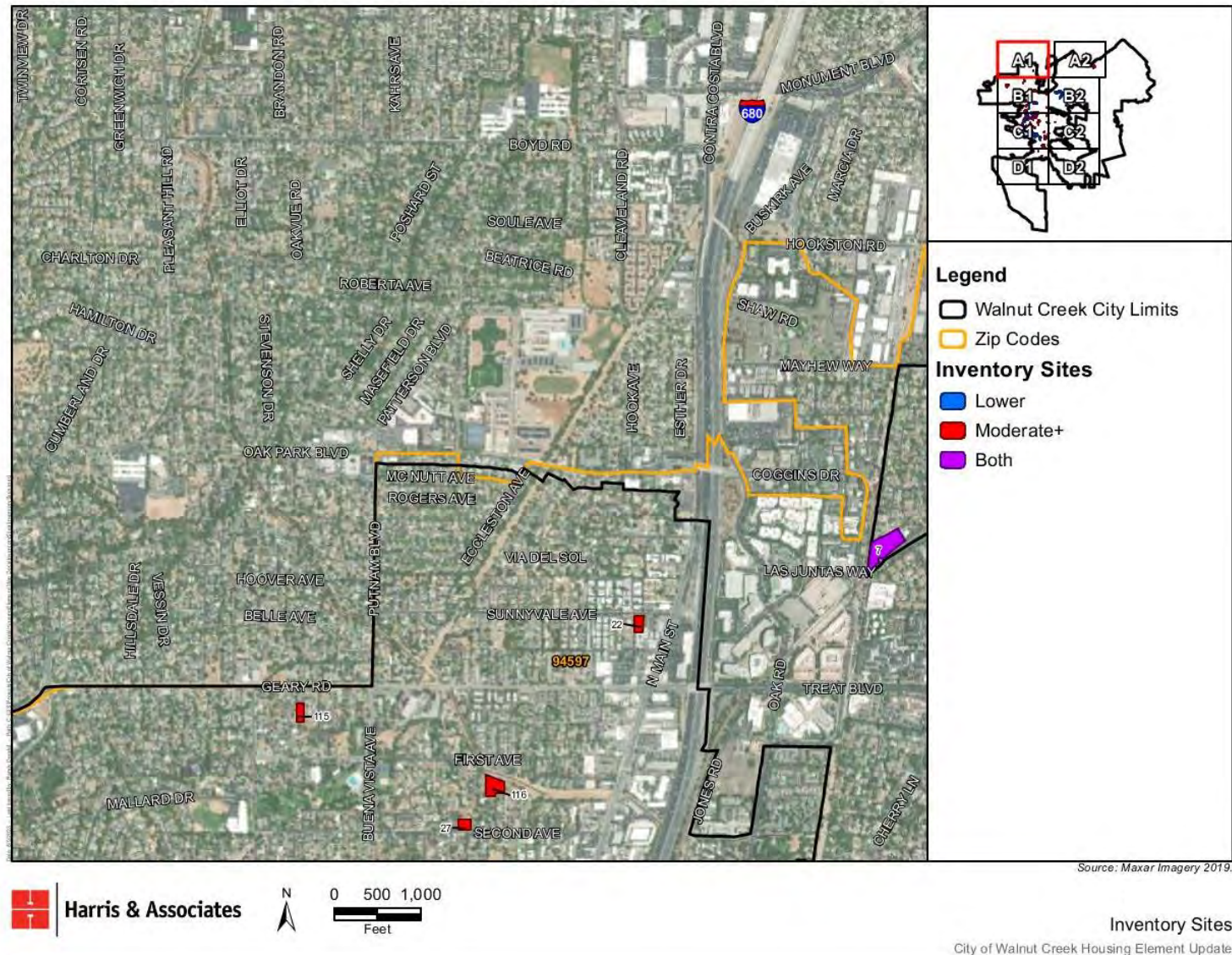
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
118	184-092-034	1271 S California Blvd	1.32	C-R	49.78	100%	94.00		11.00		83.00
119	174-050-013	2318 San Juan Ave	1.18	D-3	14.50	100%	12.00				12.00
	174-050-014	2314 San Juan Ave		D-3	14.50	100%					
120	184-050-005	1204 Alpine Rd	1.82	MU-D	58.10	95%	39.00				39.00
	184-050-027	1148-1152 Alpine Rd		MU-D	58.10	95%					
121	144-082-004	Heather Dr	14.34	P-D	-	100%	138.00	20.00	118.00		-
	144-082-006	Kinross Dr		P-D	-	100%					
	144-082-011	Marchbanks Dr		P-D	-	100%					
122	140-230-004	200 La Casa Via	2.95	P-D	-	100%	2.00	2.00			-
123	183-030-005	1426 S Main St	0.51	C-R	Det. by CUP, except in specific plan area where applicable*	100%	9.00	1.00			8.00
124	183-030-029	1459-1479 Newell Ave	0.92	C-R	Det. by CUP, except in specific plan area where applicable*	100%	27.00	5.00	22.00		-
125	184-042-014	2079 Mt Diablo Blvd	0.58	O-C	Det. by CUP, except in specific plan area where applicable*	95%	32.00	7.00	25.00		-
126	179-060-036	154 Sierra Dr	1.42	P-D	-	100%	36.00	33.00	3.00		
127	183-030-001	S Main St	0.61	C-R	Det. by CUP, except in specific plan area where applicable*	100%	21.00	21.00			-
	183-030-002	1448 S Main St		C-R	Det. by CUP, except in specific plan area where applicable*	100%					



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Figure 7-3. Sites Inventory Maps (Area A1)**



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-21. Inventory Sites (Area A1)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
7	148-180-055	1250 Las Juntas Way	2.09	M-3	14.52	100%	42.00		22.00	20.00	
	148-180-056			M-3							
	148-180-057			M-3							
	148-180-058			M-3							
	148-180-059			M-3							
	148-180-060			M-3							
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12.00			12.00	
27	171-100-040	1690 2nd Ave	0.38	R-8	5.40	100%	2.00				2.00
115	171-032-036	SE of Geary Rd & Coralie Dr	0.39	R-8	5.40	100%	2.00				2.00
116	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3.00				3.00



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Figure 7-4. Sites Inventory Maps (Area A2)**



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

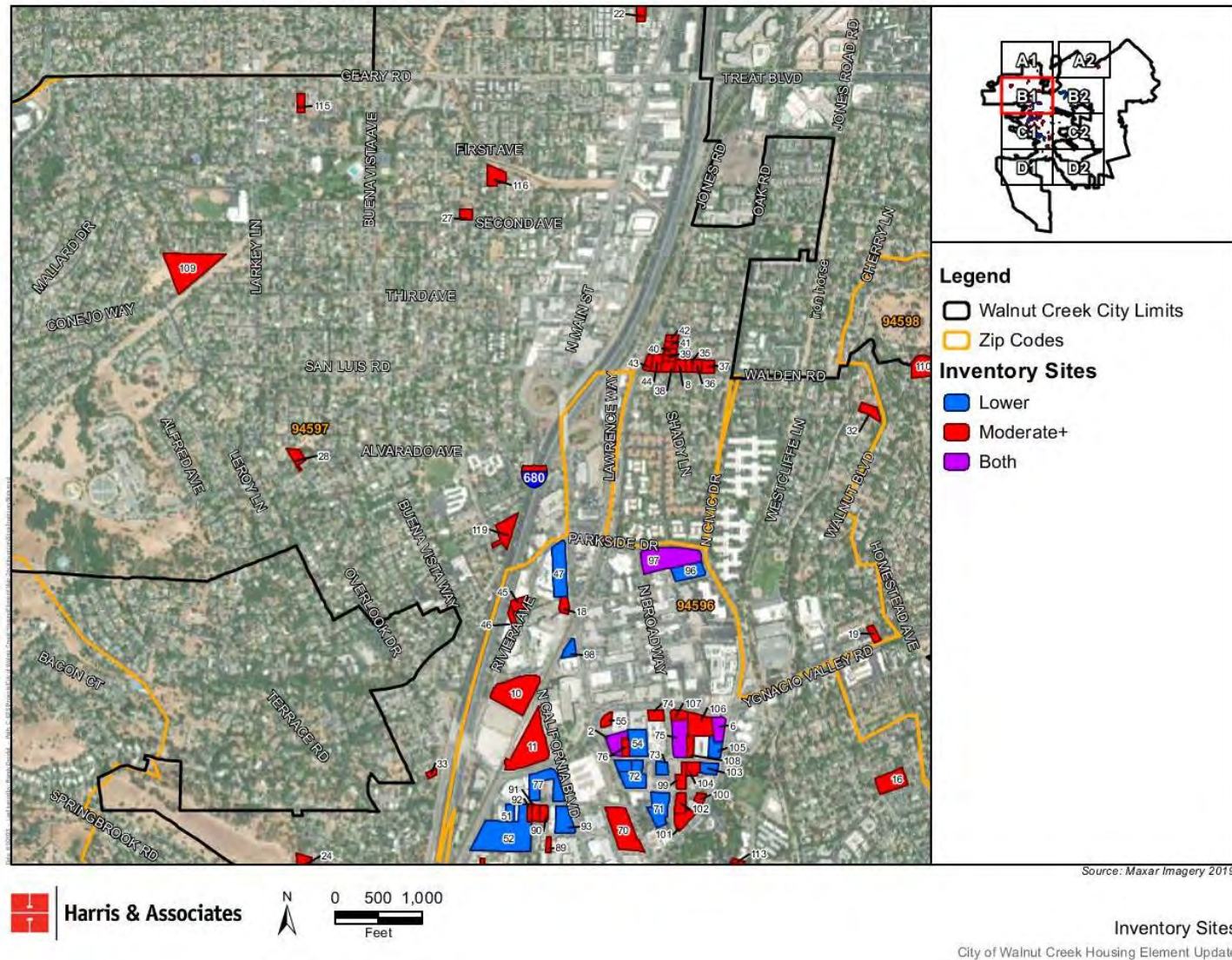
**Table 7-22. Inventory Sites (Area A2)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
1	143-040-103	2800 Mitchell Dr	9.49	P-D	-	100%	254.00				254.00
14	145-042-012	1835 Weaver Lane	1.96	P-D	4.40	100%	7.00				7.00
111	147-271-003	Bancroft Rd	1.39	R-10	4.40	100%	5.00				5.00
	147-271-010	Bancroft Rd		R-10	4.40	100%					
112	145-151-020	730 Minert Rd	1.32	R-10	4.40	100%	15.00				15.00
	145-151-021	Southwest of Minert Rd and Arkell Rd		R-10	4.40	100%					



## Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Figure 7-5. Sites Inventory Maps (Area B1)**



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-23. Inventory Sites (Area B1)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Total Net Units	Units			
								Very Low	Low	Mod.	Above Mod.
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135.00	11.00			124.00
6	178-402-003	699 Ygnacio Valley Rd	0.91	MU-C	49.78	100%	93.00	68.00	24.00		1.00
8	172-130-015	1394 Walden Rd	0.46	M-2.5	17.42	100%	6.00				6.00
	172-130-016			M-2.5							
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358.00				358.00
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	288.00				288.00
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
18	174-150-044	2211 N Main St	0.45	MU-PD	40.00	100%	52.00				52.00
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12.00			12.00	
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1.00				1.00
27	171-100-040	1690 2nd Ave	0.38	R-8	5.40	100%	2.00				2.00
28	174-021-009	186 Wootten Dr	0.57	R-8	5.40	100%	1.00				1.00
35	172-130-014	1388 Walden Rd	0.28	M-2.5	17.42	100%	3.00				3.00
36	172-130-053	1380 Walden Rd	0.39	M-2.5	17.42	100%	5.00				5.00
37	172-130-054	1374 Walden Rd	0.53	M-2.5	17.42	100%	8.00				8.00
38	172-130-017	1408 Walden Rd	0.52	M-2.5	17.42	100%	8.00			2.00	6.00
39	172-130-018	81 Shady Ln	0.27	M-2.5	17.42	100%	3.00			1.00	2.00
40	172-130-019	71 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
41	172-130-020	61 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
42	172-130-021	51 Shady Ln	0.26	M-2.5	17.42	100%	3.00			1.00	2.00
43	172-130-049	1424 Walden Rd	0.36	M-2.5	17.42	100%	5.00			1.00	4.00
44	172-130-069	1412 Walden Rd	0.47	M-2.5	17.42	100%	7.00			2.00	5.00
45	174-140-014	1620 Riviera Avenue	0.54	MU-PD	40.00	100%	19.00			19.00	
	174-140-015	1630 Riviera Avenue		MU-PD	40.00	100%					
	174-140-016	1638 Riviera Avenue		MU-PD	40.00	100%					
46	174-140-018	1700 Riviera Avenue	0.30	MU-PD	40.00	100%	7.00			7.00	
47	174-150-009	2221 N Main Street	2.10	MU-PD	40.00	100%	83.00	53.00	30.00		
	174-150-010	2225 N Main Street		MU-PD	40.00	100%					
	174-150-013	2255 N Main Street		MU-PD	40.00	100%					
	174-150-014	2263 N Main Street		MU-PD	40.00	100%					
	174-150-041	Adjacent to 2241 N Main Street		MU-PD	40.00	100%					
	174-150-046	2235 N Main Street		MU-PD	40.00	100%					
	174-150-047	2241 N Main Street		MU-PD	40.00	100%					
	174-150-052	2295 N Main Street		MU-PD	40.00	100%					
	174-150-073	2329 N Main Street		MU-PD	40.00	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-23. Inventory Sites (Area B1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
51	178-080-030	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	26.00	16.00	10.00		
52	178-080-075	1801 Lacassie Ave	5.20	M-0.75	58.08	100%	26.00	16.00	10.00		
54	178-411-011	Arroyo Way	1.45	MU-R	102.49	100%	148.00	93.00	55.00		
	178-411-013	1410 Arroyo Way		MU-R	102.49	100%					
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34.00				34.00
70	178-210-007	1766 Locust St	2.79	MU-C	49.78	95%	131.00			131.00	
	178-210-008	1551 Lacassie Ave		MU-C	49.78	95%					
	178-210-010	1785 N Main St		MU-C	49.78	95%					
	178-210-012	1707 N Main St		MU-C	49.78	95%					
71	178-320-006	1735 N Broadway	1.61	MU-C	49.78	95%	147.00	94.00	53.00		
	178-320-007	1743 N Broadway		MU-C	49.78	95%					
	178-320-012	1413 Carlback Ave		MU-R	102.49	100%					
	178-320-020	1799 N Broadway		MU-R	102.49	100%					
72	178-330-001	Arroyo Way	1.99	MU-R	102.49	100%	253.00	165.00	87.00		1.00
	178-330-004	East of Main St & Arroyo Way		MU-R	102.49	100%					
	178-330-007	1890 N Main St		MU-R	102.49	100%					
73	178-340-002	1375 Arroyo Way	0.50	MU-R	102.49	100%	51.00	33.00	18.00		
	178-340-017	1800 Broadway		MU-R	102.49	100%					
74	178-411-007	577-581 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22.00			22.00	
	178-411-008	587 Ygnacio Valley Rd		MU-C	49.78	95%					
	178-411-009	1991 N Broadway		MU-C	49.78	95%					
75	178-412-010	N Broadway	1.63	MU-C	49.78	100%	140.00	12.00	-	-	128.00
	178-412-011	1910 N Broadway		MU-C	49.78	95%					
	178-412-012	Southeast of Ygnacio Valley Rd & Broadway		MU-C	49.78	95%					
76	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36.00				36.00
	178-550-001			MU-R	102.49	95%					
	178-550-002			MU-R	102.49	95%					
	178-550-003			MU-R	102.49	95%					
	178-550-004			MU-R	102.49	95%					
	178-550-005			MU-R	102.49	95%					
	178-550-006			MU-R	102.49	95%					
	178-550-007			MU-R	102.49	95%					
	178-550-008			MU-R	102.49	95%					
	178-550-009			MU-R	102.49	95%					
	178-550-010			MU-R	102.49	95%					
	178-550-011			MU-R	102.49	95%					
	178-550-012			MU-R	102.49	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-23. Inventory Sites (Area B1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
77	174-220-002	1756 Lacassie Ave	1.97	MU-D	58.10	95%	108.00	69.00	39.00		
	174-220-033	1801 N California Blvd		MU-D	58.10	95%					
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd		MU-D	58.10	95%					
	174-220-039	245 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-041	265 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-043	255 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-045	1766 Lacassie Ave		MU-D	58.10	95%					
89	178-080-007	1755 Cole Ave	0.20	M-0.75	58.08	100%	8.00			8.00	
90	178-080-038	10 Lacassie Ct	0.41	M-0.75	58.08	100%	21.00			21.00	
	178-080-022	20 Lacassie Ct		M-0.75	58.08	100%					
	178-080-023	30 Lacassie Ct		M-0.75	58.08	100%					
91	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18.00			18.00	
	178-080-025	21 Lacassie Ct		M-0.75	58.08	100%					
	178-080-026	1745 Lacassie Ave		M-0.75	58.08	100%					
92	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12.00			12.00	
93	178-080-072	1777 N California Blvd	1.27	MU-D	58.10	95%	69.00	44.00	25.00		
	178-080-073	1777 N California Blvd		MU-D	58.10	95%					
96	173-110-018	1222-1250 Pine St	1.33	MU-C	49.78	95%	62.00	40.00	22.00		
97	173-110-023	1201-1299 Parkside Dr	3.39	MU-C	49.78	95%	157.00		20.00		137.00
	173-110-024	Southwest corner of Parkside Dr & Civic Dr		P-D	49.78	100%					
98	174-172-012	2101 N Main St	0.56	MU-C	49.78	95%	26.00	17.00	9.00		
99	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60.00				60.00
100	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11.00				11.00

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-23. Inventory Sites (Area B1) (Continued)**

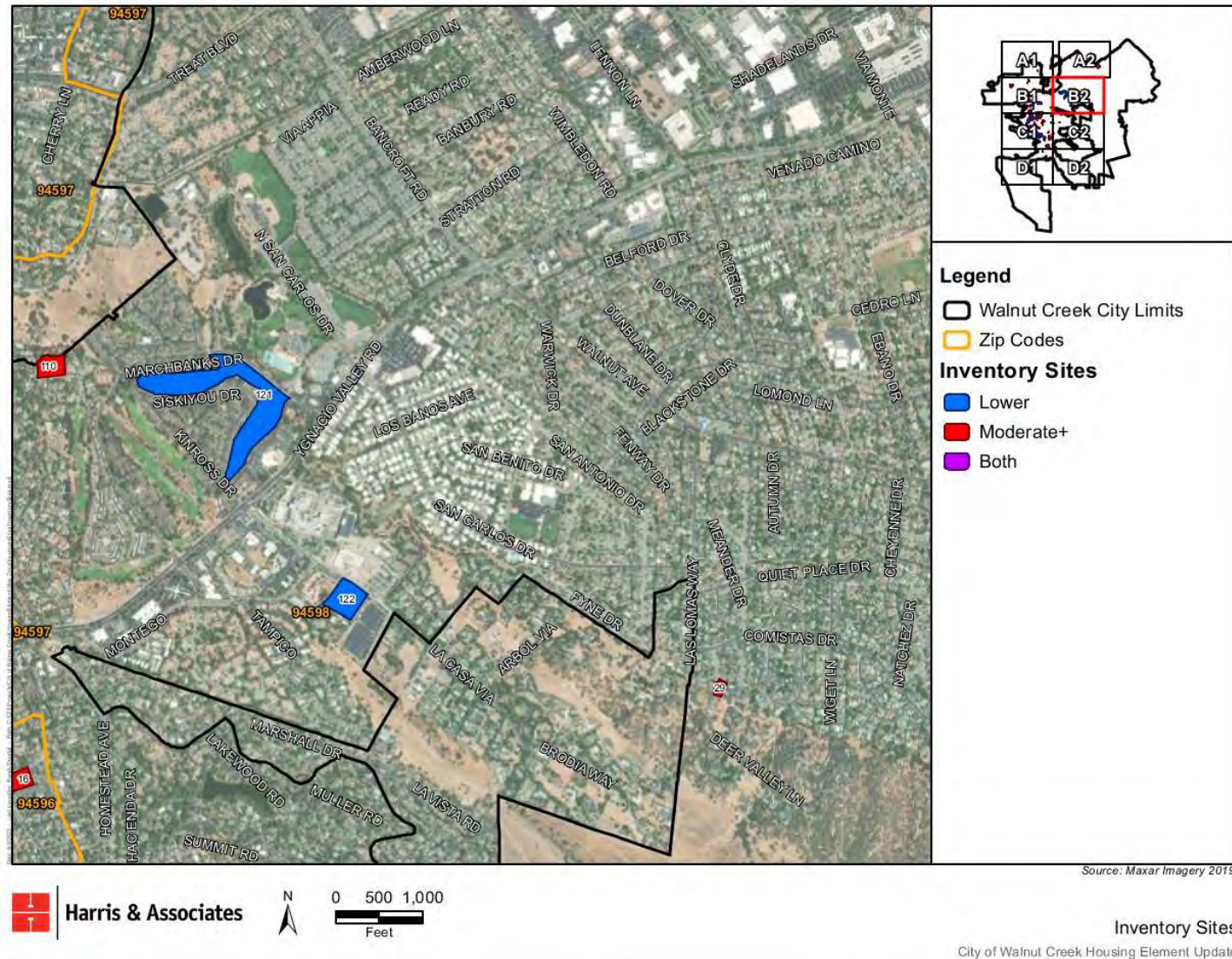
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
101	178-351-016	1700 N Broadway	0.72	MU-C	49.78	95%	34.00			34.00	
102	178-351-018	1756-1790 N Broadway	0.60	MU-R	102.49	100%	61.00				61.00
103	178-352-020	1251 Arroyo Way	0.62	MU-C	49.78	95%	29.00	19.00	10.00		
104	178-352-022	1267 Arroyo Way	0.50	MU-R	102.49	100%	51.00				51.00
105	178-402-004	1150 Civic Dr	0.77	MU-C	49.78	95%	36.00	23.00	13.00		
	178-412-005	Northwest of Arroyo Way & Civic Dr		MU-C	49.78	95%					
106	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72.00			54.00	18.00
	178-412-003	635 Ygnacio Valley Rd		MU-C	49.78	95%					
107	178-412-013	605 Ygnacio Valley Rd	0.55	MU-C	49.78	95%	26.00			7.00	19.00
108	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41.00				41.00
109	171-150-001	2641-2643 Larkey Ln	4.06	P-D	4.40	100%	6.00				6.00
	171-150-007	Northeast corner of Conejo Way and San Luis Rd		P-D	4.40	100%					
110	173-042-019	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.76	R-20	2.20	100%	3.00				3.00
113	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6.00				6.00
115	171-032-036	SE of Geary Rd & Coralie Dr	0.39	R-8	5.40	100%	2.00				2.00
116	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3.00				3.00
119	174-050-013	2318 San Juan Ave	1.18	D-3	14.50	100%	12.00				12.00
	174-050-014	2314 San Juan Ave		D-3	14.50	100%					



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Figure 7-6. Sites Inventory Maps (Area B2)**





## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

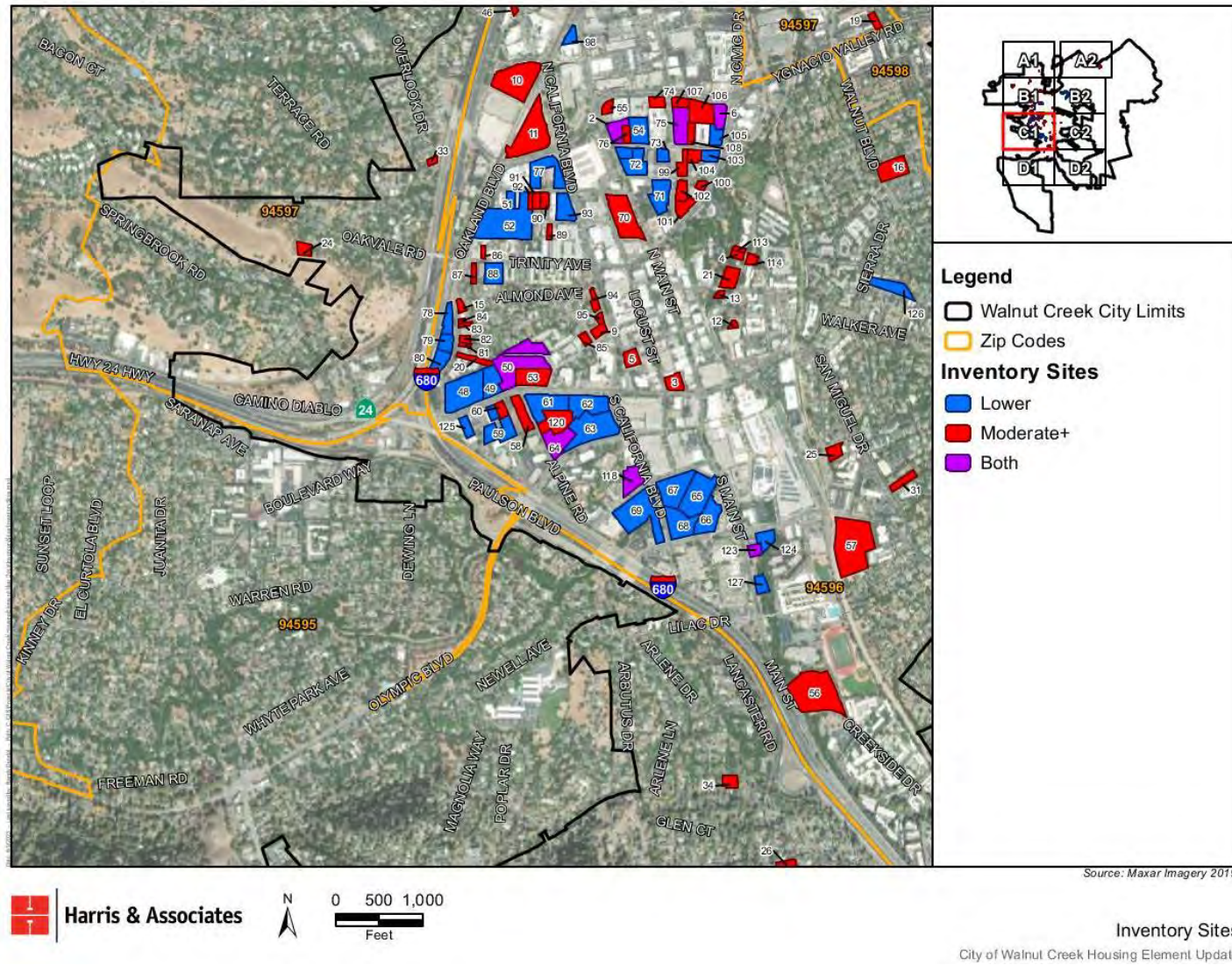
**Table 7-24. Inventory Sites (Area B2)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
110	173-042-019	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.76	R-20	2.20	100%	3.00				3.00
121	144-082-004	Heather Dr	14.34	P-D	-	100%	138.00	20.00	118.00		-
	144-082-006	Kinross Dr		P-D	-	100%					
	144-082-011	Marchbanks Dr		P-D	-	100%					
122	140-230-004	200 La Casa Via	2.95	P-D	-	100%	2.00	2.00			-

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Figure 7-7. Sites Inventory Maps (Area C1)**



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1)**

							Units				
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Total Net Units	Very Low	Low	Mod.	Above Mod.
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135.00	11.00			124.00
3	178-230-028	1556 Mt Diablo Blvd	0.80	P-R	49.78	100%	42.00				42.00
	178-230-029	1532 Mt Diablo Blvd		P-R							
4	178-290-008	1665 Carmel Dr	0.27	M-1	43.56	100%	8.00				8.00
5	178-160-028	1380 North California	0.68	P-R	49.78	100%	95.00				95.00
9	178-140-001	1501 N California Blvd	0.42	MU-D	58.10	100%	27.00				27.00
	178-140-006			MU-D							
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358.00				358.00
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	288.00				288.00
12	178-261-033	1487, 1493, 1500 Carmel Dr	0.16	P-D	-	100%	11.00				11.00
13	178-261-002	1229 Lincoln Ave	0.18	M-1	43.56	100%	3.00				3.00
15	178-010-036	1524 Oakland Blvd	0.29	P-D	29.04	100%	4.00				4.00
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
19	173-172-021	1072 Ygnacio Valley Rd	0.34	M-2	21.78	100%	4.00				4.00
20	178-010-006	Oakland Blvd	0.48	M-0.75	58.08	100%	27.00				27.00
21	178-290-001	1224 Lincoln Ave	0.93	M-1	43.56	100%	34.00				34.00
	178-290-002	1611 Carmel Dr		M-1	43.56						
	178-290-003	1615 Carmel Dr		M-1	43.56						
	178-290-004	1617 Carmel Dr		M-1	43.56						
	178-290-005	1619 Carmel Dr		M-1	43.56						
	178-290-006			M-1	43.56						
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1.00				1.00
25	183-270-006	15 Holcomb Ct	0.55	M-2	21.78	100%	11.00				11.00
26	184-402-004	132 Lancaster Rd	0.50	R-8	5.40	100%	2.00				2.00
31	180-020-008	1860 San Miguel Dr	0.74	M-3	14.52	100%	10.00				10.00
	180-020-009	1862 San Miguel Dr		M-3	14.52	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
33	174-210-043	2109 Overlook Dr	0.20	M-3	14.52	100%	2.00				2.00
34	184-370-034	1611 Orchard Ln	0.56	R-20	2.20	100%	1.00				1.00
46	174-140-018	1700 Riviera Avenue	0.30	MU-PD	40.00	100%	7.00			7.00	
48	178-020-006	2082-2084 Mt. Diablo Blvd	3.41	MU-C	58.08	95%	188.00	119.00	69.00		
	178-020-009	2074-2076 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-020-011	2086-2094 Mt. Diablo Blvd		MU-C	58.08	95%					
	178-020-002	1220 Oakland Blvd		MU-C	58.08	95%					
	178-020-008	2098 Mt Diablo Blvd		MU-C	58.08	95%					
	178-030-006	2044-2066 Mt. Diablo Blvd		MU-C	58.08	95%					
49	178-030-003	2042 Mt. Diablo Blvd	1.60	MU-C	58.08	95%	88.00	55.00	33.00		
	178-030-004	2008-2040 Mt. Diablo Blvd		MU-C	58.08	95%					
50	178-040-018	1832 Sharp Ave	4.45	M-0.75	58.08	100%	223.00	60.00	35.00	128.00	
	178-040-019	1842 Sharp Ave		M-0.75	58.08	100%					
	178-040-020	1852 Sharp Ave		M-0.75	58.08	100%					
	178-040-021	1860 Sharp Ave		M-0.75	58.08	100%					
	178-040-022	1914 Sharp Ave		M-0.75	58.08	100%					
	178-040-023	1920 Sharp Ave		M-0.75	58.08	100%					
	178-040-024	1928 Sharp Ave		M-0.75	58.08	100%					
	178-040-025	Sharp Ave (no address)		M-0.75	58.08	100%					
	178-040-062	1925 Sharp Ave		M-0.75	58.08	100%					
	178-040-027	1919 Sharp Ave		M-1	43.56	100%					
	178-040-028	1909-1911 Sharp Ave		M-1	43.56	100%					
	178-040-029	1859 Sharp Ave		M-0.75	58.08	100%					
	178-040-030	1825 Sharp Ave		M-0.75	58.08	100%					
	178-040-031	1809 Sharp Ave		M-1	43.56	100%					
	178-040-032	1801-1805 Sharp Ave		M-1	43.56	100%					
	178-040-063	1921 Sharp Ave		M-1	43.56	100%					
	178-030-005	1960 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-036	1948-1950 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-037	1952-1954 Mt. Diablo Blvd.		MU-C	58.08	95%					
	178-040-066	1936-1946 Mt. Diablo Blvd.		MU-C	58.08	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

							Units				
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Total Net Units	Very Low	Low	Mod.	Above Mod.
51	178-080-030	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	26.00	16.00	10.00		
52	178-080-075	1801 Lacassie Ave	5.20	M-0.75	58.08	100%	26.00	16.00	10.00		
54	178-411-011	Arroyo Way	1.45	MU-R	102.49	100%	148.00	93.00	55.00		
	178-411-013	1410 Arroyo Way		MU-R	102.49	100%					
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34.00				34.00
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219.00				219.00
57	183-260-027	1275 Newell Ave	5.25	M-1.5	29.04	100%	152.00	-		152.00	
58	184-041-047	2005 Mt. Diablo Blvd	1.08	MU-C	58.08	95%	58.00			58.00	
	184-041-002	1111 Alpine Ave		MU-C	58.08	95%					
	184-041-003	1119 Alpine Ave		MU-C	58.08	95%					
	184-041-004	1147 Alpine Ave		MU-D	58.10	95%					
	184-041-005	1149 Alpine Ave		MU-D	58.10	95%					
	184-041-006	1155 Alpine Ave		MU-D	58.10	95%					
	184-041-007	1161 Alpine Ave		MU-D	58.10	95%					
59	184-041-016	Mt Diablo Blvd	1.93	MU-D	58.10	95%	42.00	42.00			
60	184-041-019	2027 Mt. Diablo Blvd	0.41	MU-C	58.08	95%	22.00			22.00	
	184-041-020	2021 Mt. Diablo Blvd		MU-C	58.08	95%					
61	184-050-010	1919 Mt. Diablo Blvd	2.44	MU-C	58.08	95%	134.00	85.00	49.00		
	184-050-011	1909 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-012			MU-C	58.08	95%					
	184-050-013	1889 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-014			MU-C	58.08	95%					
	184-050-015	1849 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-016	1829 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-062	1929 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-068	1160 Alpine Ave		MU-D	58.10	95%					
	184-050-069	1148-1152 Alpine Ave		MU-D	58.10	95%					
62	184-050-058	1815 Mt. Diablo Blvd	2.15	MU-C	58.08	95%	118.00	74.00	44.00		
	184-050-059	1813 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-060	1821 Mt. Diablo Blvd		MU-C	58.08	95%					
	184-050-065	1101-1105 S. California Blvd		MU-C	58.08	95%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
63	184-050-066	1123 S. California Blvd	3.60	MU-C	58.08	95%	198.00	198.00			
64	184-050-063	1870 Olympic Blvd	1.64	MU-D	58.10	95%	77.00	23.00		54.00	
	184-050-070	1900 Olympic Blvd		MU-D	58.10	95%					
	184-050-002	1248 Alpine Rd		MU-D	58.10	95%					
	184-050-003	1238 Alpine Rd		MU-D	58.10	95%					
	184-050-004	1208 Alpine Rd		MU-D	58.10	95%					
65	184-070-011	1295 S. Main St	3.01	MU-C	58.08	95%	83.00	52.00	31.00		
66	184-070-016	1550 Newell Ave	1.80	MU-C	58.08	95%	49.00	31.00	18.00		
	184-070-017	1536 Newell Ave		MU-C	58.08	95%					
67	184-070-023	1531-1599 Botelho Dr, 1320-1330 S. California Blvd	2.56	MU-C	58.08	95%	84.00	53.00	31.00		
68	184-070-024	1372-1388 S. California Blvd	2.15	MU-C	58.08	95%	59.00	37.00	22.00		
69	184-080-018	1355 S. California Blvd	4.00	MU-C	58.08	95%	220.00	139.00	81.00		
	184-080-019	1387 S California Blvd		MU-C	58.08	95%					
	184-080-020	1375 S. California Blvd, 1387 S. California Blvd		MU-C	58.08	95%					
	184-080-023	1313 S. California Blvd		MU-C	58.08	95%					
	184-080-032	1301 S. California Blvd, 1601 Botelho Dr, 1661-1667 Botelho Dr		MU-C	58.08	95%					
	184-080-034	1651 Botelho Dr		MU-C	58.08	95%					
	184-080-035	1661-1667 Botelho Dr		MU-C	58.08	95%					
	184-080-036	130 Petticoat Ln		MU-C	58.08	95%					
70	178-210-007	1766 Locust St	2.79	MU-C	49.78	95%	131.00			131.00	
	178-210-008	1551 Lacassie Ave		MU-C	49.78	95%					
	178-210-010	1785 N Main St		MU-C	49.78	95%					
	178-210-012	1707 N Main St		MU-C	49.78	95%					
71	178-320-006	1735 N Broadway	1.61	MU-C	49.78	95%	147.00	94.00	53.00		
	178-320-007	1743 N Broadway		MU-C	49.78	95%					
	178-320-012	1413 Carlback Ave		MU-R	102.49	100%					
	178-320-020	1799 N Broadway		MU-R	102.49	100%					
72	178-330-001	Arroyo Way	1.99	MU-R	102.49	100%	253.00	165.00	87.00		1.00
	178-330-004	East of Main St & Arroyo Way		MU-R	102.49	100%					
	178-330-007	1890 N Main St		MU-R	102.49	100%					



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
73	178-340-002	1375 Arroyo Way	0.50	MU-R	102.49	100%	51.00	33.00	18.00		
	178-340-017	1800 Broadway		MU-R	102.49	100%					
74	178-411-007	577-581 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22.00			22.00	
	178-411-008	587 Ygnacio Valley Rd		MU-C	49.78	95%					
	178-411-009	1991 N Broadway		MU-C	49.78	95%					
75	178-412-010	N Broadway	1.63	MU-C	49.78	100%	140.00	12.00	-	-	128.00
	178-412-011	1910 N Broadway		MU-C	49.78	95%					
	178-412-012	Southeast of Ygnacio Valley Rd & Broadway		MU-C	49.78	95%					
76	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36.00				36.00
	178-550-001			MU-R	102.49	95%					
	178-550-002			MU-R	102.49	95%					
	178-550-003			MU-R	102.49	95%					
	178-550-004			MU-R	102.49	95%					
	178-550-005			MU-R	102.49	95%					
	178-550-006			MU-R	102.49	95%					
	178-550-007			MU-R	102.49	95%					
	178-550-008			MU-R	102.49	95%					
	178-550-009			MU-R	102.49	95%					
	178-550-010			MU-R	102.49	95%					
	178-550-011			MU-R	102.49	95%					
	178-550-012			MU-R	102.49	95%					
77	174-220-002	1756 Lacassie Ave	1.97	MU-D	58.10	95%	108.00	69.00	39.00		
	174-220-033	1801 N California Blvd		MU-D	58.10	95%					
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd		MU-D	58.10	95%					
	174-220-039	245 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-041	265 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-043	255 Ygnacio Valley Rd		MU-D	58.10	95%					
	174-220-045	1766 Lacassie Ave		MU-D	58.10	95%					
78	177-260-023	1443-1515 Oakland Blvd	0.76	MU-D	58.10	95%	42.00	26.00	16.00		
79	177-280-014	1415 Oakland Blvd	0.69	MU-D	58.10	95%	38.00	24.00	14.00		

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
80	177-280-018	1407 Oakland Blvd	0.95	MU-D	58.10	95%	52.00	33.00	19.00		
	177-280-017	1371 Oakland Blvd		MU-D	58.10	95%					
81	178-010-015	1420 Oakland Blvd	0.14	M-1.5	29.04	100%	2.00			2.00	
82	178-010-016	1428 Oakland Blvd	0.23	M-1.5	29.04	100%	4.00			4.00	
83	178-010-028	1973-1977 Dora Ave	0.17	M-1.5	29.04	100%	3.00			3.00	
84	178-010-020	1502 Oakland Blvd	0.09	M-1.5	29.04	100%	1.00			1.00	
85	178-040-001	1806 Bonanza St	0.28	MU-D	58.10	95%	14.00			6.00	8.00
86	178-071-002	1944 Trinity Ave	0.16	M-0.75	58.08	100%	8.00			8.00	
87	178-072-006	1963 Trinity Ave	0.27	M-0.75	58.08	100%	8.00				8.00
88	178-072-009	Trinity Ave	1.10	M-0.75	58.08	100%	63.00	39.00	24.00		
89	178-080-007	1755 Cole Ave	0.20	M-0.75	58.08	100%	8.00			8.00	
90	178-080-038	10 Lacassie Ct	0.41	M-0.75	58.08	100%	21.00			21.00	
	178-080-022	20 Lacassie Ct		M-0.75	58.08	100%					
	178-080-023	30 Lacassie Ct		M-0.75	58.08	100%					
91	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18.00			18.00	
	178-080-025	21 Lacassie Ct		M-0.75	58.08	100%					
	178-080-026	1745 Lacassie Ave		M-0.75	58.08	100%					
92	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12.00			12.00	
93	178-080-072	1777 N California Blvd	1.27	MU-D	58.10	95%	69.00	44.00	25.00		
	178-080-073	1777 N California Blvd		MU-D	58.10	95%					
95	178-140-004	1721 Stow Ave	0.21	MU-D	58.10	95%	10.00				10.00
	178-140-007	Southwest corner of Stow Ave & California Blvd		MU-D	58.10	95%					
98	174-172-012	2101 N Main St	0.56	MU-C	49.78	95%	26.00	17.00	9.00		
99	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60.00				60.00
100	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11.00				11.00
101	178-351-016	1700 N Broadway	0.72	MU-C	49.78	95%	34.00			34.00	
102	178-351-018	1756-1790 N Broadway	0.60	MU-R	102.49	100%	61.00				61.00
103	178-352-020	1251 Arroyo Way	0.62	MU-C	49.78	95%	29.00	19.00	10.00		



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

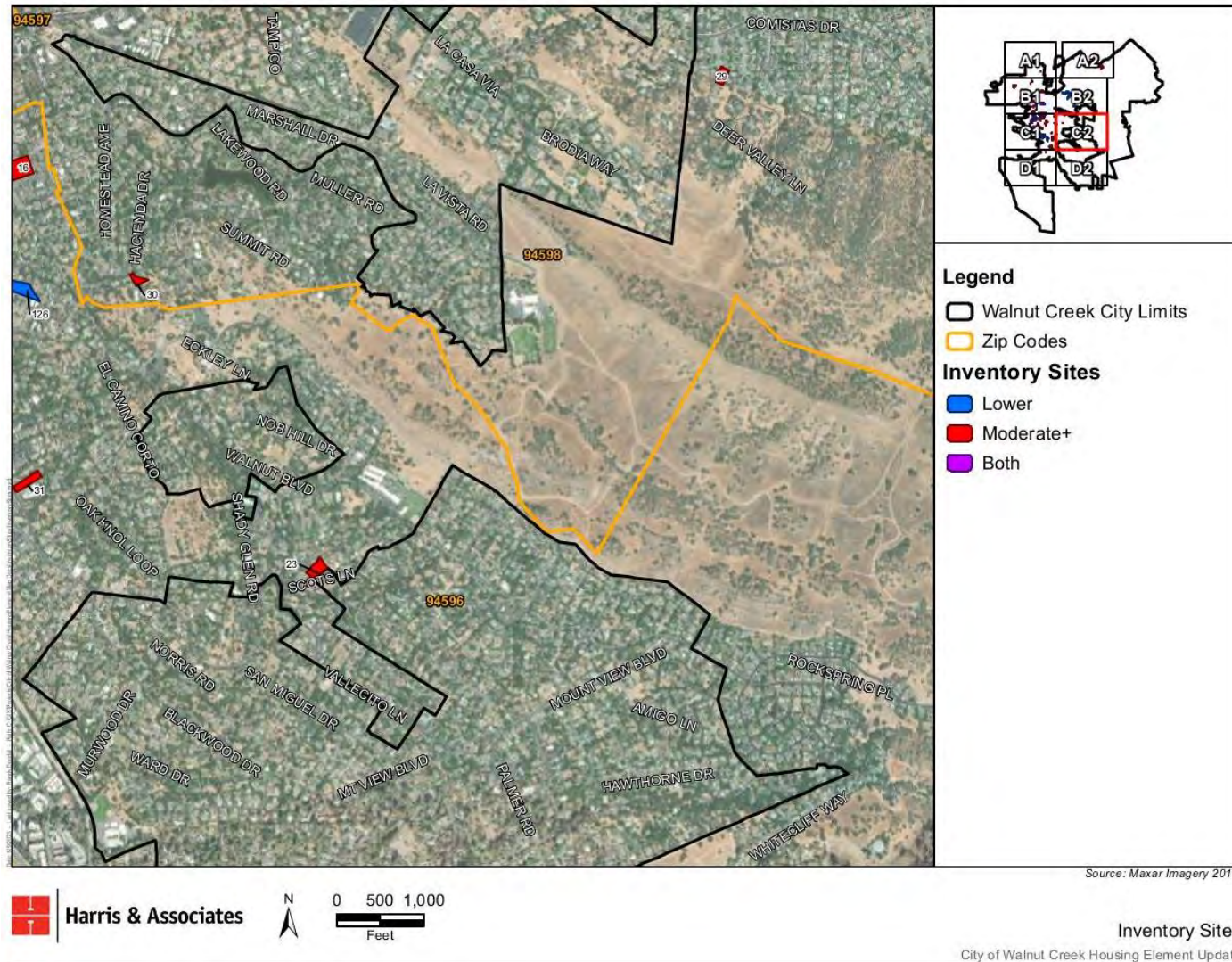
**Table 7-25. Inventory Sites (Area C1) (Continued)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
104	178-352-022	1267 Arroyo Way	0.50	MU-R	102.49	100%	51.00				51.00
105	178-402-004	1150 Civic Dr	0.77	MU-C	49.78	95%	36.00	23.00	13.00		
	178-412-005	Northwest of Arroyo Way & Civic Dr		MU-C	49.78	95%					
106	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72.00			54.00	18.00
	178-412-003	635 Ygnacio Valley Rd		MU-C	49.78	95%					
107	178-412-013	605 Ygnacio Valley Rd	0.55	MU-C	49.78	95%	26.00			7.00	19.00
108	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41.00				41.00
113	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6.00				6.00
114	178-290-018	1654 Carmel Dr	0.34	M-1	43.56	100%	10.00				10.00
	178-290-019	1632 Carmel Dr		M-1	43.56	100%					
118	184-092-034	1271 S California Blvd	1.32	C-R	49.78	100%	94.00		11.00		83.00
120	184-050-005	1204 Alpine Rd	1.82	MU-D	58.10	95%	39.00				39.00
	184-050-027	1148-1152 Alpine Rd		MU-D	58.10	95%					
123	183-030-005	1426 S Main St	0.51	C-R	Det. by CUP, except in specific plan area where applicable*	100%	9.00	1.00			8.00
124	183-030-029	1459-1479 Newell Ave	0.92	C-R	Det. by CUP, except in specific plan area where applicable*	100%	27.00	5.00	22.00		-
125	184-042-014	2079 Mt Diablo Blvd	0.58	O-C	Det. by CUP, except in specific plan area where applicable*	95%	32.00	7.00	25.00		-
126	179-060-036	154 Sierra Dr	1.42	P-D	-	100%	36.00	33.00	3.00		
127	183-030-001	S Main St	0.61	C-R	Det. by CUP, except in specific plan area where applicable*	100%	21.00	21.00			-
	183-030-002	1448 S Main St		C-R	Det. by CUP, except in specific plan area where applicable*	100%					

## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Figure 7-8. Sites Inventory Maps (Area C2)**



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-26. Inventory Sites (Area C2)**

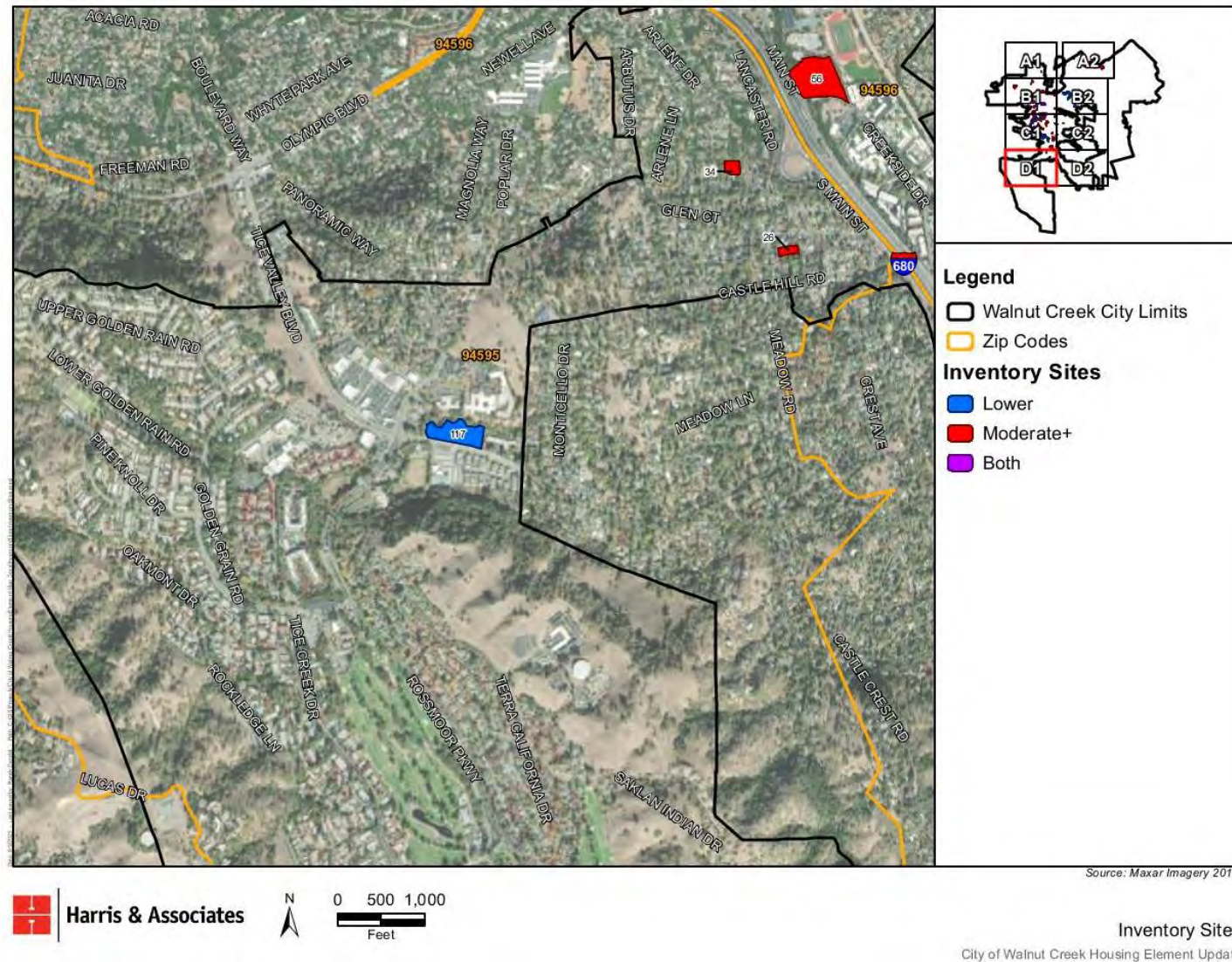
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
16	179-030-001	2680 Walnut Blvd	1.67	R-10	4.40	100%	12.00				12.00
	179-030-002	2670 Walnut Blvd		R-10	4.40	100%					
23	180-210-034	1081 Scots Ln	0.59	R-15	2.90	100%	1.00				1.00
31	180-020-008	1860 San Miguel Dr	0.74	M-3	14.52	100%	10.00				10.00
	180-020-009	1862 San Miguel Dr		M-3	14.52	100%					
126	179-060-036	154 Sierra Dr	1.42	P-D	-	100%	36.00	33.00	3.00		



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Figure 7-9. Sites Inventory Maps (Area D1)**



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-27. Inventory Sites (Area D1)**

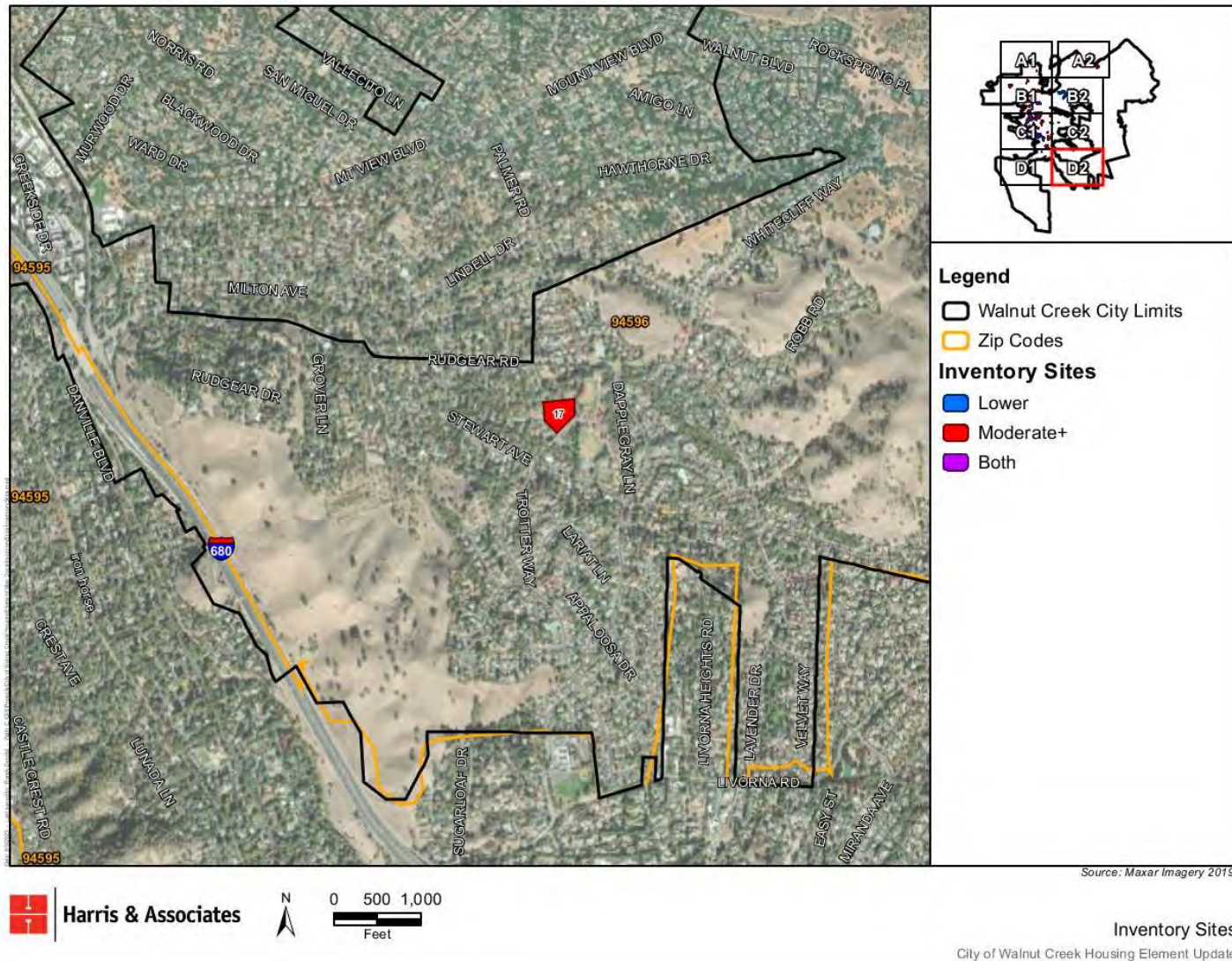
Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
26	184-402-004	132 Lancaster Rd	0.50	R-8	5.40	100%	2.00				2.00
34	184-370-034	1611 Orchard Ln	0.56	R-20	2.20	100%	1.00				1.00
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219.00				219.00
117	186-030-054	2100 Tice Valley Blvd	3.84	P-D	-	100%	6.00	6.00			



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Figure 7-10. Sites Inventory Maps (Area D2)**



## 2023–2031 Housing Element

### Chapter 7. Adequate Sites Inventory Analysis and Methodology

**Table 7-28. Inventory Sites (Area D2)**

Current Site #	APN	Address	Area (ac)	Zoning	Permitted Density (du/ac)	Realistic capacity factor	Units				
							Total Net Units	Very Low	Low	Mod.	Above Mod.
17	182-010-022	50 Garron Ct	2.24	R-20	2.20	100%	3.00				3.00
	182-010-031			R-20							

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## 8 HOUSING PLAN

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The City's (City or Walnut Creek) overall objective is to ensure that housing is available to current and future Walnut Creek residents of all income levels. The goals of this Housing Element are formulated based on information provided in the Community Profile, Housing Constraints, and Affirmatively Furthering Fair Housing sections of this document, as well as input from the City Council, Planning Commission, City staff, and members of the public. In addition, California Government Code, Section 65583(c), requires a program that sets forth a schedule of actions that the local government is undertaking or intends to undertake during the Planning Period to implement the programs and achieve the goals and policies of the Housing Element. The goals, policies, and programs have been established to address the housing issues in the City and to meet State (State or California) housing law requirements, including the identification of the agencies and officials responsible for the implementation of the various actions. The components of this section can be described as follows:

- **Goals** are the results that the City desires to achieve over the housing planning time horizon. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers and others who will initiate or review new development projects or seek to provide housing-related services in the City. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed as "programs."
- **Programs** are the core of the City's housing strategy. Programs translate goals and policies into actions. These include ongoing programs, procedural changes, Zoning Ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the funding source, responsible party, and time frame for implementation.

This section contains the City's Housing Plan for the 2023–2031 Housing Element Planning Period.

## **8.I Goals, Policies, and Programs**

### **8.1.1 Goal H-1: New Housing Development**

To provide sufficient 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.

#### **Policies and Programs**

- **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, and accommodate any shortfalls caused by loss of sites or reduced density developments.
- **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.
- **H-1.34:** 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.
- **H-1.45:** 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 opportune areas to increase the supply of housing, consistent with the character and integrity of existing neighborhoods.
- **H-1.56:** The City shall advise developers on how to maximize their use of waivers and concessions and provide technical assistance.
- **H-1.69:** The City shall encourage and incentivize the development of Accessory Dwelling Units.
- **H-1.713:** The City shall streamline the process of obtaining development approvals or incentives/concessions to expedite housing development.
- **H-1.814:** The City shall increase training for staff involved in the application and entitlement process on State housing laws (as they exist now and as they change in the future) in order to ensure legal compliance related to the entitlement and approval process to expedite housing development.

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-1: New Housing Development</p> <p>H-1.<del>AB</del>. Encourage and <del>Monitor. Incentivize</del> Accessory Dwelling Units (ADUs) Assembly Bill (AB) 671 (2019) amended Government Code, Section 65583, to require local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very low-, low-, or moderate-income households. On September 21, 2021, the City adopted Ordinance No. 2210, amending the Walnut Creek Municipal Code to comply with recent State legislation <u>that went into effect in 2020. (editor's note: previous remaining text was deleted and replaced with the following).</u> The City shall take further actions as follows:-</p> <ol style="list-style-type: none"> <li>1. <u>Adopt</u> pre-approved ADU designs and permit-ready construction plans. <u>Schedule of Action: End of 2023. <del>Update and reduce development impact fee so that they're reduced proportionally based on length of time owner is willing to deed restrict the property for x amount of time.</del></u></li> <li>2. Encourage the development of ADUs by developing and distributing educational materials that inform property owners of the standards for ADU development, permitting procedures, and the importance of ADUs. City staff will distribute these promotional materials and flyers by making them available at the Planning Counter, publishing them on the City's website, and providing information in the City's newsletter <u>that is mailed to all residents.</u> <u>Schedule of Action: Prepare materials by December 2023 and update annually.</u></li> <li>3. <u>Encourage regional partners to pursue a regional ADU incentive program. If pursued, participate in program development and implementation.</u></li> <li>4. <u>Develop an ADU Monitoring Program to collect data from project applicants during the building permit application process in order to enhance existing tracking of ADU production with more details such as occupancy status and rent levels at time of occupancy. Utilize the data collected from the Monitoring Program to better understand the income groups they serve and inform future improvements to the outreach and educational efforts. Assess the production and affordability of ADUs in comparison to the estimates in the Sites Inventory as a part of the Mid-Cycle Review (see Program H-6.K). Schedule of Action: End of 2024</u></li> <li>5. <u>If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program. Schedule of Action: <del>by</del> December 2028.</u></li> <li><del>3-6.</del> <u>In accordance with AB 671, the City shall research the feasibility of reducing or waiving building permit fees for property owners who take advantage of the new program, and research grant funds to help fund ADUs. Schedule of Action: End of 6th Cycle Planning Period.</u></li> </ol>	<p><u>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</u></p>	<p><u>City Manager's Office &amp; City Council, and Community Development Department</u></p>
<p>H-1.<del>BG</del>. Technical Assistance to Developers The City shall advise developers on how to maximize density bonus and/or seek waivers and concessions under State density bonus regulations. Continue to advise developers and offer pre-application meetings</p>	<p>None required</p>	<p>Community Development Department</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>upon request. As part of this program, City staff shall hold one outreach meeting with housing developers each year to discuss sites identified in the Housing Element sites inventory that are available, density bonus, and other incentives, <u>starting in 2024</u>. <u>Schedule of Action:</u> Annually after Housing Element certification and by December 31 each year.</p> <p>To date, City staff technical assistance has contributed to the development of two 100% affordable projects on Riviera Ave (completed), a market-rate project at 1910 N Main Street (nearing completion), and another market-rate project at 1501 N California (expected to apply for Building Permits).</p>		
<p>H-1.<del>C</del><del>D</del>. Maintain/Update the Site Inventory</p> <p>The City shall provide adequate residential and mixed-use designated sites to accommodate the City's 6<sup>th</sup> Cycle RHNA of 5,805 units (1,657 very low-, 954 low-, 890 moderate-, and 2,304 above-moderate-income units) through the following actions:</p> <ul style="list-style-type: none"> <li>• <i>Verify Inventory:</i> The City will maintain a residential site inventory of the City's RHNA and update this inventory as projects are reviewed/approved/constructed, to ensure sufficient residential capacity is maintained to accommodate the identified need. <u>Schedule of Action:</u> Annually through the HCD Annual Progress Report effort.</li> <li>• <i>Accommodate Shortfall:</i> Should a development approval result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall. <u>Schedule of Action:</u> As needed.</li> <li>• <i>Inventory Map:</i> Upon request by interested developers or the general public, the City will make the site inventory map and/or list available subject to reproduction costs. <u>Schedule of Action:</u> As requested.</li> <li>• <i>Apply for Funding:</i> The City will continue to pursue alternative options for meeting the RHNA through preservation, legislative changes, and regional cooperation. The City will apply for available funding, or support applications for funding, to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing. <u>Schedule of Action:</u> Annually during the HCD Annual Progress Report effort, and as State and federal funding sources are announced.</li> </ul>	None required	Community Development Department
<p>H-1.<del>D</del><del>H</del>. Provide a Menu of Incentives/Concessions for Developers</p> <p>To expedite the process of finding resources and incentives, the City shall gather information, including feedback from the annual meeting proposed in Program H-1.<del>B</del><del>C</del> of this Housing Element, on the available incentives/concessions for developers. <u>Schedule of Action:</u> Within 2 years of Housing Element certification.</p> <p>The City shall then develop and post an overview of the available incentives/concessions for developers on the City's website and update the information on an annual basis. <u>Schedule of Action:</u> Post annually by December 31.</p> <p>The goals of this program are to expedite the time it takes to obtain development approvals and provide incentives that result in -cost savings on housing projects, thereby improving, and increasing the financial feasibility of affordable housing projects.</p>	None required	City Manager's Office & City Council, and Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>H-1.E. Increase Workforce Housing Options.</b> As a part of the permanent ordinance implementing Senate Bill 9, the City will consider allowing total larger square foot SB 9 dwelling units. <u>Schedule of Action:</u> Fall of 2023 and ongoing.</p> <p>Further, the City will add geographic targeting to the ADU and SB 9 programs, to increase education, marketing, <u>and</u> incentives for specific areas of the City that are RCAAs and have larger lots. <u>Schedule of Action:</u> <del>December-Fall</del> of 2023 and ongoing.</p>	<p>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</p>	<p>City Manager's Office &amp; City Council, and Community Development Department</p>

#### 8.1.2 Goal H-2: Affordable Housing

To facilitate affordable housing opportunities, particularly for Walnut Creek workers, first-time home buyers, and lower-income renters.

##### Policies and Programs

- **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.
- **H-2.2:** The City shall encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing.
- **H-2.3:** The City shall encourage, streamline, and give high priority to housing that is affordable to Walnut Creek workers, first-time home buyers, and lower-income renters.
- **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.
- **H-2.56:** The City shall strive to educate the community on program opportunities, as well as 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.
- **H-2.67:** The City shall seek out new and innovative approaches to funding affordable housing (i.e., new federal and State grants, local housing trusts, etc.)
- **H-2.78:** The City shall facilitate partnerships between nonprofit and for-profit housing developers to meet inclusionary housing requirements and encourage affordable housing production.
- **H-2.89:** The City shall support a regional approach to solving the housing problems that cannot be solved by individual jurisdictions.
- **H-2.944:** The City shall facilitate the development of available sites with the best potential for development.
- **H-2.1042:** The City shall connect with affordable housing developers and maintain a collaborative relationship to provide information and technical assistance and facilitate the affordable housing development process.
- **H-2.114:** The City shall assist extremely low-, very low- and low-income renters with securing affordable housing.

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- **H-2.125:** The City shall provide assistance and facilitate education for homeownership and available programs to support aspiring homeowner

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
<p>H-2.A. Pursue State and Federal Funding for Affordable Housing</p> <p>The City shall access information from State, federal, and regional sources to identify grant application opportunities for affordable housing. <u>Schedule of Action:</u> Annually.</p> <p>When grant opportunities are known, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications and work to secure the funding. <u>Schedule of Action:</u> As grants become available, the City will apply for or support a minimum of two grant applications per year.</p> <p>Such grants 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 (ABAG)</li> <li>• Section 811 funding for supportive housing for extremely low-income residents provided by the Department of Housing and Urban Development (HUD)</li> <li>• Local Housing Trust Fund Program through the California State Department of Housing and Community Development (HCD)</li> <li>• The State Infill Infrastructure Grant (HCD)</li> <li>• The State Multifamily Housing Program (HCD)</li> <li>• The State Permanent Local Housing Allocation Program (HCD)</li> <li>• Community Development Block Grant (CDBG), City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing</li> </ul> <p>When affordable housing projects that qualify for funding are proposed, the City will apply for or support a minimum of two grant applications in the year. The goal of this program is to increase the amount of funding available for affordable housing projects.</p> <p><i>Disclaimer – completing the tasks and activities referenced in this program will be dependent upon available local, State, and federal funding sources.</i></p>	None required	Community Development Department
<p>H-2.B. Local Funding for Affordable Housing</p> <p>The City shall continue to allocate commercial linkage and housing in-lieu fees for extremely low-, very low-, low-, and moderate-income housing for the City's 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. <u>Schedule of Action:</u> As funding is available and developers request it.</p> <p>To increase transparency for developers, the City shall also provide information on available funds during the annual developer meeting held once a year, per Program H-1. <u>BC</u> of this Housing Element. The information provided shall include available funds and a projection for the following 3 years. <u>Schedule of Action:</u> Annually by December 31.</p>	Commercial linkage fees, housing in-lieu fees	Community Development Department



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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
This program addresses the need for certainty for affordable housing developers. By knowing what is and may be available for them in the future, developers can make better-informed decisions.		
<p>H-2.C. Allocate CDBG Funding for Housing</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. <u>Schedule of Action:</u> Annually.</p> <p>The City shall meet with ECHO Housing to discuss funding needs. If additional funds are needed for fair housing services, the City shall fund fair housing services under the program administration cap instead. <u>Schedule of Action:</u> End of FY 2023–24.</p>	CDBG funds	City Manager's Office & City Council, and Community Development Department
<p>H-2.D. Facilitate Access to Affordable Housing for Residents</p> <p><del>The City shall</del> <u>Coordinate-coordinate</u> with affordable housing property managers and housing advocates to discuss ways to improve referrals to available affordable housing units, <u>including outreach to nonprofits serving the region as a means to reach a broader range of prospective residents.</u></p> <p>In addition, the City shall continue to maintain the City's webpage and list <del>serv-serve</del> email system that informs advocates and residents of each property's waitlist status, application requirements for each property, etc. <u>Schedule of Action:</u> End of FY 2023–24 with updates as needed.</p>	None required	Community Development Department
<p>H-2.E. Community Housing Engagement</p> <p>The City shall utilize its public information campaign to educate and engage the community on affordable housing and homelessness issues. As a part of this campaign, the City shall hold presentations for a minimum of one community group meeting per year. Presentations shall educate residents on housing issues and available resources and gather input on possible solutions. <u>Schedule of Action:</u> Annually by December 31. In addition, presentations and events shall be promoted through the City's social media outlets, emails, and newsletters. <u>Schedule of Action:</u> Ongoing, as City attends events.</p>	None required	Community Development Department
<p>H-2.F. Mortgage Credit Certificate Program</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 in purchasing a home. As of June 2022, the County's website states that this program is not currently funded but encourages visitors to check back periodically. When City staff can confirm funding availability, the City shall publicize the program on the City website and prepare and distribute written materials. <u>Schedule of Action:</u> Promotion when the County confirms funding availability.</p>	MCC Allocation	Community Development Department
<p>H-2.G. Improve First-Time Homebuyer Assistance Program</p> <p>The City shall research the feasibility of increasing the funding limits of the First-Time Homebuyer Assistance Program. <u>Schedule of Action:</u> End of FY 2024–25.</p>	None required	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
<p>H-2.H. Housing Choice Voucher Program</p> <p>In addition to continuing to coordinate with the Contra Costa County Housing Authority (CCCHA) to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek, the City shall contact other agencies and jurisdictions in Contra Costa County to discuss conducting a region-wide rent study to help increase HUD's Fair Market Rent determination to help increase assistance for recipients who are challenged with finding units affordable enough to use the program. <u>Schedule of Action:</u> End of FY 2024–25.</p>	None required	Community Development Department
<p>H-2.I. Provide Density Bonus Ordinance Training/Education</p> <p>The City's Housing/Planning staff shall provide training for other City departments involved in the entitlement and development process regarding the existing Density Bonus Ordinance and any future amendments. <u>Schedule of Action:</u> Within 6 months of Housing Element certification by HCD.</p> <p>In addition, the City shall promote the Density Bonus Ordinance by completing the following:</p> <ul style="list-style-type: none"> <li>• Maintaining materials on the City's website and by discussing the density bonus with developers at preliminary application review meetings. <u>Schedule of Action:</u> Within 12 months of Housing Element certification by HCD.</li> <li>• Improving understanding of community needs by connecting developers of projects with density bonus units with local community advocates. This would help developers understand the community's needs and potentially encourage them to provide units for special groups including, but not limited to, veterans and special needs adults. <u>Schedule of Action:</u> Ongoing, as projects are proposed.</li> </ul> <p>This program is designed to expedite the development of housing projects in the City by increasing staff knowledge of the Density Bonus Ordinance and providing clear information on the City's website for developers.</p>	None required	Community Development Department
<p>H-2.J. Legislative Advocacy for Affordable Housing</p> <p>The City shall continue to actively advocate for affordable housing through its legislative committee by writing letters of support for and providing feedback on housing bills at the State level. <u>Schedule of Action:</u> Primarily between February and September each year to track with the Legislative Session.</p>	None required	Community Development Department and City Manager's Office
<p>H-2.K. Coordinate with Contra Costa County for Affordable Housing</p> <p>The City shall reach out to the Contra Costa County Housing Authority and the Contra Costa County Consortium to discuss the feasibility of establishing inter-jurisdictional affordable housing programs, such as a regional housing trust fund. The discussion will include available funds and benefits available for regional organizations. <u>Schedule of Action:</u> By the end of FY 2023–24.</p>	None required	Community Development Department and City Manager's Office & City Council
<p>H-2.L. Regional Collaboration on Affordable Housing and Homelessness</p> <p>The City shall continue to participate in the Walnut Creek Community Task Force on Homelessness, the Contra Costa Continuum of Care Council on Homelessness, the Contra Costa Mayor's Conference, and the</p>	N/A	Community Development Department and

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>Goal H-2: Affordable Housing</b></p> <p>Coordinated Entry Oversight Committee to gather data, exchange ideas, and discuss strategies to address homelessness and affordable housing. <u>Schedule of Action:</u> As meetings take place.</p> <p>Additionally, the City shall include information on the Contra Costa County Coordinated Outreach Referral and Engagement (CORE) program through 211 on the City's website. Information should include contact information and description of services. <u>Schedule of Action:</u> By the end of FY 2023–24.</p>		City Manager's Office & City Council
<p>H-2.M. Prioritize Review and Expedite Development of Affordable and Special Needs Projects</p> <p>The City shall adopt a formal policy for expedited review and permitting of affordable housing developments and housing for special needs populations (i.e., seniors, people experiencing homelessness, people living with disabilities, single female-headed households, large families, and extremely low-, very low-, low-, and moderate-income households). <u>Schedule of Action:</u> By the end of FY 2023–24.</p>	None required	Community Development Department
<p>H-2.N. Assist with Development of Affordable Housing</p> <p>The City is committed to examining additional mechanisms that allow for a streamlined approval process for housing development projects and expanded opportunities to incentivize affordable developments. To assist the development of housing for households with lower-incomes on larger sites, the City will amend the <u>timing of</u> fee collection process (<del>timing</del>) for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower-incomes (including extremely low-incomes) <u>and with special needs</u> in light of State, federal, and local financing programs. The City will also identify potential property owners and nonprofit developers by December 31, 2024, and work with them on an annual basis to target and market the availability of sites with the best potential for development. <u>Schedule of Action:</u> Identify owners and developers by December 31, 2024, and market the availability of sites on an annual basis.</p> <p>In addition, to facilitate said commitment, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The City shall streamline and expedite the approval process for land division for projects that include affordable housing units.</li> <li>• The City shall prepare an analysis, including a financial assessment, with the goal of eliminating or reducing permitting fees for housing projects that are 100% affordable. The goal of reducing fees would be to reduce factors that can render an affordable housing development financially infeasible, thereby constraining the development of affordable housing. <u>Schedule of Action:</u> Within 2 years of Housing Element certification.</li> <li>• The City shall provide technical assistance to developers on funding applications, as projects are proposed. <u>Schedule of Action:</u> Ongoing as projects are proposed (specific timing dependent on development community).</li> <li>•</li> </ul>	None required	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>Goal H-2: Affordable Housing</b></p> <p>H-2.O. Funding, Incentives, and Concessions for Extremely Low-Income Developments</p> <p>The City will undertake the following actions during the planning period:</p> <ul style="list-style-type: none"> <li>• <b>Developer Meetings:</b> Continue to hold one outreach meeting per year with affordable housing developers and providers as established in Program H-1. <u>BC</u> (by December of each year) to discuss available funding sources (City, State and federal), sites identified in the Housing Element sites inventory that are available, developer needs and opportunities for affordable housing projects. Outreach will include experienced developers with recent affordable housing project experience that includes units affordable to extremely low-income households and households with special needs. <u>Schedule of Action:</u> Annually after Housing Element certification and by December of each year.</li> <li>• <b>Assistance to Developers:</b> Emphasize funding for housing developments affordable to extremely low-income households and identify feasible financial incentives and regulatory concessions to encourage the development of different housing types (including multifamily and single-room occupancy projects) through the following actions: <ul style="list-style-type: none"> <li>◦ <b>Technical Assistance:</b> Provide technical assistance to developers regarding the City's lower-income sites, funding opportunities, as well as mixed-use zoning and density bonus incentives (make the availability for technical assistance known to developers at the outreach meeting referenced above). <u>Schedule of Action:</u> Annually by December 31 (during developer meeting) and as requested.</li> <li>◦ <b>Feasibility Studies:</b> Conduct a feasibility study on the City's ability to provide the following: <ul style="list-style-type: none"> <li>▪ Fee underwriting, fee deferrals, and/or permit fast-tracking for projects that include housing affordable to lower-income households, prioritizing projects that include units affordable to extremely low-income households.</li> <li>▪ Flexible development standards to potentially enhance financial<del>ly</del> feasibility for mixed-use development projects that include an affordable housing component with an emphasis on extremely and very low-income units.</li> <li>▪ Incentives and concessions given, as well as current available funding sources (e.g., inclusionary housing fees and State and federal grants/assistance).</li> </ul> Studies can be supplemented with information gathered during the developer meeting proposed on Program H.1. <u>BC</u> of this Housing Element. <u>Schedule of Action:</u> End of FY 2024–25.</li> </ul> </li> <li>• <b>Funding Alerts:</b> City staff will continue to receive regular alerts and communications about State and federal funding opportunities (from HCD, HUD and other entities) for affordable housing development, including extremely low-income housing units. <u>Schedule of Action:</u> by December 31, 2023.</li> <li>• <b>Grant Applications:</b> City staff will apply for or support a minimum of two grant applications for affordable housing (including extremely low-income housing units) each year. To date, grant opportunities for cities have been limited to SB 2, LEAP and Permanent Local Housing Allocation (PLHA). The remainder of available grants require developers to apply for specific projects (meeting stringent criteria) rather than local jurisdictions. City staff will meet with the County Housing &amp; Community Improvement Department</li> </ul>	General Fund	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-2: Affordable Housing</p> <p>each year to identify additional funding opportunities for affordable housing activities. <u>Schedule of Action: each year by December 31.</u></p> <p>The goal of this program is to offer all available concessions, technical assistance and funding assistance to housing projects that include <del>lower income</del>affordable housing units to improve the financial feasibility of those projects, allowing the projects to be implemented rather than abandoned due to financial infeasibility. <u>This program thus also furthers the City's commitment to examine additional mechanisms that allow for streamlined approval processes for housing development projects and expanded opportunities to incentivize affordable developments.</u></p> <p><i>Disclaimer – completing the tasks and activities referenced in this program will be dependent upon available local, State, and federal funding sources.</i></p>		
<p>H-2.P. Advertise Available Resources</p> <p>Publish affordable housing funding opportunities available to developers and <u>property owners</u> on the City's website, disseminate them via targeted email notifications, and post them on all City social media accounts. <u>Address funding, state laws, and City incentives to encourage housing production as a part of the annual outreach meeting described in Program H-1.B. Schedule of Action: annual update by December 31.</u></p>	None required	Community Development Department
<p>H-2.Q. <del>Assist</del>Faith-Based <u>Properties</u> <del>Organizations With Affordable Housing Development</del></p> <ol style="list-style-type: none"> <li>1. Generate a list of properties that contain facilities operated by <del>faith-based organizations</del> -that can take advantage of state law for the development of affordable housing. <u>Compile the information of faith-based organizations looking to develop affordable housing and affordable housing developers interested in developing on their property. Schedule of Action: This list will be updated annually at the end of each fiscal year, starting in FY 2023-24.</u></li> <li>2. <u>Expand ADU ordinance to be applicable to faith-based properties. Proactively reach out to churches and affordable housing developers to provide information on state law, city ordinances, and the list of sites. Schedule of Action: End of FY 2023–24 and updates will occur every fiscal year by June 30.</u></li> <li>2. <del>In addition, during the meeting held once a year per Program H-1.B</del> of this Housing Element, the City shall invite faith-based organizations on the interest list and discuss opportunities for affordable housing development in partnership with affordable housing developers, as well as any available funding or concessions. <u>Schedule of Action: Annually by October 31, starting in 2024.</u></li> <li>3. <u></u></li> </ol>	None required	Community Development Department
<p>H-2.R. Amend Density Bonus Ordinance</p> <p>The City shall amend the Density Bonus Ordinance to ensure compliance with current state law. <u>In addition to meeting the minimum state requirements, the City will maintain the existing provisions of its Density Bonus Ordinance relating to density bonus benefits that exceed state requirements to encourage the development of affordable housing and housing mobility. Schedule of Action: End of FY 2023<del>2</del>–2024<del>3</del>.</u></p>	<u>None required</u>	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Affordable Housing</b>		
<p>H-2.S. <del>Continue to Allow By Right Residential Development on Non-Vacant Sites Designated for Lower-income Households and Used in the</del> Previous Sites Inventory</p> <p>The City shall continue to allow residential developments by right, pursuant to Government Code, Section 65583.2(i), when 20% or more of the units are affordable to lower-income households on Sites No. 2, 47–52, 54, 61–65, and 67–69, as identified on Table 7-9, Lower-Income Sites Used in a Prior Planning Period, in Chapter 7 (Sites Inventory) of this Housing Element. <u>Schedule of Action:</u> Ongoing.</p>	None required	Community Development Department
<p>H-2.T. Clarify Mixed-Use Commercial Requirements</p> <p>The City shall amend the Zoning Ordinance to clarify that the Mixed-Use Commercial zone requirement for commercial uses to be the primary use on the ground floor can be satisfied with 50% of the floor area on the ground floor (excluding parking) consisting of commercial uses. <u>Schedule of Action:</u> End of FY 2024–25.</p> <p>In addition, the City shall reduce or waive this requirement for projects that qualify for a density bonus. <u>Schedule of Action:</u> Ongoing as projects qualify.</p>	None required	Community Development Department
<p>H-2.U. <del>W.</del> Housing Choices. The City will commit to perform the following actions to increase housing choices within residential areas:</p> <ol style="list-style-type: none"> <li>1. Research and propose a home-sharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with existing homeowners. <u>Coordinate or partner with regional organizations to conduct outreach to individuals beyond existing city residents, such as people who work in the city but don't live in the city.</u> <u>Schedule of Action:</u> June of 2025+ongoing</li> <li>2. Identify a housing mobility coordinator to provide housing mobility counseling, such as information on opportunity areas, housing search skills and tools, workshops, one-on-one research assistance, referrals, structured support for a time after a move to the City, landlord-tenant mediation, and retention counseling. <u>Schedule of Action:</u> Spring of 2025<sup>4</sup></li> <li>3. Provide landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties. <u>Schedule of Action:</u> ongoing</li> <li>4. Establish an education program to inform the public on the impact on residential development of Measure A height limitations on properties zoned for residential development. <u>Schedule of Action:</u> Spring of 2024 and ongoing</li> <li>4. <del>Evaluate and consider an amendment to the Zoning Code to</del> Increase heights in multi-family residential districts to the maximum height authorized under Measure A to increase <u>the potential for density, as stated in Program H-6.J.6.</u></li> <li>5. <u>Schedule of Action:</u> Fall of 2027 and ongoing.</li> <li>5. <u></u></li> </ol>	<p><u>No additional funding is necessary – this will be performed as part of City staff's regular work plan</u></p>	<p><u>City Manager's Office &amp; City Council, and Community Development Department</u></p>

#### 8.1.3 Goal H-3: Special Needs Housing

To provide a range of housing opportunities for Walnut Creek residents to encourage economic mobility, particularly residents with special needs, including seniors, persons with disabilities, single female-headed households with children, large families, ~~the persons experiencing homelessness~~, and ~~residents with extremely extremely low-income residents~~.

##### **Policies**

- **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, persons experiencing homelessness, and extremely low-income residents.
- **H-3.23:** The City shall support efforts to provide services, emergency shelter, transitional housing, and permanent supportive housing for persons experiencing homelessness or living with a disability.
- **H-3.35:** The City shall encourage the development of housing accessible to people with disabilities, including developmental disabilities.
- **H-3.46:** The City shall continue to provide information to senior citizens regarding available senior housing programs and opportunities.
- **H-3.58:** 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 (pursuant to Ordinance No. 2131).

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-3: Special Needs Housing</b>		
<p><b>H-3.A. Funding to Assist the Homeless and Special Needs Housing</b>  The City shall continue to provide CDBG, CSG, and Homeless Services Fund monies, when appropriate, to organizations that provide emergency shelter, transitional housing, and support services to assist persons experiencing homelessness. 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. <u>Schedule of Action:</u> As funding is available, and <u>as</u> organizations request funding.</p> <p>The City shall also provide local organizations providing services to persons with a disability and/or experiencing homelessness with information on available funds and application requirements through a targeted email. <u>Schedule of Action:</u> Annually by December 31.</p> <p>This program will work together with Program H-2.A and the City shall apply for eligible funding for homeless and special needs housing or support the grant applications of developers pursuing these types of projects.</p> <p>The City shall ensure that housing options provided through this program include reasonable accommodations and transitional and supportive services for people with disabilities.</p>	CDBG, CSG, ESG, HOME, HOPWA, and other relevant State and federal funds	Community Development Department and City Manager's Office & City Council
<p><b>H-3.B. Public Outreach to Increase Awareness of Homeless Issues</b>  The City shall continue to work with nonprofits and service providers that serve the homeless to increase awareness of homelessness issues in Walnut Creek through its public information campaign. As proposed in Program H-2.E of this Housing Element, the City shall hold presentations for a minimum of one community groups meeting <u>per year</u>. Presentations <del>and event attendance</del> shall educate residents on housing issues and available resources and gather input on possible solutions. <u>Schedule of Action:</u> Annually by December 31.</p> <p>In addition, presentations and events shall be promoted through the City's social media outlets, emails, and newsletters. <u>Schedule of Action:</u> Ongoing, as City attends events.</p>	None required	Community Development Department, City Manager's Office, and Public Information Officer†
<p><b>H-3.C. Support Counseling and Housing Services for Seniors and Low-Income Households</b>  The City shall continue to fund ECHO Housing to provide tenant/landlord and fair housing services to Walnut Creek residents, as well as Senior Legal Services to provide legal assistance to low-income seniors. <u>Schedule of Action:</u> Annually</p> <p>The City shall meet with ECHO Housing to discuss funding needs. If additional funds are needed for fair housing services, the City shall fund fair housing services under the program administration cap instead. <u>Schedule of Action:</u> End of FY 2023–24.</p>	CDBG and CSG funds	Community Development Department
<p><b>H-3.D. Encourage Development of Housing for Persons with Disabilities</b>  The City shall compile a list of developers of supportive housing and reach out on an annual basis to provide information on available sites, funding, or other concessions for the development of projects targeted for</p>	N/A	Community Development Department



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### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>Goal H-3: Special Needs Housing</b></p> <p>persons with disabilities, including developmental disabilities. <u>Schedule of Action:</u> Compile list by the end of FY 2023–24 and send targeted email annually by December 31.</p> <p>The City shall also support the development of housing for persons with disabilities by providing developers <del>with</del> support on applications for County, State, and federal funding. <u>The City shall do so by providing developers with technical assistance, as requested and <del>as</del> projects are proposed.</u> <u>Schedule of Action:</u> Ongoing, as projects are proposed.</p>		
<p>H-3.E. Coordinate with the Regional Center of the East Bay</p> <p>The City shall hold a meeting with the Regional Center of the East Bay to discuss the Center's implementation of a case management/referral program that helps residents connect with, navigate, and obtain available housing and services available for persons with developmental disabilities. <u>Pursue partnerships with the Regional Center of the East Bay to identify funding opportunities and promote housing for persons with disabilities. <del>In addition, encourage housing providers to designate a portion of new affordable housing developments for special needs populations such as persons with disabilities, especially persons with developmental disabilities.</del></u> <u>Schedule of Action:</u> End of FY 2023–24.</p> <p>If agreed during the meeting, the City and Regional Center shall work to establish the program and <u>advertise it on the City's website.</u> <u>Schedule of Action:</u> End of FY 2025–26.</p>	N/A	Community Development Department
<p>H-3.F. Identify Incentives for Larger Housing Units</p> <p>The City shall modify the City's Density Bonus Ordinance to incentivize developers to build units with more bedrooms to accommodate families. <u>Schedule of Action:</u> End of FY 2025–26.</p>	N/A	Community Development Department
<p>H-3.G. Crisis Response Protocol</p> <p>The City shall establish a crisis response protocol for local service providers (including the Contra Costa County Coordinated Outreach Referral and Engagement <del>[CORE]</del> program) to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness. <u>Community Development Department staff will reach out to the Walnut Creek Police Department and ask for a meeting and hold such meeting within 6 months of Housing Element certification. During the meeting, Community Development Department staff will discuss the preferred parameters for the protocol and work with the Walnut Creek Police Department to draft a document within 9 months of that meeting. The final protocol document shall be approved within 6 months of the initial draft being completed.</u> <u>Schedule of Action:</u> Within 18 months of Housing Element certification.</p>	N/A	Community Development Department <del>and</del> , Walnut Creek Police Department
<p><del>H-3.H. Program H-3.HF.</del> Housing Opportunities</p> <p>To increase housing opportunities for identified groups, such as persons with disabilities, <del>unhoused persons</del> <u>persons experiencing homelessness</u>, extremely low-income households, seniors, and local critical workforce, the City will <del>commit to implement the following:</del></p>	No additional funding is necessary – this will be performed as part of City staff's regular work plan	City Manager's Office & City Council, and Community Development Department

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-3: Special Needs Housing		
<ol style="list-style-type: none"> <li>1. <del>Amend the Zoning Ordinance</del> <del>Consider amendment</del> to allow as a permitted use residential care facilities for 7 or more persons subject only to objective standards in all zones allowing residential uses similar to other residential uses of the same type in the same zone. <u>Schedule of Action:</u> Fall of 2025.</li> <li>2. <del>Evaluate and consider amendment to Reduce</del> parking requirement for residential care facilities (currently 0.25 spaces per bed plus 1 space per employee). <u>Schedule of Action:</u> Fall of 2025.</li> <li>3. Evaluate and pursue supportive rental programs for targeted groups, including seniors, <del>unhoused persons</del> <u>persons experiencing homelessness</u>, veterans, extremely low-income households, <u>and</u> persons with disabilities. <u>Convene and consult with community-based organizations serving special needs population for annual or more frequent meetings to discuss and propose potential solutions regarding community housing needs.</u> <u>Foster cooperation and coordination between City and said organizations that provide services or information about services to any special needs and linguistically isolated groups.</u> <u>Combine meetings with any existing programs to cooperate with community advocates.</u> Specific areas to be addressed will include <u>providing</u> information on potential sites and communicating <u>with the development community on the City's goal to provide quality housing affordable to lower-income households.</u> <u>Schedule of Action:</u> ongoing</li> <li>4. Expand existing priority <del>all project</del> processing and expedited review for projects providing housing to all targeted communities <u>including special needs housing.</u> <u>Schedule of Action:</u> <u>Ongoing.</u></li> <li>5. Strengthen City's relationship with the local fair housing provider (ECHO) and explore ways to expand services and mutually pursue additional funding resources for that expansion. <u>Schedule of Action:</u> ongoing.</li> <li>6. Consider and develop financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase affordable housing for identified groups. Incentives may include: <ol style="list-style-type: none"> <li>a. Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis),</li> <li>b. Waive covered parking requirements for affordable developments, opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and</li> <li>c. Development impact fee reductions for 100% affordable housing projects.</li> </ol> <u>Schedule of Action:</u> <u>Ongoing.</u> </li> </ol>		

#### 8.1.4 Goal H-4: Removal of Governmental Constraints

Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.

##### **Policies**

- **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.
- **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.
- **H-4.35:** The City shall review and modify any development standards that pose a constraint to development.
- **H-4.46:** The City shall amend the City's Zoning Ordinance to comply with current State laws regarding emergency shelters, transitional and supportive housing, group care facilities, and other housing types.
- **H-4.57:** The City shall reduce barriers to the development of emergency, transitional, and permanent supportive housing.

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### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-4: Removing Governmental Constraints</b>		
<p>H-4.A. Exemptions of Transit Priority Projects from Environmental Review</p> <p>The City shall implement the provisions of SB 375 by 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. <u>Schedule of Action: As projects are proposed.</u></p>	None required	Community Development Department
<p>H-4.B. <u>Reduce Parking Requirements</u></p> <p>The City shall complete the parking study currently underway and <u>use the findings as a basis to amend the Zoning Ordinance to reduce minimum parking requirements for multifamily and mixed-use projects. The amendments will meet the requirements of AB 2097 (2022) and achieve further adjustments in other areas based on study results to ensure that parking requirements do not constrain a housing development including but not limited to development costs that arise from excessive parking requirements and from achieving the maximum allowed density.</u></p> <p><u>Schedule of Action:</u></p> <ul style="list-style-type: none"> <li><u>Complete the parking study currently underway to support ordinance amendments by Fall of 2023.</u></li> <li><u>Adopt Zoning Ordinance amendments by Fall of 2024.</u></li> </ul>	No additional funding is necessary – this will be performed as part of City staff's regular work plan.	Community Development Department
<p>H-4.C. <del>Update</del> Special Needs Zoning. <del>the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, Group Care Facilities, the Housing Accountability Act, and the Housing Crisis Act of 2019 to Comply with Current Laws</del></p> <p>†The City will review and update the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers (LBNCs), transitional and supportive housing, and group care facilities to conform to State requirements, as established by AB 101 (2019), AB 139 (2019), <del>and</del> AB 2162 (2019), <u>and AB 2339 (2022).</u> Generally, this update would allow these land uses in the City's multi-family residential zones and/or mixed use or commercial zones, and with fewer conditions. Specifically, the Zoning Ordinance would be amended to modify parking requirements for emergency shelters to be limited to staff working at the facility, to allow LBNCs in mixed use zones and commercial zones which permit multi-family development, and to allow permanent supportive housing in all zones where multi-family development is permitted. Amendments to implement the Housing Accountability Act (HAA) would codify existing local practices that comply with state law. In addition, the City shall codify <del>the related</del> Housing Crisis Act (Senate Bill 330) process, which limits a jurisdiction's ability to reduce or delay the development of new housing. <u>Consistent with Government Code section 65583 as amended by AB 2339, the City will amend the definition of "emergency shelters" to align with statutory definitions, identify zoning districts where residential and/or mixed uses are allowed to also allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit, craft objective standards consistent with Government Code section 65583(a)(4) and related applicable state law, and continue to ensure adequacy of sites to accommodate the need for emergency shelters.</u> <u>Schedule of Action: End of Fall of 2024.</u></p>	N/A	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
H-4.D. Adopt SB 35 Streamlining Written Procedures The City shall adopt written procedures for the SB35 Streamlined Ministerial Approval process to provide information in a manner readily accessible to the general public. <u>Schedule of Action:</u> End of FY 2023–24.	None required	Community Development Department
H-4.E. Update <u>Employee Housing</u> <del>the City's Zoning Ordinance and Policies Related to Employee Housing to Comply with Current Laws</del> The City will review and update the Zoning Ordinance and related policies pertaining to employee housing to conform to state requirements, as established by the California Employee Housing Act (HSC Section 1700). Generally, this update will adjust definitions and allowances of uses for -employee housing to be consistent with the law, including but not limited to HSC Section 17021.6, and allow employee housing for six or fewer persons, including farmworkers, to be treated as a regular residential use, subject to the same regulations as single-family dwellings. <u>Schedule of Action:</u> Fall of 2024.	N/A	Community Development Department
H-4.F. Update <del>the City's Zoning Ordinance and Policies Related to the</del> <u>Accessory Dwelling Units Ordinance</u> <del>Zoning to Comply with Current Laws</del> The City will review and update the Zoning Ordinance and related policies pertaining to accessory dwelling units to conform to state requirements, as established by Government Code Section 65852.2. Generally, this update will modify any requirement that does not comply with state law, such as to allow both detached and internal conversion ADUs with multi-family development and reducing setbacks on corner-side yards. Additionally, the City shall continue to enforce superseding state law, rather than the Zoning Ordinance, when there is a difference between the two. <u>Schedule of Action:</u> Winter of 2024.	N/A	Community Development Department
H-4.G. Amend the General Plan to Remove Policy 9.3, <del>Related to the Growth Limitation Plan</del> The City will amend the General Plan to remove the inoperative residential growth limitation policy that has been invalidated by state law. Specifically, the City will remove Policy 9.3, "Establish a housing cap consistent with the Regional Housing Needs Determination allocation assigned to the City of Walnut Creek and exempt affordable units and density units from the cap. Review the cap every 5 years for adequacy in meeting the City's regional housing needs allocation." <u>Schedule of Action:</u> End of FY 2024-25.  Until the amendment of the General Plan, the City shall consider Policy 9.3 null and void, and shall continue to comply with state legislation. <u>Schedule of Action:</u> Ongoing, until General Plan amendment is complete.	N/A	Community Development Department
<b>H-4.H. Definition of "Family"</b> The City shall amend the Zoning Ordinance to revise the definition of "Family." Currently, the definition of "Family" stipulates that a family shall be characterized by shared household expenses and shared responsibility of household work, among other things. Both of these requirements can pose a constraint for persons with disabilities who are unable to contribute to household work and expenses. <u>Schedule of Action:</u> End of FY 2024-2025	N/A	Community Development Department

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### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><u>Program H-4.C. Planned Development Permits</u></p> <p>The City shall amend the Zoning Ordinance to remove the requirement for a separate Planned Development Permit (PDP) in the M-U and M-H-D zones for residential development, subject only to the Objective Design Standards design review process. <u>As a part of carrying out such zoning amendment, the City will also evaluate and amend as necessary discretionary CUP, PDP and Design Review findings used for residential developments that do not otherwise qualify for streamlined or ministerial review to address potential impacts on housing supply, cost, approval certainty, timing and feasibility.</u></p> <p><u>Schedule of Action:</u> Fall of 2025</p>	<p>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</p>	<p>City Manager's Office &amp; City Council, and Community Development Department</p>
<p><u>Program H-4.J. Measure A Outreach and Review</u></p> <p>As explained in Section 3.3.3.7 of the Housing Element, Measure A does not create a constraint to housing development because the height limit generally aligns with commercially and structurally feasible heights for multifamily projects. The height limits under Measure A fosters developments at heights ranging from 50 to 89 feet (54 to 93 feet with pitched roofs), while the single-family and "missing middle" density areas within the rest of the City have Measure A height limits ranging from 25 to 30 feet (29 to 34 feet with pitched roofs). Furthermore, these Measure A height limits have been exceeded through the use of waivers and concessions for density bonus projects. Although Measure A does not constitute or present a constraint on housing development, the City will conduct <u>an education and</u> public outreach and receive public comments on potential impacts of Measure A as a potential constraint on development and on the City's ability to provide new housing consistent with the new housing units identified in the Housing Element. If the City is not on schedule to produce the new housing units <u>or has identified heights limitations to be an additional constraint on housing production,</u> and assuming available funding for election costs, staff will prepare for City Council consideration <u>and action</u> a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints-. <u>See also Program H-2.U.</u></p> <p><u>Schedule of Action:</u> Fall of 2027 <u>to assess housing production and end of 2028 for action of potential next steps.</u></p>	<p>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</p>	<p><u>Community Development Department, City Manager's Office, City Council, and Public Information Office</u></p>
<p><u>Program H-4.K. Building Envelope Analysis</u></p> <p><u>Conduct a building envelope analysis needs assessment to determine the maximum amount of residential development capacity on individual parcels citywide and understand the gap between existing and maximum capacity. Will include analysis of:</u></p> <ul style="list-style-type: none"> <li>• <u>Existing Building Heights</u></li> <li>• <u>Existing Building Footprints</u></li> <li>• <u>Existing Number of Residential Units</u></li> </ul>	<p><u>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</u></p>	<p><u>City Manager's Office &amp; City Council, and Community Development Department</u></p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<ul style="list-style-type: none"><li>• <u>Maximum Allowable Building Heights</u></li><li>• <u>Setback Standards</u></li><li>• <u>Maximum Lot Coverage</u></li><li>• <u>Maximum Floor Area Ratio</u></li><li>• <u>Allowable General Plan Land Use density range</u></li></ul> <p><u>This includes reviewing development regulations in specific plan areas.- If study results show that existing zoning standards are a constraint to achieving General Plan densities, the City will prepare and implement Zoning Ordinance amendments to address the identified constraints.</u></p> <p><u>Schedule of Action: Fall of 2026</u></p>		

#### 8.1.5 Goal H-5: Housing Preservation

To protect and conserve the existing housing stock where possible and appropriate.

##### Policies

- **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.
- **H-5.2:** For structurally sound, historic housing units scheduled for demolition, the City shall encourage their relocation to compatible neighborhoods when appropriate land can be found.
- **H-5.34:** 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.
- **H-5.45:** 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.)
- **H-5.56:** If preservation is not possible, the City shall ensure that renters of 1) at-risk units opting out of low-income use restrictions and 2) homes acquired for public improvement projects, are properly noticed and informed of resources available to them for assistance.
- **H-5.67:** The City shall work with property owners of existing assisted housing developments for lower-income households to determine methods to extend affordability and preserve affordable units.
- **H-5.78:** The City shall work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing assisted housing developments for lower-income households.
- **H-5.89:** Pursuant to Government Code, Section 65915, the City shall provide replacement housing for any non-vacant residential units that are currently occupied or have been occupied in the prior 5 years by, or subject to, an affordability requirement for, lower-income households.



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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-5: Housing Preservation</b>		
<p>H-5.A. Residential Rehabilitation Loan and Emergency Grant Program The City shall continue the residential rehabilitation loan and emergency grant program to provide loans and emergency grants, using CDBG funds, Housing Successor Agency, or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance. <u>Schedule of Action:</u> Fund annually.</p> <p>In addition, program information will continue to be provided on the City website and at public counters, as well as the City's Code Enforcement Department. <u>Schedule of Action:</u> Ongoing with an annual update.</p>	CDBG and Housing Successor	Community Development Department <u>and</u> , Contra Costa County
<p>H-5.B. Foreclosure Assistance The City shall continue to provide assistance to homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents, such as ECHO Housing and Senior Legal Services. <u>Schedule of Action:</u> Annually.</p>	CDBG	Community Development Department
<p>H-5.C. Code Enforcement The City shall continue to collaborate with ECHO Housing and host a minimum of one (1) annual workshop to educate Walnut Creek residents on safe housing conditions and equip them with the necessary tools to report such conditions to code enforcement officials. <u>Schedule of Action:</u> Annually by December 31.</p> <p>Additionally, the City will continue funding ECHO Housing and referring <u>renters</u> for repairs and habitability issues. <u>Schedule of Action:</u> Fund annually and refer <u>renter/tenants</u> as needed.</p> <p>Finally, the City shall provide information on the City's website with an annual update and publish informational materials on the City's social media accounts. <u>Schedule of Action:</u> Publish on website by the end of FY 2023–24 and update annually. Publish on social media accounts annually by December 31.</p>	None required	Community Development Department, Building Division
<p>H-5.D. <del>Continue the</del> Preservation and Monitoring of Existing and Future Affordable Units The City shall continue to monitor and preserve the affordability of all publicly assisted housing units on an <i>ongoing basis</i> (timing is dependent on property owners and development community) and:</p> <ul style="list-style-type: none"> <li>• <i>Developer Outreach:</i> Outreach to developers with expiring deeds to consider options to extend affordability. <u>Schedule of Action:</u> Ongoing, as appropriate;</li> <li>• <i>Funding Applications:</i> Support applications by nonprofits for funding to purchase at-risk units. <u>Schedule of Action:</u> Ongoing;</li> <li>• <i>Nonprofit Outreach:</i> Find local nonprofits and reach out to strengthen relationships and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period. <u>Schedule of Action:</u> December 2023;</li> <li>• <i>Funding:</i> Consider pursuing funding on at least an annual basis. <u>Schedule of Action:</u> Annually by December 31;</li> <li>• <i>Preservation Strategy:</i> Contact nonprofits to develop a preservation strategy and be ready to quickly act when notice of conversion is received. <u>Schedule of Action:</u> End of FY 2023–24; and</li> </ul>	None required	Community Development Department

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-5: Housing Preservation</b>		
<ul style="list-style-type: none"> <li>• <u>Monitoring</u>: Monitor the units to ensure renters receive proper notifications, education, and support.</li> </ul> <u>Schedule of Action</u> : Annually by December 31.		
<p>H-5.E. Replacement Housing</p> <p>The Sites Inventory includes 36 non-vacant and underutilized sites with existing residential uses totaling 166 units:</p> <ul style="list-style-type: none"> <li>• Site 121, located at 1148–1152 Alpine Road and 1204 Alpine Road contains 61 of these existing units and has capacity for a total of 98 units.</li> <li>• The other 35 sites contain between one and 15 units and have a capacity for a total of between two and 238 units.</li> </ul> <p>The capacity of these sites is generally double or more the current number of units, providing an opportunity for the financial return needed to cover the cost of replacement housing. For instance:</p> <ul style="list-style-type: none"> <li>• Eight of the sites with existing residential uses are proposed or in-process developments, replacing 16 existing units with 77 total new units (61 net new units).</li> </ul> <p>To ensure that any demolished units are replaced, the City will review all available information for the property, reach out to existing renters to determine their income levels, calculate the number of units with lower-income households, and determine if the proposed units are sufficient for replacement. The City will coordinate with developers to ensure the appropriate numbers of affordable units are built to replace existing units with lower-income households, pursuant to California Government Code, Section 65915.</p> <p><u>Schedule of Action</u>: As projects are proposed (timing dependent on development community).</p>	None required	Community Development Department
<p><u>H-5.F. Housing Rehabilitation. Participate in the Contra Costa County Neighborhood Preservation Program (NPP) housing rehabilitation program and publicize the availability of the County's low-interest loan programs for lower income seniors and other households.</u></p> <p><u>Coordinate with County staff to confirm program requirements and eligibility annually. Advertise the program on the City's website and in its newsletter, and distribute information on the program in areas of concentrated need. Schedule of Action: ongoing</u></p>	<p><u>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</u></p>	<p><u>Community Development Department and City Manager's Office</u></p>

#### 8.1.6 Goal H-6: Fair Housing

To ensure equal housing opportunities for all Walnut Creek residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

##### Policies

- **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.
- **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.
- **H-6.3:** The City shall collaborate with community advocates to share information on the status of displacement risk in the community and work together to mitigate displacement in Walnut Creek.
- **H-6.4:** The City shall increase access to fair housing services to residents of all cultural and economic backgrounds.
- **H-6.5:** The City shall increase housing opportunity and mobility outside of the Core Area.

Fair housing programs are presented below, and also described in Appendix B, Table B-24, which is incorporated by reference into this Housing Plan. —Table B-24 presents a comprehensive assessment of programs in the context of the fair housing factors they are designed to address. —It draws from programs in multiple goal areas.

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-6: Fair Housing</b>		
<p>H-6.A. Funding to Support Fair Housing</p> <p>The City shall continue to allocate funds to support local nonprofit 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 on an ongoing basis with an annual update. <u>Schedule of Action</u>: Ongoing information with an annual update by December 31 <del>every year</del>.</p>	CDBG and CSG funds	Community Development Department
<p>H-6.B. Analysis of Impediments to Fair Housing</p> <p>The City shall continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice (AI). The 2020 AI identified a lack of funding for fair housing organizations in the County for Walnut Creek residents and therefore, further implementing the goals of the AI. <u>Schedule of Action</u>: End of FY 2023–24.</p>	CDBG, Affordable Housing funds, among others	Community Development Department, City Manager's Office, and Public Information Officer
<p>H-6.C. Collaboration with Community-Based Organizations</p> <p>Compile a list of local organizations and reach out to inquire about possible collaborations for housing programs. The City will hold a meeting with all local organizations once per year to provide information on existing affordable housing legislation, <del>and existing</del> programs and resources and obtain input from organizations on needs and potential opportunities to create additional affordable housing units. <u>Schedule of Action</u>: Compile list within six (6) months of Housing Element certification by HCD and meet annually, beginning in FY 2023–24.</p> <p>This will help the City cooperate with community-based organizations that provide services or information about services to any special needs groups.</p>	None required	Community Development Department
<p>H-6.D. Displacement Prevention</p> <p>As stated in the AFFH section of this Housing Element, Census data indicates that there are no census tracts in the City identified as susceptible to displacement. The City's primary effort in displacement prevention is facilitating the development of affordable housing in the community, as referenced in the AFFH section of this HEU. This Housing Plan contains twenty (20) programs to encourage and facilitate the development of affordable housing. Affordable housing development will reduce the risk of resident displacement due to an inability to afford their home.</p> <p>Displacement prevention activities will also include connecting residents to resources to minimize the displacement of households with lower-incomes and special needs whenever possible and where necessary to ensure that relocation is conducted in an equitable manner.</p> <p>The City will provide information on its website to help connect households in need to anti-displacement organizations in the Bay Area, such as SPUR and United Front Against Displacement. In addition, the City will promote the use of Housing Choice Vouchers in the city by expanding outreach and education to landlords about the state's new source of income protection laws that went into effect in 2020 (SB 329 and SB 222).</p>	None required	Community Development Department

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-6: Fair Housing</b>		
<u>Schedule of Action:</u> By the end of 2023, include source of income protection and anti-displacement information on the <u>City's website</u> .		
<p>H-6.E. Legal Assistance for Renters</p> <p>The City will continue to contract with ECHO Housing and provide information on housing services provided by ECHO Housing and other nonprofits, such as Centro Legal and Senior Legal Services. Information will be provided on the City's website, social media outlets, and to community organizations that work with different populations through targeted emails. <u>Schedule of Action:</u> Ongoing with an annual review.</p> <p>Additionally, the City shall meet with ECHO Housing to discuss funding need for fair housing services. <u>Schedule of Action:</u> End of FY 2023–24.</p>	CDBG	Community Development Department
<p>H-6.F. Fair Housing- <u>Enforcement</u>-, Information and Education-</p> <p>Provide information and education to residents in the City's website <u>and through social media</u>. The City shall continue to provide links to ECHO Housing (a nonprofit the City currently contracts with) to provide Walnut Creek residents with information regarding fair housing law, tenant and landlord rights (including information on mediation services); Appendix B, Affirmatively Furthering Fair Housing Analysis, of this Housing Element; and information and resources for <del>the</del> reporting suspected violations and obtaining remedies on the City's website. <u>Schedule of Action:</u> Within six (6) months of Housing Element certification by HCD.</p>	CDBG	Community Development Department
<p>H-6.G. Codify Senate Bill 9-</p> <p>The City shall adopt a permanent ordinance to codify Senate Bill 9 (SB 9) with allowances that go beyond state law. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. Additional allowances may include: allowing larger square foot SB 9 dwelling units, -and permitting homeowners to develop both an ADU and JADU in SB9 lot splits beyond the current requirements of state law, provided that a deed restriction for affordability provisions is recorded for 55 years-. Further, the City will add geographic targeting to the ADU and SB-9 programs, to increase education, marketing, incentives for specific areas of the City that are RCAAs and have larger lots. <u>As stated in Program H-6.H, the City will include a Fair Housing Fact Sheet as a part of SB 9 and ADU application packages.</u> <u>Schedule of Action:</u> Fall of 2023 and ongoing.</p>	<u>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</u>	<u>Community Development Department</u>
<p>H-6.H. Missing-Middle Housing and Housing Mobility Education</p> <p>The City will generate virtual and printed materials to educate property owners in single-family residential areas of the City on the benefits of Accessory Dwelling Units, and SB 9 subdivisions. -The City will also generate educational materials to landlords regarding SB 329 (2019). SB 329 classifies voucher income as a "source of income" under the California Fair Employment and Housing Act, which prohibits housing discrimination based on sources of income. <u>Schedule of Action:</u> <u>December Fall</u> of 2023.</p> <p>Following the creation of educational content and materials, the City will post information on its Housing Programs webpage. Additionally, the City will utilize alternative methods, such as the City's quarterly printed newsletter, that is distributed to all households, to further publicize the information. <u>Schedule of Action:</u> <u>June Spring</u> of 2024.</p>	No additional funding is necessary – this will be performed as part of City staff's regular work plan	Community Development Department, City Manager's Office, and Public Information Officer

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-6: Fair Housing		
In addition to publishing such materials, the City shall utilize its public information campaign to educate and engage single-family property owners <del>and educate them</del> on the opportunities available for housing development. As a part of this campaign, the City shall utilize the presentations proposed in Program H-2.E to spread awareness and present this information to a minimum of one community group meeting per year. <u>Schedule of Action: Annually by December 31.</u>		
<p>H-6.I. Enhance Core Area Connectivity</p> <p><del>The City will c</del>Continue to connect Core Area housing to additional opportunities and residential amenities located throughout the City. The City has two major regional Class 1 bike trails that cross and intersect within the City (the Iron Horse and Contra Costa Canal Trails). The Iron Horse Trail passes through downtown and forms the eastern border of the Core Area. Both trails provide access to several schools. The Iron Horse Trail borders and has direct access to one of the City's three public junior high schools (Walnut Creek Intermediate) and one of the City's public high schools (Las Lomas). The Canal Trail borders and has direct access to a public elementary school (Bancroft) and a public high school in the City of Concord that serves a portion of Walnut Creek (Ygnacio Valley). Additionally, the City has a Bicycle Plan to guide the development of bicycle facilities citywide, and the City has two new facilities in the Core Area that are currently in design (a new Class II bike lane on Trinity Avenue, and a new Class IV separated bikeway on N Broadway).</p> <p><del>The City will c</del>Continue to implement the Walnut Creek Bicycle Plan and to prioritize funding for bike lanes with the greatest potential to provide safety and connectivity improvements and to serve the largest number of user groups, as well as destinations. <u>Schedule of Action: Ongoing, as Bicycle Plan programs are implemented. Completion of the Class II bike lane on Trinity Avenue by end of 2024; completion of the Class IV separated bikeway on N Broadway by the end of 2026.</u></p>	No additional funding is necessary – this will be performed as <b>part of City staff's</b> regular work plan	Community Development Department, Public Works Department / Transportation and Engineering Services
<p>H-6.J. Housing Mobility</p> <p>In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence through some or all of the following actions:</p> <ol style="list-style-type: none"> <li>1. Create overlay zones in portions of R-8 through the R-12 zones, reduce minimum lot areas from between 8,000 to 12,000 sq. ft. to 7,260 sq. ft. and in R-15, through R-40 zones from between 15,000 and 40,000 sq. ft. to 14,250 sq. ft. <u>to contribute to meeting at least 50 units of the 200-unit goal in single-family zones.</u> <u>Schedule of Action: December Fall of 2025</u></li> <li>2. Create overlay zones in portions of R-8 through R-12 zones <u>that allow</u> duplex, tri-plex or four plex developments as permitted uses <u>to diversify housing types in single-family zones and contribute to meeting at least 50 units of the 200-unit goal in single-family zones.</u> <u>Schedule of Action: December Fall of 2025</u></li> </ol>	<u>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</u>	<u>City Manager's Office &amp; City Council, and Community Development Department</u>

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-6: Fair Housing</b>		
<p><del>2-3.</del> <u>Amend</u> the General Plan and related zoning to modify minimum allowable lot size for residential units within some areas currently designated as R-8 to R-12. <u>Schedule of Action:</u> Fall of 2025</p> <p><del>3-4.</del> Amend the Zoning Ordinance to allow additional affordable housing units in <u>some</u> existing P-D zones, without a separate need for a P-D rezoning, if the new development complies with the General Plan density. <u>Schedule of Action:</u> <del>December-Fall</del> of 2025</p> <p><u>5.</u> Amend the Zoning Ordinance to allow duplexes/triplexes/fourplexes on larger lots in single-family zones which currently contain non-residential uses (i.e. churches, etc.), at density consistent with the General Plan. <u>Ensure that appropriate development standards are in place to facilitate maximum densities and transitions in scale including but not limited to: lot size requirements, setbacks, FAR and unit size requirements. The action would affect approximately 30-40 lots and would contribute to the 200-unit goal in single-family zones. Schedule of Action: December Fall of 2025</u></p> <p><del>4-6.</del> Evaluate and consider an amendment to the Zoning Code to increase heights in multi-family residential districts (outside of North Downtown Specific Plan and West Downtown Specific Plan areas) to the maximum height authorized under Measure A to increase density. <u>Schedule of Action:</u> <del>December Fall</del> of 2027</p> <p><del>5-7.</del> <u>Identify potential sites outside of the downtown Core Area that meet the statutory requirements for transit-rich areas and urban infill sites requirements for consideration pursuant to SB-10 in order to facilitate development applications in these areas. Schedule of Action: December of 2028.</u></p>		
<p><u>H-6.K Mid-Cycle Review.</u> Conduct a mid-cycle review program -to examine progress of housing unit production for lower, moderate, above-moderate income and special needs housing, and evaluate status, schedule and timing of accomplishing some or all of the actions stated above. <u>If unit production is not achieving anticipated progress identified in program goals, programs are ineffective or constraints are identified, the City shall take action to develop alternative strategies, including amending development standards and initiating a rezoning program to identify additional sites as necessary to achieve the anticipated progress. Schedule of Action: Conduct review by December 2027. Adopt alternative strategies as needed by December 2028.</u></p>	<p><u>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</u></p>	<p><u>City Manager's Office and Community Development Department</u></p>
<p>H-6.L Metrics and Goals. Work collaboratively with a mix of residents, business owners, and local non-profits <u>to</u> create data-centered evaluation metrics and establish ongoing City goals and actions. <u>Seek participation from diverse participants representative of the regional population. Schedule of Action:</u> meet with ECHO housing by end of <del>FY-23-</del>2024</p>	<p><u>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</u></p>	<p><u>Community Development Department</u></p>
<p><del>Program</del> <u>H-6.M. Capital Improvement Program</u></p>	<p><u>Projects are included in the</u></p>	<p><u>Public Works Department and</u></p>

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-6: Fair Housing		
<p><u>1. Multi-Modal Mobility. Through CIP projects, improve multi-modal mobility to increase access from lower income housing opportunity sites, higher poverty level block groups, higher renter overpayment areas, and higher disabled population areas to jobs, education and amenities. Implements strategies from the City's Rethinking Mobility initiative. Projects include:</u></p> <ul style="list-style-type: none"> <li><u>• Locust Street Streetscape reconstruction to improve ADA accessibility and provide enhancements to address increased intensity of downtown development.</u></li> <li><u>• Pedestrian improvements at non-signalized intersections.</u></li> <li><u>• Parkside Dr. Sidewalk Gap Closure to improve connectivity between the residential areas to the west and the Walnut Creek BART station. Shadelands Multimodal Improvements to support recent rezoning for livable communities.</u></li> <li><u>• Lincoln Ave Ped-Bike Path to provide safe access from the Iron Horse Trail to the Library and into the traditional downtown.</u></li> <li><u>• School Area Active Transportation and Traffic Calming.</u></li> <li><u>• Citywide Bicycle Amenities and projects.</u></li> <li><u>• Walnut Boulevard Sidewalk at Walnut Heights Elementary.</u></li> <li><u>• Olympic Corridor Trail Connector Study and Improvements to connect the Iron Horse Trail to the Lafayette/Moraga Trail.</u></li> <li><u>• Ygnacio Valley Road Safe and Smart Corridor Study.</u></li> <li><u>• Pursue "complete street" CIP projects for Oakland Boulevard and Mt. Diablo Corridor. transportation improvements per West Downtown Specific Plan.</u></li> </ul> <p><u>2. Parks and Recreation. Implement the 2025 Parks Vision Plan to help meet the recreational needs generated by new - residential development.</u></p> <ul style="list-style-type: none"> <li><u>• Continue to maintain the City's 22 parks and 5 designated open space areas</u></li> <li><u>• Complete the design process for replacement of the Heather Farm (Clarke) Swim Center</u></li> <li><u>• Complete Arbolado Park Improvements Planning &amp; Outreach</u></li> <li><u>• Provide All-Weather Sports Fields at HFP</u></li> <li><u>• Provide Tice Sports Field Lighting and sand volleyball courts to support youth sport leagues-</u></li> <li><u>• Improve Old Oak Park</u></li> <li><u>• Complete various park and open space facility projects-</u></li> </ul> <p><u>Schedule of Action: Ongoing. Project dates are determined through the CIP Program.</u></p>	<p><u>Capital Improvement Program, many of which are eligible for State and federal grant funding, along with local match</u></p>	<p><u>Community Development Department</u></p>



#### 8.1.7 Goal H-7: Energy Conservation and Sustainable Development

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

##### **Policies**

- **H-7.1:** The City shall encourage the incorporation of energy conservation design features in existing and future residential development.
- **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.
- **H-7.34:** The City shall continue to implement climate policies to reduce pollutants and greenhouse emissions, prepare for a climate resilient future, and further environmental justice in Walnut Creek.

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-7: Energy Conservation, Sustainable Development, <del>a</del> And Environmental Mitigation		
H-7.A. Residential Energy Conservation Program The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings. <u>Schedule of Action:</u> Ongoing.	None required	Community Development Department <del>and</del> , Public Works
H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program 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). The City shall provide four (4) loans per year subject to funding availability. <u>Schedule of Action:</u> Annually by December 31.	BayREN and available grants	Community Development Department <del>and</del> , Contra Costa County
H-7.C. Energy Upgrade California The City shall continue to support regional efforts to implement the Energy Upgrade California Program, which offers incentives for single-family homeowners to retrofit homes for energy efficiency. To support, the City shall publish information on the City's social media platforms, the City's newsletter, and through targeted emails once a year. <u>Schedule of Action:</u> Annually by December 31.	None required	Community Development Department, Public Works, Economic Development, City Manager's Office & City Council
H-7.D. Energy Efficiency and Conservation The City shall continue and expand existing partnerships with the East Bay Municipal Utility District (EBMUD), PG&E, the Bay Area Regional Energy Network (BayREN), and the Contra Costa Water District (CCWD) to educate residents and business owners about resources and opportunities for increased energy efficiencies. Through this partnership, the City shall identify incentives for developers who design energy-efficient homes and improve the energy efficiency of new construction. <u>Schedule of Action:</u> Within one (1) year of Housing Element certification by HCD.  After identifying incentives, the City shall publish the information on the menu of incentives proposed in Program H-1. <del>DH</del> of this Housing Element. <u>Schedule of Action:</u> Ongoing information with an annual update by December 31 every year.  Furthermore, the City will track available grant funding to further promote and create more initiatives that promote energy-efficient behaviors and programs, water saving programs, and greenhouse gas (GHG) reducing programs. The City shall research available grants on an annual basis and apply to a minimum of one (1) grant per year, if available. <u>Schedule of Action:</u> Annually by December 31.	None required	Community Development Department <del>and</del> , Public Works
H-7.E. Reduce Exposure to Environmental Pollution The City continues to implement climate planning initiatives to mitigate climate impacts, reduce pollutants and greenhouse gas emissions (GHG), and prepare for a climate resilient future by completing the following: <ul style="list-style-type: none"> <li>The City formed the Enjoy Cleaner Options (ECO) program to preserve a high quality of life through environmental protection and climate change mitigation. The ECO Department provides programs that incentivize residents to take rebates and credits for using sustainable energy options, climate</li> </ul>	General Fund	Community Development Department

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-7: Energy Conservation, Sustainable Development, <del>a</del>And Environmental Mitigation</p> <p>action, energy innovation, air and water protection, transportation aimed at reducing carbon emissions, environmentally better green building practices, and reducing overall waste.</p> <ul style="list-style-type: none"><li>• The City adopted its first Climate Action Plan (CAP) in 2012 and has been actively working to reduce its greenhouse gas (GHG) emissions that cause climate change by at least 15% below 2005 levels by 2020.</li><li>• The City partnered with Marin Clean Energy (MCE) as a community-based electricity provider to provide increased access to affordable and 100% renewable electricity to residents and reduce greenhouse gas (GHG) emissions. In addition, all City-owned facilities now use 100% renewable energy.</li><li>• The City continues to implement measures identified in the Contra Costa County Local Hazard Mitigation Plan adopted in 2018.</li></ul> <p>In addition, the City shall adopt a Sustainability Action Plan (SAP) based on the current CAP. The SAP shall continue citywide efforts to GHG emissions to address climate change in the short-term, through the year 2030, and in the long-term, through the year 2050. <u>Schedule of Actions</u>: Fall 2023.</p>		

#### 8.1.8 Goal H-8: Administration and Implementation

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

##### **Policies**

- **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.

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
Goal H-8: Administration <del>a</del> And Implementation		
H-8.A. Housing Element Annual Progress Report The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR). <del>Schedule of Actions:</del> Annually by April 1.	None required	Community Development Department

## 8.2 Quantified Objectives

California Government Code, Section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including extremely low-income) that can be constructed, rehabilitated, and preserved over a 5-year time period. The City has two sets of numerical housing goals:

- Walnut Creek’s portion of the Association of Bay Area Governments Regional Housing Needs Assessment goals
- Quantified objectives for affordable housing production

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City’s quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code, Section 65583(b)(2), states the following:

*It is recognized that the total housing needs . . . may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements...Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low-income that can be constructed, rehabilitated, and conserved.*

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in Table 8-1. Summary of Quantified Objectives for City Housing Programs (2023–2031), provide a projection for the entire 8-year 6<sup>th</sup> Cycle Housing Element period.

## 2023–2031 Housing Element

### Chapter 8. Housing Plan

**Table 8-1. Summary of Quantified Objectives for City Housing Programs (2023–2031)**

Program/Activity/Action	Extremely Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	1,735		1,136	1,504	3,790	8,165
New Construction	0	17	128	21	1,340	1,506
Rehabilitation	0	0	40	32	0	72
Preservation (At Risk Housing)	90	0	33	79	0	202
Rental Assistance (Section 8)	40	10	0	0	0	50
Homeowner Assistance	0	0	0	16	0	16
TOTAL	157		201	148	1,340	1,774

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# APPENDIX A. COMMUNITY ENGAGEMENT

Government Code Section 65583(c)(7) requires that local governments “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” Compliant with this requirement and in an effort to engage the City’s constituents in the planning process, the City of Walnut Creek organized multiple activities, including a community survey, two community workshops, and three stakeholder meetings with affordable housing developers, community advocates, service providers, and market rate developers. Furthermore, the Contra Costa County Collaborative held a panel discussion with affordable housing developers to discuss the challenges of building affordable housing and creative ways to encourage development.

In order to promote all of these activities, the City used its website, social media accounts, public email system, in-person and targeted email invitations, announcements at City Council meetings, articles in the City’s newsletter (distributed to all city residents), Nextdoor publications, distribution of flyers at a Downtown Farmers Market booth, and printed materials at City Hall. Furthermore, staff posted housing fact sheets on the City’s website in both Spanish and Chinese (Traditional) and offered interpretation services upon request to ensure that meetings were accessible to all residents in the community.

Once all the feedback was compiled, the City summarized it to find the issues that were most pressing to the Walnut Creek community, and used that information to steer the goals, policies, and programs for the planning period. Chapter 8, Housing Plan, includes goals, policies, and programs that directly address feedback received during the community engagement process. All of the activities and outreach materials are documented in this Appendix A, which includes the following:

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## **PUBLIC COMMENT RESPONSE SUMMARY**

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## ❖ PUBLIC COMMENT RESPONSE SUMMARY

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Government Code Section 65583(c)(9) requires that local governments “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” In compliance with this requirement and in an effort to engage the City’s constituents in the planning process, the City of Walnut Creek made the Draft Housing Element Update (Draft HEU) available to the public for review for 30 days and then made edits to the HEU between August 22 and September 2, 2022 (10 working days after the close of the 30-day public review period).

Specifically, the City published the Housing Element draft on July 21, 2022 - one week prior to the July 28, 2022, Planning Commission public hearing approving the Draft HEU. Following the meeting, the City submitted the Draft HEU on August 2, 2022, to the Housing and Community Development Committee of the City Council (the document continued to be available for public review and comment). This Committee meeting was open to the public. Public comment was also received and included in the hearing record for the City Council at their meetings of January 17, 2023 meeting (1st meeting for adoption), January 24, 2023 meeting (adoption), March 21, 2023 meeting (1st addendum), and August 1, 2023 meeting (2nd addendum).

It is important to note that the City conducted a comprehensive outreach process including a community questionnaire, two community workshops, four focused stakeholder meetings with fair housing and service providers as well as affordable and market rate developers. Comments and input received during these activities was incorporated into the Draft HEU, particularly in the Community Profile/Needs, Site Inventory, Affirmatively Furthering Fair Housing (AFFH), and Housing Plan sections.

The comments below reference information already provided in the Draft HEU in some cases. In other cases, such as comments on parking requirements, studies commissioned by the City are already in process –a parking study has been underway to understand today’s parking needs for development and “right-size” parking standards. Some comments are not consistent with the data and contents of the Draft HEU, and some are not feasible or best practices (e.g., tiny home developments that would not provide as many units on land zoned for higher densities). Other comments have been incorporated into the revised HEU to be submitted to HCD, including additional details on reasons for including specific sites, providing maps by subarea of the City along with tables providing information on sites, and clarifying information in the HEU. Edits completed through July 2023, particularly related to Housing Mobility, development regulations, and the Sites Inventory were also responsive to several public comments.

### **Public Comments Received During July 28, 2022, Planning Commission Meeting**

- ❖ Goals presented on pg. 8-15 are very general. Need to establish tracking and measurement of progress.

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- **Response:** *All programs include a schedule of action and a specific commitment.*
- ❖ Time frames for approvals and development need to be reduced. Look into adding language regarding land use eligibility under AB 2162.
  - **Response:** *All programs include a schedule of action the City can manage. Furthermore, the City already complies with AB 2162 requirements.*
- ❖ Format of the housing element draft is cumbersome and difficult to navigate.
  - **Response:** *An executive summary was included at the beginning of the Draft Housing Element in response to community concerns over how complicated the document is.*
- ❖ More funding for housing needed for senior housing. Goals identified for this don't seem like enough.
  - **Response:** *Programs H-2.M, H-3.C, H-5.C, and H-6.E specify services for seniors, including funding for organizations like ECHO Housing and Senior Legal Services.*
- ❖ Need to look into other housing options available that differs from what is looked at each cycle (ex. manufactured homes).
  - **Response:** *Programs H-1.B, H-2.Q, H-4.C, and H-4.F provide for the development of alternative housing types, such as Accessory Dwelling Units (ADUs), permanent supportive housing, group care facilities, and housing built on parcels operated by faith-based organizations.*
- ❖ Review planning options that go beyond what is currently utilized in the main core area.
  - **Response:** *Programs H-2.R, H-6.G, and H-6.H provide for housing mobility and the development of “missing middle” housing. It is important to note that the Housing Element sites do not limit development to the areas where the sites are located.*
- ❖ Sharp Ave – this is a small site, the number of units reported is too high.
  - **Response:** *Site 50 (1832 Sharp Ave.) is a 4.45 acre site with a permitted density of 58 units per acre. The 223 proposed units fall below the allowable number of units.*
- ❖ Happy with the housing element goals that focus on housing for homeless.
- ❖ Not sure if the goals will be able to be met based off prior track record but optimistic the City will do what it can to meet these goals.

### **Public Comments Received During August 2, 2022, Housing and Community Development Committee of the City Council**

- ❖ Vouchers are not high enough (Section 8 needs to be increased).

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- **Response: Program H-2.H commits the City to reach out to other local agencies to discuss conducting a region-wide rent study to help increase HUD's Fair Market Rent and, therefore, the Section 8 amounts.**
- ❖ The City met 99% of the overall 5<sup>th</sup> Cycle RHNA but not the affordable housing numbers (not close).
- ❖ Folks trying to build ADUs cannot afford to do so.
  - **Response: Program H-1.A includes the development of pre-approved ADU designs and permit-ready construction plans, which will significantly decrease the cost of development for applicants.**
- ❖ Program H-6.C: include looking at legislation for affordable housing.
  - **Response: Modified program to discuss existing affordable housing legislation.**
- ❖ Developers need to know what resources are available for affordable housing.
  - **Response: Program H-2.P provides for the advertisement of available resources to developers.**
- ❖ The City already has the Walnut Creek homeless task force.
- ❖ Include tiny homes/microhome villages related to faith-based organizations.
  - **Response: Program H-6.C supports the development of housing built on parcels operated by faith-based organizations.**
- ❖ Pg 7-30 & 31: Trinity commons and other project referring to commons are the same thing.
  - **Response: Duplicate project has been removed.**
- ❖ Home Solutions is not building a project.
- ❖ Committee discussed Housing Plan programs and would like to explore additional actions:
  - ADU financial assistance
  - Grants for rehabilitation of housing stock
  - Streamlining permitting process
  - Discussions with affordable housing developers
  - Better understanding of opportunities and challenges
  - Other viable housing options like microhomes.
  - Lowering utility hookup fees (if feasible).

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#### **Public Comments Received During September 2, 2022, City Council Meeting**

- ❖ Commit to reductions in parking minimums – parking is expensive in Walnut Creek.
  - **Response:** *Program H-4.B was modified to stipulate completing the parking study currently underway and taking recommendations to the Planning Commission and City Council to reduce residential parking requirements based on the findings of the study.*
- ❖ It is legal to build one 4,000 sf single family home, but not four 1,000 sf homes – Look into fixing this.
  - **Response:** *A new Program H-6.G has been added to codify SB-9, which allows homeowners to subdivide their single-family residential property into two parcels and build two units on each lot.*
- ❖ Does not find it helpful that the Community Engagement Appendix redacts the emails.
  - **Response:** *The emails included in the appendix are redacted to protect the identity of community members who send the City emails. We redact names and email address. However, the identity of emails sent from organizations and from materials submitted into the record at public hearings includes names.*
- ❖ Assist faith-based organizations with affordable housing development.
  - **Response:** *Program H-2.Q calls for assisting faith-based organizations with affordable housing development.*

#### **Public Comments Received During January 12, 2023, Planning Commission Meeting**

- ❖ Supports the reduced parking requirements and increased ministerial approvals.
  - **Response:** *Program H-4.B was modified to stipulate completing the parking study currently underway and taking recommendations to the Planning Commission and City Council to reduce residential parking requirements based on the findings of the study.*
- ❖ Concerned about the lack of missing-middle housing and lack of affordability.
  - **Response:** *The City has already rezoned a number of single-family zones to allow for missing-middle housing. In addition, the Housing Element includes programs H-1.A, H-6.G, and H-6.H to encourage the development of missing middle housing. The City has also added Program H-6.J that has a suite of actions to improve housing mobility and provide missing middle housing. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law, and Program H-1.A supports ADUs.*

Disappointed that no additional sites were selected and no rezoning happened.

- **Response:** *The sites inventory in the Housing Element are consistent with state housing element law requirements, and HCD's comment letter to the*



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*City did not find them inadequate. The City did already rezone a number of single-family sites to allow for missing-middle housing. Upon further review, some of the previous sites identified have been reviewed, and additional sites have been added.*

- ❖ The programs discussed on renter protections are not substantial enough. Receiving help filling out applications or receiving advice is not a tenant protection.
  - ***Response: The Housing Element includes Program H-6.C to collaborate with community-based organizations. Collaboration between the City and local organizations will help the City find better ways to support tenants. In addition, the City will continue to fund fair housing services, as stated in Program H-6.A.***

#### **Public Comments Received During January 17, 2023, City Council Meeting**

Kevin Burke and Jan Warren spoke at the hearing. See their written comments for the content of their testimony.

- ❖ Has sent a letter with recommendations. Does not believe that the HEU is compliant or that it will get certified by HCD.
- ❖ Would like to see an update that lets residents know how many units are built every year. Would like that update to be easy to access so that residents can stay informed.
  - ***Response: The City prepares a Housing Element Annual Progress Report, which details the number of permits (along with some project information) and provides an updated summary of the City's progress towards meeting its RHNA. This report is publicly available and can also be found on HCD's Data Portal.***
- ❖ Keith Diggs – YIMBY Law. Why is the City not open to the Builder's Remedy? Would bet that the City would get a lot more affordable housing built within a month of being subject to it than it does with its current requirements.
- ❖ Donna Colombo. See letter from Homeless Task Force. Had concerns that the Housing Element would not be accepted, based on the letter. However, did not know that staff had discussed with HCD. Would like to work with the City to support programs that will culminate in more affordable housing.
  - ***Response: Additional programs have been added to support affordable housing including H-3.H.3 – Housing Opportunities, and others as summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan. The City looks forward to continued collaboration with the Homeless Task Force.***

#### **Public Comments Received During January 24, 2023, City Council Meeting**

- ❖ Katherine Walley – Spoke about racism. Zoning and land use benefit the wealthy. Should tighten inclusionary housing and revisit zoning and permitting practices to build more affordable housing. Look at issues through an equity lens.

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- ❖ Donna Colombo – Appreciates edits that have taken place. Supports H-6.5 for housing outside of the core area.
- ❖ Jan Warren – See written comments. Needed more time to review the revised documents. What about 3-story townhomes?

In summary:

- ❖ The City could make inclusionary housing more inclusionary, accommodate more affordable units, raise in-lieu fees, increase tax abatements, etc.
- ❖ Glad to see the program responsibilities delegated to other departments.
- ❖ There is a lack of data accuracy in homelessness work. Should try to collect better data.
- ❖ Supports new programs to expand opportunities outside of the Core Area.
- ❖ Did not see a significant number of changes in the document.
- ❖ There is not enough time to review these documents.
- **Response: Additional programs have been added to support affordable housing including H-3.H – Housing Opportunities, and Fair Housing, including H-6.J. Additional responsive programs are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan. Staff will ensure that materials are posted to the City’s website and that required public review periods are provided.**

#### **Public Comments Received During March 21, 2023, City Council Hearing**

- ❖ Jan Warren - Need more time and better notification of updates. Focused on Program H-6.J. Should move up deadlines. Too many words. See letter with detailed comments.

#### **Public Comments and Emails Received Pertaining to the August 1, 2023, City Council Hearing.**

- ❖ Donna Colombo’s email of August 1, 2023, expressed appreciation for previous edits, but concern with the level of commitments and details related to:

Program H-2.W (H-2.U) should show a commitment to multiple actions.

Program H-4.D should consider revisions to height limits.

- ***Response: Edits addressing these comments were made in Addendum 2.***
- ❖ Jan Warren submitted written comments on August 1, 2023, and spoke at the hearing. She expressed concern over the level of public engagement and expressed her belief that few of the low-income housing sites will actually be built under existing zoning and density. She suggested that the City begin a General Plan update and start density studies in 2024. She also suggested that various narrative text and programs be clarified and contain specific commitments.

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- **Response:** *City staff will ensure that the public is engaged through Housing Element implementation and future planning programs. In addition, staff will work to ensure that future plans and programs are clearly written and effectively implemented.*
- ❖ East Bay For Everyone, representing a consortium of organizations and individuals submitted written comments. In addition, Chance Bereczsky and Kevin Burke of East Bay for Everyone spoke at the hearing, emphasizing key points of the organization’s written comments. Comments addressed:
  1. Height limits - clarify election date and numerical permit threshold triggering a ballot measure
  2. Mid cycle review - clarify permit threshold triggering a rezoning
  3. Missing middle – clarify minimum number of parcels that will be included in the programs
  4. SB 9 - one of three options to make this program or the ADU program more feasible
  5. Sites inventory - assign at least one very low, low, or moderate income unit to the Citrus Circle and Honda site proposals

Following the City Council hearing, Mr. Burke consulted with community organizations and determined that they would not request additional edits to the version of the Housing Element approved by the City Council on August 1, 2023.

- **Response:** *City staff appreciates the time and effort of Mr. Burke and the associated organizations advocating for an effective housing element. Many edits were made based on comments made by these organizations, as documented in the Consolidated Addendum and redlined Housing Element chapters. Staff looks forward to continuing to work with East Bay for Everyone and the community-at-large on Housing Element implementation.*

### **Public Comments Received by City via Email**

All emails received by the City are provided in this Appendix A. A summary of comments is provided below.

- ❖ **July 20, 2022** – “The city should bar issuance of building permits unless each future residential development of 10 units or above has a viable apprenticeship program and local hiring requirements.”
  - **Response:** *This is not required by Housing Element law.*
- ❖ **August 10, 2022** – “Please consider evaluating the impact that additional development in the City will have on the Walnut Creek and Ygnacio Valley Libraries, and please

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consider whether it is feasible to mitigate this impact by requiring new development to pay an impact fee that would fund library facilities and services necessary to mitigate the impact of that new development. These investments will help to ensure that the partnership between Contra Costa County and the City of Walnut Creek will continue to serve current and future residents of Walnut Creek at a level that will help your City and its residents thrive.”

- **Response: Increasing fees would be considered a constraint by Housing Element law.**

❖ **August 12, 2022** – “TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone. We applaud Walnut Creek’s work to date on the Draft Housing Element. However, to meet housing, transportation, and climate goals, Walnut Creek needs to expand on its successful programs and initiate some new ones. TransForm recommends that Walnut Creek consider the following policies in the Housing Element:”

1. Develop a clear timeline for an implementation of parking reforms, using results from Walnut Creek’s parking program H-4.B parking study.

- **Response: Program H-4.B was modified to stipulate taking recommendations to the Planning Commission and City Council to reduce residential parking requirements.**

2. Requiring unbundled parking for certain transit-oriented developments. This is easier for building managers to implement now with new parking tech tools like Parkade.

- **Response: This may be considered as a part of Program H-4.B.**

3. Encouraging developments to subsidize transit passes in return for reduced parking provision.

- **Response: This may be considered as a part of Program H-4.B.**

4. Expand the reduced parking provision beyond 0.5-mile radius of the BART station for developments in the North and West Downtown Specific Plan.

- **Response: This may be considered as a part of Program H-4.B.**

❖ **August 16, 2022** – Comments from Donna Colombo, Walnut Creek Homeless Task Force:

1. Comments on the AFFH:

- Sites inventory is developed independently of the AFFH analysis and does not show how conditions are improved or exacerbated.
- Analysis consists of data but not analysis for patterns and trends over time.

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- Only relies on maps. No Local data, knowledge, or relevant factors included in the analysis.
- Contributing factors not tied to identified fair housing issues and analysis and are not reflected in program solutions.
- Programs do not work to overcome patterns and trends, are status quo, and lack metrics and milestones.
- Public Participation did not have affirmative actions to include all segments of the population or seek to consider AFFH.

- **Response: All of the comments above were addressed throughout the AFFH section.**

#### 2. Comments on the Sites Inventory:

- Factors and assumptions are not supported with data, development and market trends, and analysis.
- Market and Development Trends (when included) do not relate to the sites inventory.
- No discussion of actual existing uses of the site and how they would impede development or why they are good opportunities.
- Lack of clear substantial evidence that uses will likely discontinue in the planning period (think in three buckets: a) site-specific information relating to use, b) market and development trends to support, c) programs to facilitate redevelopment).

- **Response: All of the comments above were addressed throughout the AFFH section. Substantial edits to the AFFH section took place including Program H-6.J which includes a suite of actions to support housing mobility. Additional responsive programs are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan.**

#### 3. Comments on the Constraints section:

- The section describes but does not analyze as a constraint (think impact on cost, supply, timing, certainty, transparency).
- The section puts off analysis to a “study.”
- The section seeks to justify rather determine if there is a constraint.
- The section does not analyze development standards of zones identified in the inventory.
- The section does not actually describe and analyze what it takes to go through the planning approval process.

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- **Response:** *All of the comments above were addressed throughout the AFFH section. Substantial edits to the AFFH section took place including Program H-6.J which includes a suite of actions to support housing mobility and Program H-4.B to reduce parking requirements. Additional responsive programs are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan. In addition, additional analysis was added to Chapter 3 to expand the discussion of zoning and permitting constraints. Furthermore, Program H-4.K - Building Envelope Analysis was added to “Conduct a building envelope analysis needs assessment to determine the maximum amount of residential development capacity on individual parcels citywide and understand the gap between existing and maximum capacity.”*

- ❖ **August 17, 2022** – “The Draft Housing Element lists our Grace Presbyterian Church 6-unit project as an “adequate site” to potentially adding 6 units of very low-income housing. Because this housing is so desperately needed, we are hoping that the City of Walnut Creek will consider a ministerial, “by-right” approval of these 6 units, so HomeAid can begin construction this fall.”

- **Response:** *The supportive housing project being proposed by HomeAid is permitted “by-right” pursuant to AB 2162 (2018).*

- ❖ **August 18, 2022** – “The Campaign for Fair Housing Elements and YIMBY Law do not believe the City of Walnut Creek’s draft housing element will correct the City’s underproduction of affordable housing.”

4. Legalize a lot more housing.

5. Make review much simpler.

- **Response:** *The Housing Element includes a number of programs to facilitate the development review process for a variety of housing. This includes Programs H-2.M, H-2.N, H-4.A, H-4.C, H-4.D, H-4.E, H-4.F, and H-4.G. Additional responsive programs, reflecting edits that were made through July 2023, are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan.*

- ❖ **August 18, 2022** – “350 Contra Costa Action, a non-profit organization with many members who live in Walnut Creek, is focused on getting local governments to take quick and bold actions to address the climate crisis. Housing policies are important because dense housing located near commerce and transit results in much lower energy and water usage as compared to sprawl development. And preserving open space, especially important ecological resources, is also important for climate health.”

1. Introduction, page 1-1, General Plan statement: The General Plan ought to call for high density housing in the downtown area and along transit corridors. Simply

calling for encouraging "housing along transit corridors" is not close to being in sync with the need due to the housing shortfall in our area.

- **Response: *Changes to the General Plan are not a Housing Element requirement.***
2. Housing Preservation: Page 1-6 Table 1-1, and Page 8-17, Goal H-5: Rather than as stated in item H-5 "protect and conserve the existing housing stock", consider "protect existing housing from being converted to other uses". Replacing low density older housing with modern higher density housing should be encouraged in areas close to commercial and transit resources. However, in such cases, it is vital that existing rental tenants will be equivalently, if not better, housed.
  3. **Response: *Program H-6.D addresses displacement prevention.*** Energy Conservation and Sustainable Development: Page 1-6 Table 1-1 and Page 8-23, Goal H-7:
    - The stated goal of incorporating energy conservation features in new buildings is outdated, given the stringency of the current state building energy code (Title 24 Part 6) in this area. However, the energy code is only sufficient when it is properly enforced. The city ought to strongly consider using third party energy plan reviewers for larger and more complex projects. And field inspectors need the training and time to ascertain in the field whether the designed energy features are properly incorporated into the project.
    - Reduce GHG emissions and improve public safety and home occupant safety by phasing out the use of natural gas, and not allowing natural gas in new construction as well as major building additions and alterations.
    - To reduce GHG emissions and improve electric grid resiliency, new buildings, and possibly major additions, ought to be required, or strongly encouraged, to incorporate PV1 (solar electric) and whole building battery systems.
    - To make great strides in reducing GHG emissions, replacing ICE vehicles with EVs will be essential. New multi-family housing should be required to provide one parking space per dwelling unit that is equipped with power for EV charging (where parking is provided).
    - **Response: *The Housing Element includes five programs (H-7.A–E) to help mitigate environmental pollution. Programs related to displacement are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan.***
  4. Government Built Low-Income Housing? On page 1-12 it is stated that "Developers, not cities or counties, build housing". This ought to be clarified to state that cities and counties seldom build low-income housing, not only due to financial constraints, but because jurisdictions must receive voter approval in order to do so.



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5. Land Costs / Developable Land: On page 3-1, it is stated that there are six vacant parcels that are either commercial zoned or not developable. How many vacant sites are zoned commercial? How many of these sites could be re-zoned to allow for mixed-use buildings that include new dwelling units?
  - **Response: Please see Chapter 7 of this Housing Element for information on vacancy and zoning for our sites inventory.**
6. Construction Costs, page 3-2, and Removal of Government Constraints, page 8-15: There is no mention of “modular” construction techniques. While this construction method is not fully mature, news reports indicate that in some cases it saves construction costs over conventional construction. Therefore, the city’s building code should be reviewed to make sure that there are no unreasonable impediments to using this construction method.
  - **Response: Please see Chapter 3, Section 3.4.3 – Manufactured Housing, Mobile Homes, and Mobile Home Parks. Modular housing falls under the manufactured housing definition.**
7. Parking, page 3-22: Parking is expensive to provide. Less provided parking lowers the cost of housing and frees up valuable space that may better be put to more housing. In addition to all of the traditional alternatives to private auto ownership, “ride sharing” and similar services are expected to become more popular, especially as such services transition to electric self-driving vehicles.
  - **Response: Program H-4.B was modified to stipulate taking recommendations to the Planning Commission and City Council to reduce residential parking requirements, in accordance with parking study findings.**
8. With these options in mind, there should be no minimum residential parking requirement in the Downtown Core. In all other areas of the city, multifamily minimum parking requirements should never exceed one space per dwelling unit.
  - **Response: Program H-4.B calls for a parking study, along with recommendations made to the Planning Commission and City Council for parking reductions supported by such parking study.**
9. Townhome/Townhouse Style Developments: Townhomes ought to also be allowed under the SFH land use designation (as described on page 3-14). After all, townhome style buildings are more energy, water and land efficient as compared to similar size single family homes. And side yards provide very little actual value or amenity.
  - **Response: The City has a number of single-family neighborhoods zoned to Missing Middle densities, including the area on the west side of Oak Road, approximately one-half mile south of the Pleasant Hill BART station;**



*and the neighborhoods along Overlook Drive and Buena Vista Avenue within one-half mile of the Walnut Creek BART station. In addition, see programs See H-6.G and H-6.J.*

10. Mixed-Use Commercial Emphasis (described on page 3-15): To increase new housing opportunities, this land use designation should be changed to a new Mixed-Use, Flexible designation, where a majority of the building could be housing or commercial space, depending on market conditions and developer preference.
  - **Response: Walnut Creek has a significant amount of mixed-use zoning that accommodates high-density housing. In addition, see programs H-2.Q, H-3.H, H-4.B, H-4.I, H-1.A, H-6.G, and H-6.J**
11. New Housing in Downtown Core, page 8-2, Goal H-1.2: The Downtown Core ought to be 100% high density mixed use, residential emphasis, zoning. Parcels adjacent to lower density zoned parcels could have special lower maximum heights on portions of properties adjacent to the lower density/lower height zoned properties, in order to provide adequate light and a reasonable scale transition.
  - **Response: The Downtown core is already focused on high-density residential zoning that accommodates the growing demand for housing.**
12. Affordable Housing, Goal H-2, page 8-5: The city should work with the county and other local jurisdictions to push the state to provide more robust financial support and financing mechanisms for low-income housing: new construction, conversions from other uses, and rehabilitation of properties not adequately maintained. Such financial resources could be used to not only help non-profit low-income housing developers, but possibly to finance government-built housing.
  - **Response: Program H-2.K calls for coordination with the Contra Costa County Housing Authority and Contra Costa County Consortium to create inter-jurisdictional affordable housing programs.**
13. Removal of Government Constraints, page 8-15: The following policy changes need to be considered as additional measures that the city can use to lower constraints to new housing:
  - Increasing the maximum dwelling units per acre.
  - Change SFVL, SFL and SFM to allow duplexes. As noted above, change SFH to allow townhomes.
  - Increasing maximum building heights. As mentioned in the New Housing in Downtown Core item above, maximum heights could be lower on portions of properties adjacent to lower density/lower height zoned properties, in order to provide adequate light and a reasonable scale transition.

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- The Walnut Creek SB9 Emergency Ordinance is too restrictive and does not follow the intent of the law to allow additional homes to be built in the large lots throughout the city. We are recommending that the maximum new dwelling size be changed from 800 sq. ft. to an area that would accommodate a 2-bedroom home.
  - Accommodate modular housing techniques (as mentioned above under Construction Costs).
  - **Response:** *The City analyzed existing constraints to housing development and included several programs to address each of them. Please see programs H-4.A through H-4.H. In addition, the revised AFFH Contributing Factors and Programs Table summarizes several new or revised programs to reduce development constraints and support housing mobility.*
- ❖ **August 19, 2022** – “East Bay for Everyone is a network of people fighting for the future of housing, transit, tenant rights, and long-term planning in the East Bay.”
- “Here is our comment on section 3.3, Governmental Constraints.”
    1. High mandatory minimum parking requirements (1.5 spaces/1bd, 2 spaces/2bd) raise the cost of building housing, increase traffic and pollution, and reduce viability of ground floor retail. Many recent applications have used density bonus laws or concessions to waive parking minimums. While Walnut Creek states they are studying reductions, the City does not make any concrete commitments to reducing parking requirements in the draft Element.
      - **Response:** *The City modified Program H-4.B to add more specific commitments to reduce parking requirements.*
    2. Walnut Creek indicates it subjects all projects to design review and can condition approval based on lower density, which facially violates the "objective plan and zoning standards" criteria of the Housing Accountability Act.
      - **Response:** *The City complies with the Housing Accountability Act. However, the Housing Element includes Program H-4.C to update the Zoning Ordinance to ensure the City is compliant with state law, including the Housing Accountability Act.*
    3. Walnut Creek does not comply with statutory deadlines in CEQA and Permit Streamlining Act law.
      - **Response:** *The City is in compliance with all applicable deadlines and decision timings set by CEQA and the Permit Streamlining Act. The Housing Element included language detailing the permitting procedures as they relate to CEQA and the Permitting Streamlining*

***Act (See Section 3.3.6.4). Further, additional edits have been made to Section 3.3.6 to clarify that the City’s process complies with these state laws and identify programs being pursued for further streamlining.***

- “Here are our comments on Fair Housing, Sites Inventory Analysis (with suggestions for Additional Sites), and Policies and Programs.”
  1. If Walnut Creek permits single family homes that are the size of fourplexes, it should permit fourplexes on all lots.
  2. Walnut Creek does not have enough buffer in its inventory, and many sites in the inventory are closer to a 50% development probability than a ~85% development probability. It should include more sites.
  3. We suggest several additional locations for new housing including Shadelands, Woodlands, housing oriented around bike trails, and the Newell Ave Park & Ride.
  4. Walnut Creek should commit to monitoring housing production and making additional and automatic policy changes such as rezoning, additional streamlining, and/or fee reductions if housing production is not on pace to meet Walnut Creek’s need. The triggers for the automatic responses should be measured at 2, 4, and 6 years into the cycle, with the size of the response increasing if the shortfall increases.
- ***Response: The Sites Inventory was prepared pursuant to the HCD Sites Inventory Guidebook. The buffers meet state requirements and the City’s assumptions are based on decades of development trends in the City, as well as market data. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.***

“Here are our comments on sites that should be removed or amended, because they are not developable or because the owner is not interested in adding housing. On at least seven of these sites, the property owners indicated that they did not want to build housing.” Site 20: This is an extremely narrow lot that would need to accommodate about 40-70 parking spaces under Walnut Creek’s parking code. This parcel would also need to provide two separate exits to the street under the fire code. Those seem to be the reasons this parcel in a very valuable, transit-adjacent neighborhood has stayed vacant.

1. Site 22: In a phone conversation, Dale Nicoll, the President of the Board of United Methodist Church, said they have no plans to develop housing on their parking lot. They host a class for special needs children, and struggle to find enough parking for that class’s teachers; they are actively looking for even more parking, per Mr. Nicoll, or in need of a TDM solution.

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2. Site 46: Inventory assumes 5 current units will be replaced with 11, with relocation and return per SB 330. Google Maps shows this building as occupied (several cars parked in the garage space). Given the improvement value to assessed value greater than 2 and the existing units, it seems less likely. Would be more likely with lower parking requirements or a higher base density.
3. Site 68: This parcel was sold in 2021 for \$14 million to Loja Real Estate. Loja Real Estate's website shows no housing in their portfolio, nor do they mention any instance where they redeveloped their commercial sites for housing. In a phone call, Ricardo at Loja Real Estate mentioned both tenants have long term leases, and the length and complexity of getting housing entitled in Walnut Creek made it extremely unlikely the parcel would be redeveloped in the next ten years.
4. Site 69: This should be treated as two separate parcels, given that this site has a large creek bisecting the consolidated lot and development over the creek is either prohibited or prohibitively expensive. The parcels on the southern side of the creek are more likely to be developed than the parcels on the northern side - the Palm Court shopping center appears to have at least fifteen healthy leases.
5. Sites 71 and 74: Ford dealership and service center comprising the biggest parcel have brand new facade, landscaping, ADA compliant entrance ramps. In a phone call, Cameron at Ford said they have no plans to discontinue operating the dealership and service center, and that the ownership group is the same even though the title changed hands in 2020.
6. We could believe that Ford would sell one parcel, for example parcel 178-320-013, but they did not indicate any plans to do so.
7. Site 78: Consolidated lot makes an awkward "U" shape around 1730 and 1726 Lacassie Ave which are not included. Improvement: land value ratio would be higher without the gas station, which will require environmental remediation. "Assembled by a few owners" (page 7-41) does not seem like a good starting point for 106 low-income homes.
8. Sites 79, 80, 81: Three story office complexes seem unlikely to be price competitive for low-income housing. All of these buildings are looking for new tenants per Colliers. The middle building is owned by a different parcel owner than the other two. We are concerned about placing high-density low-income housing directly next to the freeway, given health impacts from noise and pollution.
9. Site 82: Home sold in 2021 for \$1.23m. New roof, new landscaping and new paint added in 2020 per the listing. We do not think it will pencil to replace these two homes with a fourplex. Would be more feasible with additional density.

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10. Site 87: We do not think it will pencil to replace 7 existing apartments with 15 apartments, given relocation and return requirement, recent increases in financing cost, two 10-foot side setbacks on a 50-foot-wide lot, the requirement to include 23-35 parking spaces, and two egresses for fire safety. This site would be more feasible with reduced parking minimums, reduced side setback requirements, and/or greater density.
11. Site 89: Walnut Creek notes elsewhere in the Housing Element that this site has served as an emergency shelter for six winters in a row. No evidence that use will discontinue and if it did discontinue without a viable replacement, would be a big loss. If St. Paul's converted their parking lot to apartments, there would not be a place for their congregants or homeless residents who sleep in their cars to park. Staff at St. Paul's Church seemed surprised to hear they were included on the list.
12. Site 90: 50 foot wide, 8800-acre lot will need to accommodate 10-foot side setbacks for residential, 12-16 parking spaces, plus two egresses, plus possible relocation and return for 3 leases. We think the combination of these factors make this an unlikely site.
13. Site 93: This is the "Deacons Care Cottage" for the Walnut Creek Presbyterian Church which is on an adjacent parcel. No evidence that WCPC plans to sell this property or has another plan for the current use. 12 apartments would require 18-25 parking spaces and two fire egresses, which would be difficult on a small, narrow lot.
14. Site 101: Meals on Wheels Diablo owns this property and has no plans to discontinue the current use. In a phone conversation with Lisa, a manager at MOW, on August 16, she said they needed an extra floor of office space and more parking for their workforce/drivers, if anything, and had not considered building housing on the property. While they indicated they may move in the future, this would increase demand for office space on another parcel in Walnut Creek.
15. Site 102: Four story office onsite with \$8m property tax bill. Per EastBayOffice.com and Colliers, actively seeking new tenants for several suites.
16. Site 112: Parcels are owned by the Contra Costa County Flood Control & Water Conservation District. Joe Smith of the District writes: "The Flood Control District does not have any plans to sell or develop the property at this time since it is used by our Maintenance Division regularly for maintenance of the Walnut Creek channel and for storage of equipment/materials."
17. Site 114: The parcel next door is being developed into apartments, which means the developer almost certainly made an offer to the property owner of 1679 Carmel. If the property owner declined at the time, and financing and

construction costs are higher now, but the permitted density is the same, we are skeptical this home will become apartments.

18. Site 115: We are skeptical it would pencil for a developer to buy two separate parcels totaling a third of an acre, do a lot consolidation, provide relocation and return for 4 tenants, to build 14 total new units. Developer would need to include 18-30 parking spaces on a 1/3-acre lot. These assumptions would be more feasible with half the required parking and double the density (80 du/ac).
19. Site 118: In a phone conversation with Matty Blevins, the leader of the church's congregation, Mr. Blevins expressed interest in building low-income housing on this parcel via tiny homes, which would not make sense with the current R-8 zoning. We asked him to reach out to the City and HCD directly to discuss his plans.
20. Given a 0% chance of adding exactly two, market-rate single-family homes, site should be rezoned for 30 du/acre or should be omitted from the inventory.
21. Site 120: Oddly shaped lot reduces development potential. We are unsure that it will pencil to replace 5 homes with 19 homes. Development interest will be limited by noise and pollution from the freeway, which is immediately adjacent. We would prefer to see sites located a bit further from the freeway, for example by rezoning Contra Costa Gospel Church for denser multifamily development, or the largely empty parcels on Overlook Court.
22. Site 121: Multistory apartment building with 61 existing tenants. Using the Turner Center's Development Calculator Dashboard are skeptical that a 147-unit apartment building will pencil given the expense of providing relocation and return for 61 leases. Oddly shaped lot reduces development potential especially given WC's high parking requirements. Complex was re-landscaped in 2012 and sold for \$20m in 2019, when the construction environment was much more friendly.

Absent express interest from the owner in developing this parcel, it should be rezoned for higher density to increase likelihood of development or omitted from the inventory.

- ***Response: In response to all of the comments regarding the sites, the City included a "Reason for Selection" column on tables 7-9 and 7-15. All the reasons for selection meet state requirements, as stipulated in the HCD Sites Inventory Guidebook. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.***
- "Sites that we have concerns about. These are sites where development may be feasible, but we think it may be less likely than Walnut Creek is indicating and should have their development potential reduced to reflect a lower chance of



development. We think a 50% buffer would be more appropriate for these sites than a 15% buffer.”

1. Site 26: Stick frame for what appears to be a single home went up in 2015, and the frame has sat uncompleted since. In most recent photos unkempt boards block the property...does Walnut Creek have plans for this parcel that indicate two units will be built?
2. Site 28: We believe this will be developed into housing, but the 2020 real estate listing is targeted at a single-family home buyer ("no cramped row-house-subdivision feel here!"), not a triplex developer.
3. Sites 31 and 32: There are 9 homes being counted here, but the lot is potentially too narrow to support access to all the units' parking spaces. The entry / exit lanes would end up taking up a large part of the lot, leaving it with likely fewer homes than estimated.
4. Site 33: Development interest will be limited by noise and pollution by the freeway, which is immediately adjacent. If this vacant parcel did not become housing in the last cycle, we are curious why Walnut Creek believes it will become housing in this cycle, given the exact same density but higher construction costs and financing costs.
5. Site 34: Same owner since 1998, we are not sure why the parcel will be developed now, if the owner did not want to develop it in the past 24 years.
6. Sites 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 (Shady Lane, Walden Road): These sites are all reused from the previous Housing Element, and Walnut Creek has received only one application to build, on one of the larger parcels (1394 Walden Road). That proposal is drawing fierce opposition from neighbors.
7. It's possible that these will be redeveloped into denser housing, but it seems unlikely to us that five out of six parcel owners would sell in the next 5-6 years, given how long they have held each of the properties, the low tax rate on most of them, and the presence of recent tenant listings or improvements like solar panels.
8. Site 50: Owner has held these parcels since 2013, before the 5th Cycle. We don't believe 100% low- and moderate-income housing will occur here unless the current owner is a low-income housing developer, which seems unlikely. Unclear why housing construction would be feasible now if it was not feasible during the 5th Cycle. We believe housing is possible here but would like to see a statement of intention from the property owner.
9. Site 56: Whatever kept this parcel from being developed into housing in the previous cycle will most likely prevent its development yet again. Since it is under PD zoning, we recommend obtaining lease information from the owner of

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the office park to see if the leases have a kickout clause or the owner intends to build housing.

10. Site 59: No evidence the property owner (St. Mary's Church) expressed interest in turning their parking lot into housing.
11. Site 61 and 62: These sites contain multiple parcels that have not been redeveloped despite being listed in the previous Housing Element cycle. Not clear there is enough incentive to redevelop these sites. If the City desires to redevelop these parcels, it should incentivize the redevelopment by changing the parking requirements.
12. Site 64: 1870 Olympic Blvd was renovated in 2010. It is likely that it will fetch a higher price given the recent improvements. The City should reassess the reasonable number of units that could be built here with 1870 Olympic removed.
13. Sites 65 and 67: Multiple healthy leases and a chain anchor including a bistro that has existed onsite for at least 20 years (author went on a first date there in high school). No evidence the use will discontinue.
14. Site 70: No evidence the current use (Honda dealership) will discontinue in the planning period.
15. Site 85: We're not sure it will pencil to replace a single-family home with a duplex, given recent construction costs and financing costs. Home was sold in 2018; listing notes "updated kitchen with granite counters, "updated bath."
16. Sites 91 and 92: The proposed project will likely pencil, but if any one of the three homeowners composing either parcel does not want to sell at any price, development will not be possible. There are plenty of reasons why people may not want to move. 10 Lacassie Court appeared to be remodeled in 2017 ("Viking range", "granite countertops").
17. Site 94: Two three-story office buildings, including a bank. Google Maps indicates 1777 N California has a "For Lease" sign out front. Not clear the existing use will discontinue.
18. Sites 97 and 98: Multistory commercial, numerous businesses onsite with seemingly healthy leases, no evidence the use will discontinue, seems unlikely a low-income housing developer would be willing to pay the land cost to acquire and demolish an existing 2 story commercial structure vs. other parcels.
19. Site 100: Parcel has a narrow shape that, combined with side setback and multiple egress requirements may limit development on that corner. Development potential should be reduced to fit.
20. Site 103: Appear to be multiple healthy businesses onsite (pizza, credit union, multiple fitness). It's definitely possible this turns into mixed use apartments,



but given the health of the onsite businesses, we think the odds are lower than 88%.

21. Site 104: three different businesses onsite, one (a restaurant) has a new-looking façade and evidence of recent improvements, for lower income housing it seems like there would be easier sites
22. Site 106: Building was remodeled in 2008, per LoopNet, and appears to have a high-earning tenant (Dental surgery and implant provider). Parcel -005 tapers to a narrow point and would be difficult to develop given mandatory 10-foot residential setbacks.
23. Site 107: Two story office building at 675 Ygnacio Valley with many active tenants.
24. Site 108: Conversion from gas station use may require toxic waste cleanup. 33-44 parking spaces for 22 apartments will cover most of the ground floor; this would be more feasible with a smaller parking requirement or more density.
25. Site 109: Narrow lot presents challenges for add 61-82 parking spaces and include two fire egresses. Business has been onsite for 43 years and is currently accepting new patients; no evidence the use will discontinue. This lot would be more feasible with a lower minimum parking requirement.

***a. Response: In response to all of the comments regarding the sites, the City included a “Reason for Selection” column on tables 7-9 and 7-15. All the reasons for selection meet state requirements, as stipulated in the HCD Sites Inventory Guidebook. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.***

- “Feasible sites where we recommend changes:”
  1. Site 48: The gas station will require lots of environmental remediation and should be removed from the consolidated site.
  2. Sites 23, 24, 27, 28, 29, 30, 32, 34, 111: We would prefer that these vacant parcels, in high resource neighborhoods, were rezoned for greater density, to permit the inclusion of a low-income housing unit on these sites. Recent single-family homes built on large parcels in Walnut Creek are about the same mass as a 4-, 5-, or 6-plex with 800 sq ft/home would be.
  3. Site 53: Whatever kept this parcel from being developed into housing in the previous cycle will most likely prevent its development yet again. We recommend changing the zoning designation from MU-C to MU-R which will increase the allowable density and increase the likelihood of residential development.

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4. Site 117: We're concerned that whatever kept this parcel from becoming housing in the last cycle will prevent its redevelopment this cycle. This large parcel in a high resource single family neighborhood and adjacent to a bike trail should be rezoned for at least 15 du/ac, which would permit at least one lower income housing under Walnut Creek's inclusionary rules.

a. ***Response:*** *In response to all of the comments regarding the sites, the City included a “Reason for Selection” column on tables 7-9 and 7-15. All the reasons for selection meet state requirements, as stipulated in the HCD Sites Inventory Guidebook. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.*

❖ **August 19, 2022,** – “We ask that you incorporate climate planning requirements that are measurable, meaningful, and reviewed at least annually. We have identified the ten following areas that must be incorporated into the Housing Element and have sufficient mitigations and be accompanied by an Environmental Impact Report and a detailed Climate Action or Resiliency Plan that has measurable goals and a GHG inventory completed and reviewed on an annual basis to drive and support and ensure the outcomes are achieved.”

1. Protect, restore and preserve our natural spaces and water: open space, hillsides, riparian habitats, vernal pools, waterways, shorelines, and wetlands.
2. Plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities.
3. Take bold action to reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy through an adjoining Climate Action Plan.
4. Implement policies that reduce energy consumption in existing homes as well as new construction.
5. Strengthen community and natural environment resiliency through climate adaptation and emergency planning efforts.
6. Protect and improve our agricultural lands and associated economy.
7. Ensure transit-oriented development, focus economic development near housing or transit, reduce vehicle miles traveled and promote equitable access to jobs and services, especially for disadvantaged communities.
8. Require innovative sustainable building practices and require design standards to utilize green infrastructure technology.
9. Ensure that policies align with State and Local GHG emissions reduction and climate adaptation strategies.

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10. Develop housing policies alongside a draft EIR and CAP and include committal and implementable language.

- ***Response: The City analyzed environmental constraints in Chapter 3 and Appendix B of the Housing Element. Based on the findings for this analysis, the City adopted five programs to help address environmental concerns in the City. Programs range from GHG emissions reduction to energy retrofits through home rehabilitation. Please see programs H-7.A through H-7.E in the Housing Plan.***

❖ **August 19, 2022** – “Here’s my detailed comments:”

1. We should plan also for the fact that neighboring cities will not meet their RHNA.

- ***Response: Every jurisdiction is responsible for their own planning and development, which will be monitored by the State.***

2. Growth is good! People like me brought money to Walnut Creek and its businesses; we should try to attract even more people!

3. Walnut Creek did not meet its RHNA for low-income housing for the previous period so it should try to make up for it.

4. Reduce or eliminate parking requirements to allow for more housing to be built.

- ***Response: Program H-4.B calls for a parking study, along with recommendations made to the Planning Commission and City Council for parking reductions supported by such parking study.***

5. Objective review: The City should adopt an objective approval process for all proposed housing developments, unless they require a rezoning.

- ***Response: As stated in Section 3.3.6.3 of Chapter 3, the City offers a streamlined, objective review process for projects that meet the requirements of SB 330 and SB 35. The City of Walnut Creek complies with the Permit Streamlining Act and other State laws related to permit processing. Additional edits have been made to Section 3.3.6 to clarify the City’s permit process and identify programs being pursued for further streamlining.***

6. Approval time: six months for many processes seems very high and the longest approvals are for reviews that are not necessary.

- ***Response: The City offers a streamlined, objective review process for projects that meet the requirements of SB 330 and SB 35. In addition, the Housing Plan includes a variety of programs to assist developers through education, feedback, financial assistance, streamlining, etc. Additional***

*edits have been made to Section 3.3.6 to clarify the City’s permit process and identify programs being pursued for further streamlining.*

7. Fees: they should be at least brought in line with other cities, and some eliminated completely. People bring more money to the City so in the long run it might make more money by reducing fees.
  - ***Response: The City added complete information for its own fees in Section 3.3.5.3 of Chapter 3. The data found for other cities did not include supplemental data in the way Walnut Creek did, making the City’s fees seem higher by comparison. For this reason, two “Total Project Fees” calculations are provided for Walnut Creek. One representing a comprehensive fee total and the other the C4 totals to allow for comparison with other cities. Based on the C4 fee study, Walnut Creek’s fees are substantially below the average cost for single- and multifamily projects. In addition, Program H-2.N calls for a financial assessment with the goal of reducing permitting fees for 100% affordable projects.***
8. ADUs max size: they’re so restrictive, they so blatantly make using SB9 financially undesirable, that it seems done on purpose to protect single family zoning. These limits need to be eliminated.
  - ***Response: ADU size restrictions are established pursuant to state law. Program H-1.A has been strengthened to encourage and monitor ADUs. The program now states: “If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028.” Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law.***
9. Minimum lot size: this is the reverse of above, imposing minimum lot sizes that are too high restricts what can be built, especially something that can be cheaper and increase overall supply. These minimums should be lowered across the board for all zones.
  - ***Response: Minimum lot size restrictions are established pursuant to state law. See above response.***
10. Most sites are not vacant. It seems unrealistic that they are sufficient to meet the target, the assumed conversion rate seems optimistic. They’re concentrated around downtown where a lot has already been built, the vast majority of the City is low density with tons of opportunities for more housing. Single family zoning needs to go! I understand if a homeowner doesn’t want a 5-story building next to them, but if someone complains about some 2 story townhomes, then their selfishness and entitlement shouldn’t be reflected in Walnut Creek’s policies. If it is legal to build a

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4500 square foot, 5-bedroom mansion throughout Walnut Creek, it should also be legal to build four 1000 square foot condos.

- ***Response: Chapter 7, Sites Inventory, includes a comprehensive discussion of the methodology used to select the sites. The HCD Sites Inventory Guidebook was utilized during this process, along with decades of Walnut Creek development data and market trend data. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.***

11. Many sites planned for low income are specifically very close to highways, this is not as bad as demolishing black neighborhoods to build highways, but it seems that it's 2022 and we're still trying to keep segregation alive.

- ***Response: The majority of the sites were selected near the Core Area of the City. Although these environmental concerns need to be considered for mitigation purposes, there is a significant market demand for housing near transportation, as well as a need for lower-income individuals to have access to transportation and services.***

12. “Essential workers” projects: anti housing people benefit from the work of teachers, firefighters, retail and hospitality workers, but don't want to allow them to live in their community, expecting them to just commute hours every day. I would love to see programs tailored for essential workers, from people that work in childcare to the ones that assist seniors.

- ***Response: The majority of the sites were selected near the Core Area of the City. Although these environmental concerns need to be considered for mitigation purposes, there is a significant market demand for housing near transportation, as well as a need for lower-income individuals to have access to transportation and services.***

13. Tiny homes: they're a no brainer for homelessness, especially if built on church properties. I heard that some projects had issues in the past (e.g., defending church parking that no one uses). All sorts of obstacles should be removed, including updates to zoning if needed.

- ***Response: Program H-6.C supports the development of housing built on parcels operated by faith-based organizations.***

14. Office/Retail conversion: it seems that the Housing Element addresses it, but I just want to reiterate, as someone working for a company that went fully remote and is stuck with tons of empty offices, we need to convert offices into housing. A similar argument can be made for retail, since a lot has been moving to e-commerce.

- ***Response: The Sites Inventory was drafted with this under consideration. Section 7.7 of Chapter 7 discusses the feasibility of non-vacant sites.***

***Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in the redline version of Chapter 7.***

15. Update criteria for environmental review: CEQA and environmental laws are used to block high density housing which is incredibly better for the environment. I wonder if the City can update its criteria for housing and environmental planning, to consider how smaller housing uses less energy, and incredibly lower amount of water (no lawns), to promote such projects and discourage single homes.

- ***Response: Program H-4.A provides for the streamlining of the environmental review process through implementation of SB 375.***

❖ **August 19, 2022** – “In order to meet ambitious housing needs the City of Walnut Creek needs to prioritize hiring more staff. Since we are in a “housing crisis” many of the timelines for implementation, especially in the affordable housing area, need to be expedited. (Specifics to follow).”

1. Since Walnut Creek has a successful record on filling above moderate housing, the City should spend more staff time, emphasis, funding, and guiding policies on meeting the EL, VL and L categories on housing by income.

- ***Response: Program H-2.M stipulates that the City will adopt a formal policy for expedited review and permitting for affordable housing.***

2. The City should 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).

- ***Response: Program H-2.M stipulates that the City will adopt a formal policy for expedited review and permitting for affordable housing.***

3. Below are suggestions from affordable housing stakeholder meeting:

- Quicker entitlements allow project to be financed/completed sooner.
- Create design guidelines set up with checklist of objective standards and reduce call backs to design review.
- It would be helpful to have a Housing Element that provides a map of best tax credit locations.
- The City should address the restrictive height limits.
- Requirements to build in a mixed-use area is particularly difficult and more expensive.
- There is no public funding to support mixed use for affordable housing developers. Walnut Creek has a slew of mixed-use classifications.



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- Developers need more flexibility.
  - The City should look for lower opportunity sites that have better transit access and that don't require a parking structure.
  - The fees for public facilities are too high.
  - Affordable housing properties have lots of people apply but are not qualifying. Received 250 applicants at Oaks Apts. since February. There is a minimum income for the property at \$53,000 and lots of people are not qualifying.
  - Ivy Hill Apts. has also had a hard time qualifying people because the HUD program has changed.
  - Wait lists on the City website re: affordable units that are available are too long.
  - Can't compete with developers who have access to low cost of capital.
  - Uncertainty of hard costs to build is the biggest impediment to new housing construction.
  - City should understand streamlining provisions of law and step aside to allow 100% affordable housing happen.
  - Office commercial used to convert to residential with conditional use permit
  - ***Response: The Housing Plan includes a number of programs to help developers, such as technical assistance, menu of incentives/concessions for developers, funding for affordable housing, Density Bonus Ordinance education, affordable housing development prioritization and expedition, reduction of fees for 100% affordable projects, and many more. See additional supportive programs as summarized in the revised AFFH Contributing Factors and Programs Table B-24, found in Appendix B and incorporated by reference into the Housing Plan.***
4. The 21 census tracks indicate 18 at high or highest resource and 3 at moderate resource. There are no low resource or disadvantaged resource areas. Most of the infill housing projects are using the density bonuses to build one moderate- or low-income unit with the others being above market. Look for more sites outside of the Core that would accommodate fourplexes and rezone them. There is focus on low and market-rate housing and the missing middle needs specific attention.
- ***Response: Programs H-2.R, H-6.G, and H-6.H provide for housing mobility and the development of “missing middle” housing. The City has also added Program H-6.J that has a suite of actions to improve housing mobility and provide missing middle housing. See additional supportive programs as summarized in the revised AFFH Contributing Factors and***

***Programs Table B-24, found in Appendix B and incorporated by reference into the Housing Plan.***

***In addition, the City has a number of single-family neighborhoods zoned to Missing Middle densities, including the area on the west side of Oak Road, approximately one-half mile south of the Pleasant Hill BART station; and the neighborhoods along Overlook Drive and Buena Vista Avenue within one-half mile of the Walnut Creek BART station.***

5. The seventeen specific plans have boxed us into less flexibility.
6. There is concern that these reused sites won't produce the needed amount of affordable housing. The City should commit to annual progress reviews that would trigger policy changes, rezoning, and additional streamlining to meet RHNA numbers.
  - ***Response: As a part of this Housing Element, the City will submit an Annual Progress Report to HCD. HCD will use this report to determine if our programs are effective and if the City is making enough progress to meet the RHNA.***
7. ADUs are listed to be permitted in many areas. How do you propose to add ADUs to the housing stock for WC for low-income housing when the financing method for low income landowners is not yet in place and most funding requires using equity from a home or a traditional loan that isn't available to low-income owners?
  - ***Response: Program H-1.A includes the development of pre-approved ADU designs and permit-ready construction plans, which will significantly decrease the cost of development for applicants. Through edits proposed in 2023, Program H-1.A has been strengthened to further encourage and monitor ADUs. The program now states: "If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028." In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law.***
8. Page 161 of the draft lists Supportive Housing and that they are permitted in all residential district if less than 50 units and permitted by-right. How much Supportive Housing was built in the 5th Housing Element Cycle? How much is identified for the 6th Cycle? What land use classification should I look for?
  - ***Response: HCD does not track the development of supportive housing through its Housing Element Annual Progress Report. Please request this information separately.***



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9. The City allows mobile home and manufactured homes to be constructed in all single residential zoning. Do we actually have any in Walnut Creek?
- **Response: HCD does not track the development of manufactured housing through its Housing Element Annual Progress Report. Please request this information separately.**
10. Outreach – While outreach was not restrictive, it's also not clear what intentional outreach was done to engage the low-income and BIPOC residents and their responses. Comments from stakeholders.
- **Response: Please refer to Appendix B, Affirmatively Furthering Fair Housing Analysis for a comprehensive description of the outreach efforts taken by the City (p. B-2).**
11. Many site selections for affordable housing were identified on the 5th Housing Element that are being listed again. What changes does the City plan to adopt to actually get housing built on these sites?
- **Response: The City included sites from the 5<sup>th</sup> Cycle Housing Element, pursuant to HCD's Sites Inventory Guidebook requirements. Pursuant to these requirements, the Housing Plan includes Program H-2.S to allow by-right residential development on non-vacant, lower-income sites used in the previous sites inventory.**
12. The City should commit to percentage for newly proposed ½ cent sales tax,
- **Response: This is not a requirement for housing elements.**
13. The City should implement tax on completed sale of real estate transactions over \$500,000 to be paid by the seller. Deposit into local affordable housing trust fund.
- **Response: This is not a requirement for housing elements.**
14. The City should identify new funding for financial and technical support for CLTs, tenant council, co-ops, etc.
- **Response: Program H-2.A stipulates that the City will pursue state and federal grant funding to develop affordable housing. This includes funding for nonprofits to generate more housing units.**
15. Provide right of 1st offer and right of refusal for tenants, CLTs and non-profits.
- **Response: This is not a housing element requirement.**
16. Adopt Anti-Harassment Ordinance to prohibit landlord harassment and constructive eviction actions.
- **Response: Programs H-6.A through H-6.F provide resources and support for renters, including landlord harassment.**

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17. Promote policies that encourage community ownership and stewardship of land to develop affordable housing, such as community land trust models.

- **Response: This is not a housing element requirement.**

18. Develop a program to subsidize the cost of reasonable modifications to make housing accessible for people with disabilities.

- **Response: Program H-3.A will help provide CDBG, CSG, and Homeless Services Fund monies to organizations providing support services. These funds will also be available for reasonable accommodations.**

❖ **August 26, 2022** – “The Partnership for the Bay’s Future (“PBF”) is a public-private-nonprofit partnership working to create a more livable Bay Area in which diverse people of all walks of life can afford to live and thrive... We believe the following policies can play an important role in meeting the requirements of this housing element and supporting thriving communities, and we request that Walnut Creek include them in the next housing element draft:”

#### 1. Favorable Zoning and Land Use

- Make multifamily infill easier to develop, allow, require or encourage multifamily housing in more places, and allow or encourage missing middle housing in single-family neighborhoods
- **Response: Programs H-2.R, H-6.G, and H-6.H provide for housing mobility and the development of “missing middle” housing. The City has also added Program H-6.J that has a suite of actions to improve housing mobility and provide missing middle housing. See additional supportive programs as summarized in the revised AFFH Contributing Factors and Programs Table B-24, found in Appendix B and incorporated by reference into the Housing Plan.**

*In addition, the City has a number of single-family neighborhoods zoned to Missing Middle densities, including the area on the west side of Oak Road, approximately one-half mile south of the Pleasant Hill BART station; and the neighborhoods along Overlook Drive and Buena Vista Avenue within one-half mile of the Walnut Creek BART station.*

- Provide incentives for affordable housing development
- **Response: The Housing Plan includes 20 programs (H-2.A through H-2.T) to support and incentivize affordable housing development. Recent edits to several supportive programs are summarized in the revised AFFH Contributing Factors and Programs Table B-24, found in Appendix B and incorporated by reference into the Housing Plan.**
- Provide incentives for affordable ADUs and "missing middle" housing

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- ***Response:*** *The Housing Plan includes a number of programs to incentivize “missing middle” housing (see previous response). In addition, Program H-1.A states the City will approve pre-approved ADU designs and permit-ready construction plans to incentivize the development of ADUs. Through edits proposed in 2023, Program H-1.A has been strengthened to further encourage and monitor ADUs. The program now states: “If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028.” In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law.*

#### 2. Accelerating Production Timeframes

- Streamline development approvals and environmental review process for multifamily housing
  - ***Response:*** *Program H-4.A provides for the streamlining of the environmental review process through implementation of SB 375.*
- Streamline permitting process for multifamily housing
  - ***Response:*** *The City offers a streamlined, objective review process for projects that meet the requirements of SB 330 and SB 35. In addition, the Housing Plan includes a variety of programs to assist developers through education, feedback, financial assistance, streamlining, etc. Additional edits have been made to Section 3.3.6 to clarify the City’s permit process and identify programs being pursued for further streamlining.*

#### 3. Reducing Construction and Development Costs

- Ensure local requirements are not making development more expensive without requisite benefits
- ***Response:*** *Chapter 3 of this Housing Element analyzes the development process to ensure the planning process does not pose a constraint to development. Programs H-4.A through H-4.H address any constraints. Additional analysis was added to Chapter 3 to expand the discussion of zoning and permitting constraints. Furthermore, Program H-4.K - Building Envelope Analysis was added to “Conduct a building envelope analysis needs assessment to determine the maximum amount of residential development capacity on individual parcels citywide and understand the gap between existing and maximum capacity.”*
- Actively support the use of modular and factory-built construction methods

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- **Response: Please see Chapter 3, Section 3.4.3 – Manufactured Housing, Mobile Homes, and Mobile Home Parks. Modular housing falls under the manufactured housing definition.**
- 4. Providing Financial Subsidies: Generate new or dedicate existing revenue for affordable housing
  - **Response: The Housing Plan includes programs H-2.A through H-2.C, which dedicate funding for affordable housing development.**
- 5. Advocating for Rent Control and Just Cause for Eviction Policies
  - Adopt or update rent stabilization policies
    - **Response: This is not a housing element requirement.**
  - Adopt or update just cause eviction policies
    - **Response: This is not a housing element requirement.** Advocating for Community Land Trusts (CLTs): Support the formation and operation of community land trusts
    - **Response: This is not a housing element requirement.**
- 6. Advocating for Inclusionary Zoning and Impact Fees: Create or review/update inclusionary housing (including in-lieu fees) and commercial linkage fee requirements
  - **Response: The City already has an Inclusionary Housing Ordinance, which requires a minimum of 6-10% of all housing units to be affordable.**
- 7. Inventory of Sites: Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas
  - **Response: The Sites Inventory was prepared with access to transportation, services, and resources in mind. The sites provide residents with the opportunity to easily access such services.**
- ❖ **August 31, 2022** – “I found in reading the Draft Housing Element for Walnut Creek, lists of goals and proposed assistance where no specific numbers or benchmarks are given...[In addition] without major streamlining of the permitting process, changes in the zoning regulations and assistance to those entities wanting to develop affordable housing, it’s hard to see how the city will get closer to its current RHNA goals...[Furthermore,] The City needs to expand their definition of ADU’s beyond the pre-approved plans for detached new builds already allowed.”
  - **Response: Response from staff over email clarifies that the City does allow other forms of ADUs beyond those included in the upcoming Permit Ready ADU program, including garage conversions. Additionally, in some cases the City’s regulations are less stringent than the ADU standards contained in state**

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*law. For example, state law allows the City to require parking for many ADUs, but the City’s regulations do not require any at all.*

*It is also important to note that, per HCD comments, the City added more specific commitments to the programs. Through edits proposed in 2023, Program H-1.A has been strengthened to further encourage and monitor ADUs. The program now states: “If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028.” In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law.*

*Furthermore, regarding streamlining practices, the City offers a streamlined, objective review process for projects that meet the requirements of SB 330 and SB 35. In addition, the Housing Plan includes a variety of programs to assist developers through education, feedback, financial assistance, streamlining, etc.*

- ❖ **September 5, 2022** – “The large above ground transmission lines run through downtown all the way from the 680 freeway to the other side of Ygnacio Valley...As we understand it, housing cannot be built underneath the power line. Here are some examples of properties that are impacted: [Sites 89, 94, and 55]”
  - **Response:** *Response from staff over email clarifies that Walnut Creek has long taken the electrical transmission line into consideration for city planning purposes and housing sites analysis in particular. The transmission line is located within a 100-foot-wide right-of-way easement that generally precludes any new structures. In addition, City staff provided examples that show higher-density development is feasible. Note that additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in the redline version of Chapter 7. Below are City comments addressing the concerns for the three sites mentioned by East Bay for Everyone:*
    - **Site 89 (1901 Trinity Ave.)** – *St. Paul’s Episcopal Church (the owner of the property) deemed none of these issues to be insurmountable.*
    - **Site 94 (1777 N. California Blvd.)** – *The existing office building on this lot demonstrates its development feasibility. In addition, the City did take into account the transmission line when determining the realistic carrying capacity for new residential development.*
    - **Site 73 (1840 and 1890 N. Main St.)** – *The Planning Department has received multiple recent inquiries from developers who are aware of the power lines and are seeking to build housing on that lot. Furthermore, in June 2023, a*

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*developer submitted a preliminary application to construct a 118-unit 100% affordable residential development at 1890 N. Main St.*

- ❖ **September 7, 2022** – “RCAA definitions are slightly out of date...HCD released a draft RCAA tool very recently...It is an official tool and likely better than the consultant definition.”
  - **Response:** *During the first review, they asked for local data and knowledge, which was provided.*
- ❖ **September 20, 2022** – “[ADU hookup fees] are prohibitive. This would be a great addition to the policies section but my understanding is that a policy change would need to happen at the County level.”
  - **Response:** *Response from staff over email clarifies that water, sewer, and schools are all provided by independent districts, over which the City and County have no control. Although utility fees are a financial constraint to the development of new housing, they fall outside of the City’s jurisdiction.*
- ❖ **October 25, 2022** – “It would make a lot of sense to rezone this neighborhood (Resident provided a screenshot of a specific neighborhood in the San Miguel area) for multifamily housing”
  - **Response:** *Response from staff over email clarifies that about a quarter of the area is located in the unincorporated County. However, about half of the portion that is in the City is already zoned multifamily residential. The City has seen quite a bit of new residential development in this area. The other areas have more topographic challenges and poorer access to downtown. As such, the City does not have plans to rezone.*
- ❖ **December 15, 2022** – “Very little of the Sites Inventory is planned for the [outer parts of the City]. Sure those areas are more single family, but our letter proposes rezoning 1) The Shadelands commercial parcels, 2) parcels that abut any of the bike trails, and 3) parcels in [single family areas] to permit triplexes or fourplexes by right. [In addition, for Site 121], the developer would need to provide relocation and return for 61 tenants to build a net of 86 new apartments. We are skeptical that would pencil under Walnut Creek’s proposed development standards.”
  - **Response:** *Response from staff over email clarifies that the General Plan has long focused new residential development to the Core Area, where there is convenient access to shops, services, transit, and parks, without the need for a car. With two-thirds of its housing stock consisting of multifamily dwellings, Walnut Creek provides a wide variety of product types at various price points. In an effort to provide additional areas of housing opportunity, Program H-6.J. Housing Mobility. States: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability*



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*within single-family zones and in concentrated areas of affluence...”. Collectively the new and revised housing mobility programs summarized on the revised AFFH Contributing Factors and Programs Table (found in the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation. In addition, the City has already rezoned several single-family neighborhoods surrounding the Core Area to multifamily residential.*

*Regarding Site 121, the property currently contains a two-story wood frame apartment building constructed in 1957 with 57 one-bedroom apartments. Prior to the pandemic, the owner expressed an interest to staff regarding the redevelopment of the site. The City used conservative assumptions to estimate the number of units. Note that additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in the redline version of Chapter 7.*

- ❖ **January 8, 2023** – Sustainable Walnut Creek. “A bold idea recently surfaced that identifies the three parking lots at Civic Park to be part of a microgrid housing development with underground parking. The vision is to have three midrise mixed-use structures providing affordable housing. The community scaled microgrid/battery backup and the proposed net zero energy components of the project helps in achieving the State’s AB 1279 goals, speaks to the Housing Element as well as the Sustainable Action Plan and becomes a new income source for the City. Is it possible to include the Civic Park Parking lots in the identified property list for the Housing Element? “

- ***Response: Response from staff over email indicates that while an intriguing suggestion, it wouldn’t be possible as part of the Housing Element Update as the process is too far along, and such a change would require significant review under the California Environmental Quality Act (CEQA) for the necessary General Plan and Zoning Ordinance Amendments. Additionally, the City would need to conduct significant public outreach and community engagement for a change like that in a City Park.***

- ❖ **January 12, 2023** - “You will recall that 350 Contra Costa Action sent you a letter dated August 18, 2022 about our concerns with the earlier draft Housing Element Update. We have reviewed the final draft, and want to register our disappointment that changes were not made to better address the climate emergency. Most importantly, the plan does not:
  - Ban natural gas in new housing. Doing so is vital to meeting H-7.2 and H-7.4, as well as to align with the guidance of BAAQMD and the clear directive of CARB...
  - Encourage higher density residential and mixed-use buildings downtown and along major arterial streets. As is widely recognized, higher density housing adjacent to transit, commercial, cultural and recreational facilities in less building and transportation energy, as well as water demand.
  - Townhomes ought to also be allowed under the SFH land use designation
  - To increase new housing opportunities, there should be a new Mixed-Use, Flexible designation

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- Provide financial support for affordable housing and remove governmental constraints.
  - ***Response:*** *The Housing Element includes five programs (H-7.A–E) to help mitigate environmental pollution. In addition, the City has already rezoned much of the downtown Core Area to encourage higher densities through multiple specific plans. In addition, the Housing Element sites are primarily concentrated in the downtown area, closer to public transportation. In an effort to provide additional areas of housing opportunity, Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law. Collectively the new and revised housing mobility programs summarized on the revised AFFH Contributing Factors and Programs Table (found in the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation.*
- ❖ **January 12, 2023** - “I am concerned that the Housing Element appears not to be providing items required by HCD in HCD’s review letter of December 5, 2022. Please revise the Housing Element accordingly.
  - ***Response:*** *The revised draft Housing Element responds to all of HCD’s comments contained in the December 5 letter. City staff also coordinated closely with HCD staff to discuss possible changes that would satisfy HCD’s concerns. New and revised programs in Chapter 8 expand the scope and level of commitment for actions that will support housing element goals. Between January and July of 2023, additional edits have been proposed to be responsive to HCD comments. Please see the Consolidated Addendum or the redlined Housing Element chapters for a complete record of the changes.*
- ❖ **January 13, 2023** – Kevin Burke. “I’ve been listening to the Planning Commission hearing from last night. I have not been on the calls you’ve had with HCD, but I guess what I would say is that my interpretation of what HCD has been saying, and what you and the consultants have been saying, are just very different. I would guess you’ve got about a 15% chance of HCD certifying this draft. Provided information on other cities who faced challenges getting certified].
  - ***Response:*** *Response from staff over email indicates that a number of conversations have taken place with the City’s HCD reviewers so that the City can adequately address all concerns. Between January and July of 2023, additional edits have been proposed to be responsive to HCD comments.*



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*Please see the Consolidated Addendum or the redlined Housing Element chapters for a complete record of the changes.*

*Regarding the comparison to other cities, it is fair to say that from a city planning perspective, Walnut Creek has already long since done what many other cities are now proposing to do as part of their 6th cycle Housing Element. For example, multifamily residential dwellings have constituted a majority of the homes in Walnut Creek since 1970, and now make up about two-thirds of the City’s existing housing stock. Additionally, approximately a quarter of the City’s existing housing stock is “missing middle” housing, and the City still has a large amount of appropriately zoned land that can accommodate even more (including several single-family neighborhoods that have already been rezoned).*

*However, in an effort to provide additional areas of housing opportunity, Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law. Collectively the new and revised housing mobility programs summarized on the revised AFFH Contributing Factors and Programs Table (found in the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation.*

*Each city is unique in its challenges and opportunities, and the City feels that the final draft Housing Element Update successfully addresses the needs of Walnut Creek and state law.*

- ❖ **January 17, 2023** – East Bay for Everyone. “The new draft contains some improvements over the first draft, but is still inadequate for achieving compliance with state Housing Element law...Sites do not meet HCD guidelines for inclusion and will not lead to the production of 5800 homes...The programs added consist of fixes required by state law, education about state programs (SB 9), or extension of existing Walnut Creek programs, and do not loosen any of Walnut Creek’s governmental constraints.” Comment also included a series of program and edit suggestions for the following:

- Lack of rezoning
- Small buffer
- Tree preservation costs for developers
- Height limits as a constraint

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- Sustainability of nonvacant sites (refers back to a previous comment that provides site-by-site feedback)
- Lack of substantial changes through new programs
- Senate Bill 9
- Bicycle plan
- ***Response: New and revised programs in Chapter 8 expand the scope and level of commitment for actions that will support housing element goals, including housing production. Program H-4.C in particular will result in greater clarity of the development process and serve to advance permit streamlining. In an effort to provide additional areas of housing opportunity, Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law. Collectively the new and revised housing mobility programs summarized on the revised AFFH Contributing Factors and Programs Table (found in the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation.***

❖ **January 15, 2023** – Ashley James. “The overall spirit and intent of the State’s closer scrutiny of local housing regulations is for local jurisdictions to work towards undoing the harm caused by exclusionary zoning and work towards allowing more types of housing by-right. With that goal in mind, the resources expended on this cycle’s Housing Element should have been directed to reflecting on how existing measures and regulations are a constraint toward achieving these goals and drafting bold programs to undo those constraints. Instead, it appears that staff used the City’s resources to justify - illogically - how the valid concerns raised by the State are not actually constraints.

For example, the reasons staff have provided for why Measure A is not a constraint to housing development is that no developer has asked to exceed that height, and that if they have, they used State Density Bonus to get around it...The uncertainty and additional cost borne by the developer in this case effectively makes Measure A a deterrent to developing housing. The Element should instead include a program to remove the constraint produced by Measure A.

Another example is staff’s response to the comment regarding PD zoning – it’s not a constraint because developers have been using State streamlining laws to avoid it, and recent developments have been above the permitted density. This statement...doesn’t address the additional costs and time borne by the developer to obtain a permit in a PD district, the subjective findings, nor whether the additional density of recent developments is due to State Density Bonus law..”

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- ***Response: Measure A language was revisited to articulate the analysis in a more comprehensible manner, and the cumulative impacts discussion was clarified. In addition, City staff coordinated closely with HCD staff to ensure that HCD comments were addressed appropriately. Edits proposed in July 2023 provide further commitments to evaluate Measure A and take additional actions if needed. See the revised language in the July Consolidated Addendum or in the redlined Housing Plan.***
  
- ❖ **January 16, 2023** – Jan Warren. “Since Walnut Creek always meets its RHNA numbers for above moderate housing, the primary focus should be on more affordable housing of different types as mentioned by the public. 45% of the housing requirement is for EL, VL and L income. [Provides a list of program suggestions].” Program suggestions include: waive some fees, consider a trust fund, adequately fund the department, support housing construction outside of downtown, and provide more shelter space. Comments were also made to improve the content and timeliness of the Housing Element webpage. Regarding the Sites Inventory, comment included that substantial evidence is needed for nonvacant sites, ADUs are supported, need more middle income housing, and should provide zoning changes for additional sites.
  - ***Response: City staff coordinated closely with HCD staff to ensure that their comments were addressed appropriately. There are many programs specifically to address lower income housing including H-2.A, H-2.N, and H-2.O. See also a summary of related actions designed to provide lower income housing in the context of AFFH in the revised AFFH Contributing Factors and Programs Table B-24, found in Appendix B and incorporated by reference into the Housing Plan.***
  
- ❖ **January 17, 2023** – East Bay For Everyone. “We are pleased to see some zoning changes were made for various housing types; however, we were disappointed to find several other areas outlined in a letter dated December 5th from HCD were not addressed. We are concerned that this may cause Walnut Creek’s Housing Element to be deemed noncompliant. Therefore, we ask that you complete another review of the comments in the December 5th letter to ensure the necessary changes to bring the housing element into compliance are made before final submission.” Summary of feedback:
  - Sites do not meet HCD guidelines for inclusion and will not lead to the production of 5,800 homes.
  - The programs added consist of fixes required by state law, and education about state programs
  - (SB 9), or extension of existing Walnut Creek programs, and do not loosen any of Walnut Creek’s governmental constraints.
  - We suggest several programs that would help preserve, improve or add to Walnut Creek’s housing stock.

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- [Provides a list of program suggestions for the following:]
    - Zoning for housing types and emergency shelters
    - Sites inventory
    - Density bonuses
  - ***Response: City staff coordinated closely with HCD staff to ensure that their comments were addressed appropriately. New and revised programs in Chapter 8 expand the scope and level of commitment for actions that will support housing element goals. Edits proposed in July 2023 include an effort to provide additional areas of housing opportunity. Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law, and Program H-1.A supports ADUs. Collectively, these and other housing mobility programs (summarized on the revised AFFH Contributing Factors and Programs Table and found in the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation.***  
**Additional edits proposed in July 2023 address development regulations, including: H-2.U, H-4.B, H-4.I, H-4.J, H-4.K, and H-6.K.**
- ❖ January 17, 2023 – Walnut Creek Homeless Task Force. “Promoted Policies and Programs to incentivize more affordable housing including.
- Reduce or waive impact fees for 100% affordable development.
  - Permit Streamlining: Add a timeline to review and discuss compliance with the Permit Streamlining Act and intersections with CEQA and add or modify programs as appropriate.
  - Housing Trust Fund: Create a WC housing trust fund. Commit to a % of the annual sales tax receipts from Measure O to go into a housing trust fund or be set aside until one is created.
  - Funding for Housing Programs: Add a Housing Element program to adequately fund the development department and identify positions responsible for different areas of the Housing plan.
  - Missing Middle Program: add a missing middle program similar to Concord and San Ramon proposing to establish a targeted number of units: i/e. 150-200 units. This may require rezoning but could add a significant number of homes for young families that are currently faced with moving out of the area due to the lack of affordable housing.
  - ***Response: See above response***

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- ❖ **January 24, 2023** - “We are pleased to see some zoning changes were made for various housing types; however, we were disappointed to find several other areas outlined in a letter dated December 5th from HCD were not addressed. We are concerned that this may cause Walnut Creek’s Housing Element to be deemed noncompliant. Therefore, we ask that you complete another review of the comments in the December 5th letter to ensure the necessary changes to bring the housing element into compliance are made before final submission.” [Provides a list of program suggestions for the following:]
  - Zoning for housing types and emergency shelters
  - Sites inventory
  - Density bonuses
  - ***Response: City staff coordinated closely with HCD staff to ensure that their comments were addressed appropriately. New and revised programs in Chapter 8 expand the scope and level of commitment for actions that will support housing element goals. See above responses for additional details.***
- ❖ **January 24, 2023** – Robert Garuti. “I hope the Housing Element will be changed substantially or rejected by the State, given the lack of reform in local regulations, especially zoning...” Lack of supply is the biggest problem, and that is mostly due to restrictions from local government. Biggest issue is lack of rezoning. Also recommends amendments to parking requirements, objective review, approval time, fees, ADUs, lot size, and environmental review.
- ❖ **March 10, 2023** – TransForm. In our previous letter we offered a suite of smart parking policies we believe are best suited to Walnut Creek:
  - Require unbundled parking for certain transit-oriented developments. This is easier for building managers to implement now with new parking tech tools like Parkade.
  - Encourage developments to subsidize transit passes in return for reduced parking provision.

We believe these policies must be considered as they would greatly benefit the Walnut Creek and create safer and healthier communities. As with other cities like San Jose and Alameda, parking reform packages can be passed even if not identified as a program in your Housing Element and we are committed to assisting cities in this endeavor.

  - ***Response: The City invites Transform to participate in the effort to amend the parking regulations (Program H-4.B).***
- ❖ **March 20, 2023**- Kevin Burke. Walnut Creek continues to avoid making many concrete commitments to do anything. For example, the mid-cycle review promises only to “evaluate” it doesn’t promise to actually make any changes to zoning if they are falling short of their target. How many parcels would be affected by the lot size changes.

- *Response: Edits proposed in July 2023 include an effort to provide additional areas of housing opportunity. Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law, and Program H-1.A supports ADUs. Collectively, these and other housing mobility programs (summarized on the revised AFFH Contributing Factors and Programs Table B-24, found in Appendix B and incorporated by reference into the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation.*

Additional edits proposed in July 2023 address development regulations, including: H-2.U, H-4.B, H-4.I, H-4.J, H-4.K, and H-6.

*The revised Mid-Cycle Review Program now states: “If unit production is not achieving anticipated progress identified in program goals, programs are ineffective or constraints are identified the City shall take action to develop alternative strategies, including amending development standards and initiating a rezoning program to identify additional sites as necessary to achieve the anticipated progress.”*

## **PUBLIC ENGAGEMENT PLAN**

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# FINAL Community Outreach and Engagement Plan

HOUSING AND SAFETY ELEMENT UPDATES

*Revised January 12, 2022*



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# City of Walnut Creek Housing and Safety Element Updates

## Community Outreach and Engagement Plan

### 1. Introduction

The Community Outreach and Engagement Plan (Engagement Plan or Plan) summarizes the strategies and process the City of Walnut Creek (City) and the Harris & Associates (Harris) will use and follow to engage the public and other stakeholders in the preparation of the Housing and Safety Elements Updates.

The Plan guides and prioritizes City efforts, first summarizing goals, and guiding principles for public engagement, followed by summaries of specific outreach methods employed during the planning process for each Element. Importantly, this Plan will address how engagement strategies will be adapted to achieve the goals of the Engagement Plan considering COVID-19, while ensuring the process is safe and accessible to residents.

#### 1.1 Purpose

The purpose of the Engagement Plan is to ensure residents, property owners, businesses, community-based organizations, and public agencies (collectively referred to as “stakeholders”) are actively involved in updating the City’s Housing Element and Safety Element of the General Plan. Government Code Section 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

Engaging the community in the planning process and incorporating feedback is essential to ensuring that the General Plan reflects the priorities of the community it serves and that the strategies for achieving those goals are feasible, equitable, and can be implemented efficiently with support from the community. The outreach effort may evolve and change from that published in the Final Plan at the City’s discretion to meet the program needs and coordinate with other related planning efforts.

#### 1.2 Public Engagement Goals

The goals of this outreach and engagement effort are to:

##### Raise Awareness

Stakeholders must be aware of the Housing and Safety Element Update process in order to participate. Provide information on the General Plan including the Housing and Safety Elements to inform stakeholders about these documents and why they are important to the community.

##### Community Involvement

- Maximize Participation - provide a public process that maximizes participation from all stakeholders and facilitates compliance with state laws and requirements for community involvement. More specifically, State law requires the local planning agency to provide opportunities for the involvement of the community. Such involvement should include public

agencies, public utility companies, community groups, and others through hearings or other appropriate methods (Gov. Code § 65351). Government Code Section 65357 requires that copies of the documents adopting or amending a general plan, including the diagrams and text, shall be made available to the public. The California State Department of Housing and Community Development (HCD) requires that the City make a diligent effort to include all economic segments of the community in the development and update of the Housing Element.

Every effort will be made to engage stakeholders of all economic segments, such as:

- A landing page on the City's website that provides a user-friendly, interactive platform with a link to the community survey and public participation blog.
  - Utilize a community survey to solicit input and participation.
  - Public participation blog that can record more comments than a simple survey and reveal a greater sense of community members' impressions and concerns about housing needs and plans for development.
  - Computer simulations of housing development proposals showing all housing types and locations.
  - Paper copies of information available at City Hall and sent to known community groups and school districts.
  - Consideration for the composition of your target audience and use communication tools that are language-appropriate, culturally sensitive, and grade-level readability.
  - Direct invitations to community groups and residents to participate in the process via Nixle notifications through email and text, postcards, and social media targeted ads.
  - Regular ads and announcements on local radio stations and newspapers that reach residents in Chinese, English, Russian, and Spanish
  - Stakeholder participation opportunities announced at City Council and Planning Commission meetings.
  - Information on the Housing and Safety Element Updates (including all opportunities to learn more and participate in the process) displayed regularly on the City's social media sites (including Facebook, Instagram and Twitter).
  - Request that community groups and school districts share public engagement opportunities, such as surveys, workshops, etc.
  - Providing draft copies of the housing element to all stakeholders.
  - Informational displays at community events to enhance interaction with the public to create opportunities to engage people in their own communities.
  - Use creative methods to communicate the importance of all stages of the housing-element process.
- *Culturally Sensitive Engagement Process* – Design a community engagement process that is sensitive to cultural considerations such as different interaction norms, priorities, levels of comfort with professional terminology, and expectations for project completion. The process will consider cultural diversity, including both overt differences, such as age, literacy level, socioeconomic status, and language, and more nuanced differences such as local history and cultural norms.
  - *Equitable Community Involvement* - State law requires that a jurisdiction make a diligent effort to include all economic groups when drafting, adopting, and implementing its

housing element (Gov. Code § 65583(c)(8)). Harris will work with City staff to identify the property owners/property managers of any income-restricted units or housing serving special needs populations in the City and engage community groups, non-profits and other entities providing services or serving extremely low, very low-, low- and moderate-income households and special needs populations.

### Identify Fair Housing Issues and Solutions

Government Code Section 8899.50 (a)(1) requires an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing.

### Public Input for Decision-Making

Stakeholders' knowledge and perspectives help to verify or expand on available information and better determine the appropriateness or effectiveness of proposed strategies and in updating and prioritizing goals and strategies.

## 1.3 Best Practices

The California Governor's Office of Planning and Research and HCD have issued guidelines for Housing Element and General Plan Updates. To ensure comprehensive outreach to the community, the Plan identifies best practices in accordance with these guidance documents and includes several engagement tools and strategies. The City will work to execute best practices for equitable community engagement for the Housing and Safety Elements Updates.

In response to the COVID-19 pandemic, public engagement efforts will provide opportunities to engage virtually and may offer in-person opportunities. Live virtual events will be held, with recordings of each virtual event available to be accessed on the City's website for any participants who are not be able to attend an event live. If held, in-person events will observe any existing state and local mask and vaccine mandates to ensure safety for all that choose to attend

Community engagement will include, but will not be limited to, the following to facilitate meaningful and intentional participation for stakeholders:

- a) Presenting all information and data in a format that is easily understood. Taking the time to ensure the public understands critical information.
- b) Providing information in easily accessible formats, such as the City's social media pages (the City will also request that community groups' and school districts' share information on their social media), the City's dedicated web page for the General Plan update (on the City's website), and via paper copies if/where appropriate. All information relevant to the process will be made available, either at regular meetings or by posting to the website.
- c) Providing opportunities for attendance at meetings and workshops virtually (and planning evening meetings) to maximize participation.
- d) Providing translation/interpreter services, as needed. Harris can provide Spanish and Russian translation of the survey (referenced in Section 2.4 of this Plan), notices and website content for the Housing Element Update, upon the City's request.
- e) Partnering with community-based organizations, especially those that serve low-income households, special needs populations, and residents directly impacted by housing issues, to cultivate the trust that is required for authentic community participation during planning processes

(City to provide listings of community-based organizations and residents and Harris will assist with partnerships).

- f) Bringing directly affected stakeholders into the process as soon as possible and seeking input on the Housing Element early in the development, implementation, and oversight stages.
- g) Demonstrating willingness to consider and incorporate stakeholder input, focused listening to all viewpoints, encouraging questions, and respecting community values and concerns.
- h) Maintaining integrity by demonstrating willingness to follow up with responses to requests, comments and questions provided during meetings, through the website and email correspondence from the public.
- i) Incorporating input received in the Elements. A summary of comments from public outreach efforts will be prepared and how the comments are considered and incorporated (including comments that were not incorporated), particularly with changes to the Housing Element. Additionally, a summary of issues that contributed to lack of participation in the Housing Element process by all economic segments, particularly people with protected characteristics, will be prepared if that proves to be the case.

## **1.4 Outreach Coordinator**

To ensure the outreach process is implemented in adherence to the goals and best practices described above, the City has designated Meredith Calbreath as an Outreach Coordinator. Meredith will work with Andrew Smith and coordinate with the City Manager and communications team. The role of the Outreach Coordinator will be to assist the planning team with respect to public engagement. Specifically, the Outreach Coordinator will be responsible for posting web page, social media, and survey content through the City's website and other channels as appropriate.

## **1.5 REAP Technical Assistance Program/County Collaborative**

Harris will work with City staff to use resources provided by ABAG to support local engagement to the extent possible. ABAG staff is working on supporting materials, research-based messaging guidance and best practices in engagement outside of traditional public meetings. On-call language translations and communications help will be offered. Completed materials are available here: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/support-local-engagement>. Harris and City staff will also coordinate with other jurisdictions through the Contra Costa Planning Collaborative (C-4) for joint outreach as opportunities arise, including reaching out regarding outreach to affordable housing developers through the ABAG/Regional Early Action Planning (REAP) supported Housing Technical Assistance Program and the County Collaborative.). ABAG and C-4 documents and resources will be utilized and tailored for the City-specific outreach activities outlined in this Plan.

## **2. Noticing and Outreach Efforts**

Recognizing residents' limited time and attention and to avoid community engagement fatigue, the City will work to identify opportunities to streamline the various planning processes, while also leveraging existing partnerships and community networks created in prior engagement processes. Outreach efforts will be synchronized across the Housing and Safety Elements when there are synergies between these separate efforts.

## 2.1 Webpage

The City, with support from the Harris team, will update a General Plan Update webpage on the City website that would serve as a *landing page* for the Updates. The landing page will be linked to from the City's existing Long-Range Planning and General Plan pages and will have an overview of the process, including:

- Housing Element Announcement for City Homepage.
- Housing Element Webpage.
- Safety Element Webpage.
- Brief descriptions of the Housing Element and Safety Element Updates.
- Link to a "What is a Housing Element" document (including translations).
- Project schedule.
- Notices of upcoming meetings/workshops.

In addition to this overview, the landing page could include buttons that lead to individual pages with more Element-specific information (i.e., a Housing Element Update page and a Safety Element Update page) or it could contain the Element-specific information itself, including current project status. For instance, the Housing Element Update page would include basic information about what a housing element is and why it is regularly updated, define terms like Regional Housing Needs Assessment (RHNA), provide the current status, and perhaps include any relevant maps. Harris will provide webpage content translations in Spanish and Russian, upon request.

The City's homepage will have an announcement that the Housing and Safety Elements are being updated, with a link to the landing page. The homepage could also have announcements of opportunities to be involved in advance of each of the workshops, again with a link to the page with the workshop announcement and Zoom webinar link.

All webpage content will be submitted to the City in **January 2022**. The Outreach Coordinator is responsible for creating/updating the City website with the content provided by the Harris team. This ensures the City has an opportunity to review and approve the content prior to uploading it to their website.

## 2.2 Social Media

Similarly, the Harris team will create content to promote the project public meetings on the City's social media accounts, and the Outreach Coordinator will be responsible for posting to their various accounts. The designated facilitator for each public workshop will be responsible for submitting social media post content to the Outreach Coordinator two weeks prior to the workshop.

At its discretion, the City may use social media, which could include targeted ads, in order to expand the number of residents that the City reaches with social media posts. Social media platforms such as Facebook and Instagram allow ads to be targeted to geographic locations and specific age ranges. The City can target ads to social media users within the City and between the ages of 18-55, or the age range directed by City staff.

The City will also seek and utilize partnerships with community partners such as elected officials, neighborhood leaders, non-profit organizations (including C-4), religious organizations, school districts, and small businesses to share the City's content on their social media platforms.

## **2.3 Other Noticing Methods for Outreach**

The City will use email blasts to share links to information and notify residents of upcoming Housing Element and Safety Element public engagement opportunities. The City will also use Nextdoor to reach residents.

In addition to using online resources, the City may provide information and engagement opportunities in person, in accordance with COVID-19 protocols. Materials will be available at City Hall, the Public Library, and other City facilities, including the various community centers across the City.

Furthermore, the City will request the help of the City Council and Youth Commission to directly engage with Walnut Creek residents. City Council members will be asked to send targeted emails to their constituents. The emails will include information on the Housing Element and opportunities to participate in the process. In addition, the City Council will be asked to provide information and engage with residents at the Downtown Farmers Market booth. Finally, City staff will work with members of the Youth Commission to distribute information directly to residents living in the City's multifamily areas.

Moreover, the City will utilize some newsletters to inform residents of the Housing and Safety Elements and to promote participation in the public engagement process. First, the City will utilize "Nutshell," the City's newsletter. In addition, the City will reach out to the Rossmoor Community, a very active senior adult community, to publish information in the Rossmoor News, the community's weekly newspaper.

## **2.4 Community Survey (Housing and Safety Elements)**

In an effort not to over-burden the community and be respectful of their time, Harris will prepare one (1) survey to support the update of the Housing and Safety Elements. The survey will include direct questions to help inform the updates including the Affirmatively Furthering Fair Housing analysis. These questions will include but are not limited to housing availability and affordability, cost burden, discrimination, transportation access, education and employment opportunities, overcrowding, housing conditions, displacement risks, and fair housing issues. The survey will include several questions related to the Safety Element Update, such as questions about natural hazards of concern to community members, climate change awareness, and disaster preparedness.

Harris will draft and submit the survey questions to the City for review and feedback before integrating the questions into a survey platform. Harris will use Google Forms as the survey platform. The City may provide paper surveys at City Hall and City facilities such as the Civic Park Community Center. It is recommended that the City engage community partners such as the Multi-Faith Action Network and the Trinity Center or other non-profit organizations and housing service providers to encourage online survey participation and provide and collect paper surveys if needed.

## **2.5 Workshops**

There will be two (2) virtual public workshops that will address both the Housing and Safety Element Updates. The virtual workshops will be hosted on March 21, 2022, and April 20, 2022, over Zoom using the City's Zoom account and will use live polling to engage participants and

collect their input. If requested, interpretation services will be provided at workshops and will be hosted over the City's Zoom account using the Interpretation feature.

Harris will prepare an announcement template that will be used to advertise all public workshops on the City's website and social media accounts. These announcements will be sent to the City's email interests lists related to housing, including affordable housing, homelessness, and community-based groups and non-profits serving residents. Harris recommends that the City also send announcements to all community groups and school districts with the request that the notices be posted on their social media accounts and announcements made at upcoming regular meetings.

The Planning Commission and City Council will be asked to share ways to be involved by announcing upcoming workshops during their regular meetings. All workshops will feature a PowerPoint presentation and will allow participants to provide comments and ask questions during the meeting. Presentations, meeting minutes, and recordings will be posted on the respective webpage within a week of each workshop.

More detailed information on how the workshops will be conducted is contained in Section 3.1.2.

### **3. Element Specific Engagement Plan**

The following section outlines specific public engagement strategies for each element.

#### **3.1 Housing Element Engagement Plan**

##### **3.1.1 Joint Planning Commission/City Council Study Session (virtual attendance)**

Harris will prepare a presentation for the Planning Commission / City Council Study Session. The presentation will provide an overview of the Housing Element Update process and planned community outreach efforts. Harris will answer questions from the Planning Commission and City Council. This will also be an opportunity for community stakeholders to provide public input and comments on the Housing Element and the update process. This Study Session will be scheduled.

##### **3.1.2 Workshops**

Harris & Associates will organize and lead two public workshops to support the Housing Element update. Harris & Associates staff will attend the workshops virtually. These workshops may be scheduled as special Planning Commission meetings. The process of conducting the workshops is detailed below.

##### Harris Action Items

- Prepare the following for City staff review two (2) weeks prior to workshops:
  - Notices for each workshop (City staff will provide the Zoom link, and Harris will provide Spanish and Russian translations, upon request, following staff's approval of the English versions).
  - Draft email to send to community organizations and school districts containing the following:
    - Request that the notices be posted on their social media accounts.
    - Statement to be read at community organization and school district meetings.



- Feedback on best ways to engage stakeholders (including hard-copy paper notices and surveys).
  - Final versions of all documents will be completed 5 days prior to the notice for the first workshop.
- Prepare draft survey questions (link to survey to be provided in the notice for the first meeting) with Russian and Spanish translation, upon request. The survey will remain open until about a week before the second workshop. Preliminary survey results will be shared at the first workshop, while final survey results will be shared at the second workshop.
- Work with City staff to finalize the community survey and ensure that it is publicly available one to two weeks prior to the first Housing Element workshop.
- Prepare meeting minutes and transmit them to the City within five business days following each workshop.

#### Outreach Coordinator/City Staff Actions

- Post each workshop notice on Nextdoor, the City's social media accounts, the City's website, and the Housing Element Update webpage at least 10 days prior to each meeting.
- Share information on the Housing Element update and notices via text and email.
- Email workshop notices and links to the survey to all residents, community organizations, non-profits, housing advocacy groups, all persons on City interest lists pertaining to housing and homelessness and other stakeholders.
  - Include the following additional information in emails to the community organizations, housing advocacy groups, non-profits, interest lists, school districts and other stakeholders:
    - Request that the notice be posted on their social media accounts.
    - Statement to be read at community organization and school district meetings.
    - Feedback on best ways to engage stakeholder (including hard-copy paper notices and surveys).
- Oversee delivery of any paper copies of notices and surveys, if needed to supplement online materials (total number of copies TBD).
- Ensure adequate paper copies of the notices and surveys are available, if needed, at City Hall and other City facilities such as the Civic Park Community Center (and replenish copies as they run low).
- If paper surveys are distributed, install a drop-box for completed surveys in a highly visible and central location at City Hall (and ensure that the box is emptied regularly). Oversee scanning all surveys, emailing scanned copies to Harris weekly, and data entry of survey responses.
- Record City-hosted workshops and post the recordings on the Housing Element Update webpage, YouTube, and the City's Facebook page.

#### 3.1.2.1 Housing and Safety Element Workshop #1: Housing Element/Safety Element Kick-off

The first workshop will begin with an explanation of the Housing and Safety Elements and why they are being updated, followed by an overview of the process to update both Elements. The remainder of the meeting will focus primarily on the Housing Element including some of the data points about housing needs in the City, live polling on housing needs and issues, areas where sites are being considered and next steps in the Housing Element Update process. There will be a more limited discussion on Safety Element topics, with live polling on needs and issues.

The notice for the first workshop will include a link to a survey for all stakeholders. The survey will remain open until 2 weeks prior to Workshop #2. Harris and City staff will request that all attendees complete the survey (link provided in the notice).

Workshop #1 is scheduled to take place on March 21, 2022.

#### 3.1.2.2 Workshop #2: Survey Results, Housing Element Sites & Policies, and Safety Element Policies/Programs

The second workshop will include a presentation of the survey results, a refined list of potential sites for the draft site inventory, an overview of initial policies and programs to achieve the City's housing goals, and an opportunity for public input and comments. Live polling topics will include survey results, potential sites/areas, housing types, priority housing programs and other topics as identified. The second workshop will also include a presentation and an opportunity for public input—with live polling—on Safety Element policies/programs being considered.

Workshop #2 is scheduled to take place on April 20, 2022.

#### 3.1.3 Stakeholder Focus Groups

Harris will work with City staff to schedule and facilitate four (4) focus groups with various community stakeholders. Harris will request input from C-4 and ABAG on the selection of the stakeholders. Each focus group meeting would include one of the following groups:

- Housing developers (affordable and market-rate).
- Fair housing entities (such as Eden Council for Hope and Opportunity, Centro Legal, Contra Costa Senior Legal Services, The East Bay Alliance for Sustainable Economy, and Monument Impact).
- Property owners.
- Non-profit organizations serving low-income residents impacted by housing issues (and residents as well).

These meetings will be held in between the public workshops (dates to be set after coordinating with stakeholders).

#### 3.1.3 City's Website/Comments to City Staff

As described in this Plan, the City will maintain a webpage dedicated to Housing Element Update information that will also contain a link to an email address to submit comments, questions, and input from any interested parties. This will remain in place through the final adoption and certification of the Housing Element Update and therefore, public input will continue throughout the process. Safety Element Update information will also be posted online and will contain a link to an email address to submit comments, questions, and input from any interested parties.

### 3.1.4 Planning Commission/City Council Public Hearings

There are a minimum of three (3) public hearings that will be held by the Planning Commission and City Council throughout the Housing Element Update process. These hearings will provide opportunities to engage the community, answer questions and obtain input on the Housing Element Update process and documents (i.e., drafts and final) throughout the process.

### 3.1.5 Coordination with other Organizations

City staff will collaborate with the Multi-Faith Action Coalition, in accordance with the Breakthrough Grant, if awarded, and coordinate with Harris.

Harris will (virtually) attend a Homeless Task Force Meeting to share information on the update and gain input. By reaching out to the Homeless Task Force, Harris will also engage the Trinity Center, a non-residential program serving homeless and working residents.

City staff will reach out to Meals on Wheels to collaborate in reaching out to some of Walnut Creek's lowest-income communities.

## 3.2 Safety Element Engagement Plan

In addition to the public workshops held in conjunction with the Housing Element update as discussed in Section 3.1, to support the development of the Safety Element, Harris will work with the City to form a Safety Committee. The Safety Committee will include representatives from departments or agencies involved with police, fire, water, sewer, storm water, power, parks, and education.

Harris will facilitate two Safety Committee meetings to inform the update of the Safety Element.

### 3.2.1 Safety Committee Meeting #1:

The purpose of this meeting is to review the Safety Element update process, including existing state legislation driving the Safety Element update. Harris will also present the topics and hazards that will be covered in the safety element update. Harris will present the draft maps and exhibits, along with hazard profiles for feedback. The first meeting of the Safety Committee will be set once the committee is appointed.

### 3.2.2 Safety Committee Meeting #2:

The purpose of this meeting is to solicit input from the Safety Committee on draft Safety Element goals, policies, and implementation. The date of the second Safety Committee meeting will be set at or following the first meeting.

- **City Staff** will be responsible for:
  - Identifying key stakeholders including police, fire, water, sewer, storm water, power, parks, and education to serve on the Safety Committee.
- **The Outreach Coordinator** will be responsible for:
  - Creating a web page on the City's website to post information related to the Safety Element Update.
- **Harris** will be responsible for:

- Providing public engagement web-page content.
- Drafting email invitation and meeting agenda 3 weeks prior to meetings.
- Drafting meeting presentation materials 2 weeks prior to meetings.
- Providing meeting minutes within three (3) business days following each meeting.

### 3.2.3 Planning Commission / City Council

Harris will finalize the Safety Element based on comments received from public input and governmental agencies and present the final draft to the Planning Commission and City Council. The Planning Commission and City Council meetings will be scheduled at a later time.

- **Harris** will be responsible for:
  - Producing a second draft (review draft) of the Safety Element and incorporating comments from the City and the public.
  - Producing a third draft Safety Element with input from the California Geological Survey's review.
  - Producing the final Safety Element.
  - Drafting presentation to the Planning Commission and Safety Element adoption by City Council.

## 4. Schedule

Figure 1 below provides a timeline of the coordinated as well as public engagement deliverables and milestones.

**Figure 1: Public Engagement Timeline**

		2021		2022												2023	
	Deliverable/Milestone	Nov.	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February
All Elements	Draft Public Engagement Plan																
	Final Public Engagement Plan																
	Homepage Announcement																
	Draft HEU/SEU Landing Page Content																
	Homepage and Landing Page Posted																
	PC/CC Joint Workshop																
	Draft Survey																
	Survey Posted																
Housing Element	HE Workshop #1																
	Focused Stakeholder Meetings																
	HE Workshop #2																
	Draft HEU Publicly Available																
	PC/CC Accept Draft HEU for HCD Submittal																
	Draft HEU to HCD (90 day review)																
	2nd Draft HEU Publicly Available																
	PC/CC Accept 2nd Draft HEU (if needed)																
	2nd Draft HEU to HCD (60 day review)																
	Final HEU Publicly Available																
Safety Element	Form Safety Committee																
	Safety Committee Meeting #1																
	Safety Committee Meeting #2																
	SE Public Workshops (combined with Housing)																

Timeline is subject to change as needed to schedule the study session and workshops at City staff's, Planning Commission's, and City Council's preferences.

## **CITY WEBPAGE**

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- Webpage Contents
- Housing Element 101 Fact Sheet (English)
- Housing Element 101 Fact Sheet (Spanish)
- Housing Element 101 Fact Sheet (Chinese (Traditional))

## **City Webpage**

### Webpage Contents

# Housing Element Update



The Housing Element is how the City of Walnut Creek plans to meet the existing and future housing needs for its residents of all income levels. It is a core element of the City's General Plan and includes goals, policies, programs, and strategies to accommodate the City's housing growth, provide opportunities for new housing, and preserve the existing housing stock. For more information on the Housing Element and the update process please see the [Housing Element 101 Fact Sheet](#). (Read the Housing Element 101 Fact sheet in [Spanish](#) or [Chinese](#))

The key components of the Housing Element include:

- A community demographic profile and analysis of population growth and trends
- A list of available land suitable for housing development
- An evaluation of local constraints or barriers to housing development as well as opportunities to develop housing
- Housing goals, programs, policies, and resources for promoting and developing housing within the City

## Housing Element Update

The City of Walnut Creek is currently updating its Housing Element of the General Plan to address the existing and projected future housing needs of the City. Local governments are required by California State law to adequately plan for the housing needs of everyone in the community. To do so, local governments adopt housing elements that provide plans, programs, and regulatory systems to create opportunities for housing.

This update is for the 6th Cycle Housing Element which will cover the eight-year planning period from 2023-2031 for the City. The previous [5th Cycle Housing Element covers the planning period from 2015 - 2023](#).

## Get involved and make your voice heard

We need to hear from you to help ensure that the updated Housing Element reflects the priorities of our community. There are several ways to make your voice heard:



- Share your opinions [by taking our online Housing Element survey.](#)
- The City held two community workshops. The first workshop ([watch the recorded workshop here](#) or [click here to view the presentation](#)) was held on March 21, 2022, and the second was held on April 20, 2022 ([watch a recording of the workshop here](#) or [click here to view the presentation](#)). Both workshops covered the Housing Element Update as well as the [Safety Element Update](#), which is also underway. At the first workshop we introduced the elements, presented a community profile, and conducted live polling on housing and safety needs, challenges, and issues. The second workshop shared the initial survey results and included live polling to seek input on potential policies and programs.
- Sign up for our email list to get notified of all involvement opportunities.
- After the draft Housing Element is prepared, there will be opportunities to comment on the draft document and attend public hearings for adoption.
- Interpretation Services/ Servicios de Interpretación. Call the Housing Division staff at (925) 943-5899 x2652 to request free language interpretation for Housing Element public meetings.
- Llame a la Division de Vivienda al (925) 943-5899 x2652 para pedir interpretación en su idioma para reuniones públicas del Elemento de Vivienda.
- Позвоните в Отдел по жилых помещений по телефону (925) 943-5899 x2652, чтобы запросить перевод на ваш язык для совещаний по поводу жилищных планов.

## Housing Element FAQs

### Why update the Housing Element?



California State law requires that local jurisdictions update the Housing Element every eight years. These frequent updates are required because housing is critical to ensure economic prosperity and quality of life in our region. This Housing Element update is an opportunity to evaluate the previous element and determine which parts have been effective and which should be improved. It also provides an opportunity for residents to get involved and help determine housing priorities, thereby helping to ensure that the City is responding to residents' changing needs.

The updated Housing Element must be adopted by the Walnut Creek City Council and submitted to the State Department of Housing and Community Development no later than January 31, 2023, or Walnut Creek could lose eligibility for significant sources of funding currently provided by the State and the Association of Bay Area Governments (ABAG), including critical infrastructure and transportation

### How is the Housing Element implemented?



The Housing Element sets goals, objectives, policies, and programs that direct decision-making around housing. When a new housing program, project, or idea is considered, the Housing Element provides guidance for decision makers to evaluate the proposal.

### How much housing is needed?



Every eight years, each region in California receives a target number of homes to plan for from the State. This is called the Regional Housing Needs Allocation or RHNA. Walnut Creek is located in the

region administered by the Association of Bay Area Governments or ABAG. ABAG takes the number of housing units it receives from the State and divides it among the jurisdictions in its nine-county area, including Walnut Creek. To comply with State law, the City’s Housing Element must be updated to ensure the City’s policies and programs can accommodate its share of the estimated housing growth identified by the State. For the current Housing Element update, the City’s share of the RHNA is 5,805 units, split among different income levels (based on Area Median Income, or AMI) as shown in the side table. For more information about RHNA, please [visit the ABAG website](#).

Is the City required to build housing?



State law does not require jurisdictions to build or finance new housing, but they must plan for it. Through the Housing Element update process, the City must show that it has the regulations and land use policies to accommodate its housing needs. The actual development of housing is primarily done by the private market.

The Housing Element is required to demonstrate potential sites where housing can be accommodated. Identification of a site’s capacity does not guarantee that construction will occur on that site. If there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify a rezoning program to create the required capacity.

It is important to note that if the City does not identify capacity for its RHNA targets, the City may be deemed out of compliance and risk losing important sources of funding currently provided by the State. It may also lose the right to deny certain projects and be limited in its local land use decision-making

What is the schedule to complete the Update?



The updated Housing Element must be adopted by the Walnut Creek City Council and submitted to the State for certification no later than January 31, 2023. Study sessions to discuss the update were held with the City Council’s Housing & Community Development Committee (HCD) on January 31, 2022, Planning Commission on February 10, 2022, and City Council on February 15, 2022. The next set of meetings are virtual public workshops scheduled for 6 PM on March 21 and April 20, 2022. Additional information and meeting notices will be posted to the Housing Element Update webpage ([www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)) and sent via email throughout the update process.

Sign up to receive Housing Element updates by email

Email

☐ By checking this box, you consent to our [data privacy policy](#).

Andrew M. Smith

Senior Planner – Long Range & Transportation Planning

- Call 925-943-5899 x2213
- Email [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

## **City Webpage**

Housing Element 101 Fact Sheet (English)

# HOUSING ELEMENT 101

## Fact Sheet

### What is a Housing Element?

The Housing Element is how the City of Walnut Creek plans to meet the existing and future housing needs of its residents for all income levels. It includes goals, policies, programs, and strategies to accommodate the City's housing growth, provide opportunities for new housing, and preserve the existing housing stock. It is a core element of the City's General Plan and must be consistent with the other elements of the General Plan.

The key components of the Housing Element include:

- A community demographic profile and analysis of population growth and trends;
- A list of available land suitable for housing development;
- An evaluation of local constraints or barriers to housing development as well as opportunities to develop housing; and
- Housing goals, programs, policies, and resources for promoting and developing housing within the City.

### Why update the Housing Element?

California State law requires that local jurisdictions update the Housing Element every eight years. These frequent updates are required because housing is critical to ensure economic prosperity and quality of life in our region. This Housing Element update is an opportunity to evaluate the previous element and determine which parts have been effective and which should be improved. It also provides an opportunity for residents to get involved and help determine housing priorities, thereby helping to ensure that the City is responding to residents' changing needs.

The updated Housing Element must be adopted by the Walnut Creek City Council and submitted to the State Department of Housing and Community Development Department no later than January 31, 2023, or Walnut Creek could lose eligibility for significant sources of funding currently provided by the State and the Association of Bay Area Governments (ABAG), including critical infrastructure and transportation funds.

### How is the Housing Element implemented?

The Housing Element sets goals, objectives, policies, and programs that direct decision-making around housing. When a new housing program, project, or idea is considered, the Housing Element provides guidance for decision makers to evaluate the proposal.

### How Can I Get Involved?

Thank you for wanting to get involved and have your voice heard! To help shape the element as it is drafted, there will be multiple engagement activities for your participation. As the process progresses, you will be provided opportunities to comment on draft documents and attend public hearings. Due to the ongoing COVID-19 pandemic, these engagement activities will be mostly online and through Zoom meetings.



#### SIGN UP NOW!

Join the email list to be notified of involvement opportunities and updates to the Housing Element! Please visit [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU) to join.



#### TAKE THE SURVEY!

Share your thoughts on housing needs and opportunities in Walnut Creek! Visit [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU) to take the survey.



#### ATTEND WORKSHOPS!

Two virtual workshops are planned for this year. Zoom links and agendas will be provided prior to each workshop.



## How much housing is needed?

Every eight years, each region in California receives a target number of homes to plan for from the State. This is called the Regional Housing Needs Allocation or RHNA. Walnut Creek is located in the region administered by the Association of Bay Area Governments or ABAG. ABAG, with input from the jurisdictions in its nine-county area, takes the number of housing units it receives from the State and divides it among those jurisdictions, including Walnut Creek.

To comply with State law, the City's Housing Element must be updated to ensure the City's zoning, policies, and programs can accommodate its share of the estimated housing growth identified by the State. For the current Housing Element update, the City's share of the RHNA is 5,805 units, split among different income levels (based on Area Median Income, or AMI) as shown in the side table.

For more information about RHNA, please visit the ABAG website at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

Income Category	Number of Units	% of Total Units
Very Low Income (0-50% of AMI)	1,657	29%
Low Income (50-80% of AMI)	954	16%
Moderate Income (80-120% of AMI)	890	15%
Above Moderate Income (More than 120% of AMI)	2,304	40%
<b>TOTAL UNITS</b>	<b>5,805</b>	<b>100%</b>

## Is the City required to build housing?

State law does not require jurisdictions to build or finance new housing, but they must plan for it. Through the Housing Element update process, the City must show that it has the zoning, regulations, and land use policies to accommodate its housing needs. The actual development of housing is primarily done by the private market.

The Housing Element is required to demonstrate potential sites where housing can be accommodated. Identification of a site's capacity does not guarantee that construction will occur on that site. If there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify a rezoning program to create the required capacity.

It is important to note that if the City does not identify capacity for its RHNA targets, the City may be deemed out of compliance and risk losing important sources of funding currently provided by the State. It may also lose the right to deny certain projects and be limited in its local land use decision-making authority.

## What is the schedule to complete the Update?

The updated Housing Element must be adopted by the Walnut Creek City Council and submitted to the State for certification no later than January 31, 2023. The first public meetings to discuss the update were study sessions with the City Council's Housing & Community Development Committee (HCD) on January 31, 2022, Planning Commission on February 10, 2022, and City Council on February 15, 2022. The next set of meetings are virtual workshops scheduled for the evenings of March 21, 2022 and April 20, 2022. Additional information and hearing notices will be posted to the Housing Element Update webpage and noticed via email.



## Stay Up to Date on the Housing Element Update Process!

Visit the Housing Element Update webpage for progress updates and engagement opportunities.

[www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)

## **City Webpage**

Housing Element 101 Fact Sheet (Spanish)



## ¿Qué es un Elemento de Vivienda (Housing Element)?

Un Elemento de Vivienda es la manera en que las jurisdicciones locales planean cómo satisfacer las necesidades de vivienda de todos los miembros de la comunidad. Fundamentalmente, un Elemento de Vivienda es una oportunidad para tener una conversación con la comunidad sobre cómo abordar los retos locales de vivienda y encontrar soluciones. El Elemento de Vivienda es una parte importante del Plan General de una ciudad o condado, que sirve como proyecto de cómo una ciudad o condado crecerá y abordará las necesidades cambiantes de desarrollo. Cada ocho años, cada ciudad, pueblo y condado debe actualizar su Elemento de Vivienda y obtener la certificación del Departamento de Vivienda y Desarrollo Comunitario de California.

Un Elemento de Vivienda es un plan local, aprobado por una ciudad, pueblo o condado, que incluye las metas, las políticas y los programas que dirigen la toma de decisiones en temas de vivienda.

Todas las jurisdicciones en el Área de la Bahía deben actualizar su Elemento de Vivienda para el período de planificación 2023-2031. Las jurisdicciones locales analizan tendencias de vivienda, la zonificación y limitaciones del mercado, y evalúan diversos enfoques para satisfacer las necesidades de vivienda para personas de todos los niveles de ingresos.

El Inventario de sitios disponibles (*Inventory of Available Sites*), o "Inventario de Sitios", es un componente clave de un Elemento de Vivienda en el que las jurisdicciones identifican si tienen suficientes terrenos zonificados para viviendas para satisfacer la necesidad futura.

Los gobiernos locales deben invitar la participación del público de todos los segmentos económicos de la comunidad durante el desarrollo del Elemento de Vivienda.

- La ley estatal no obliga a las jurisdicciones a *construir* o a *financiar* nuevas viviendas, sin embargo, deben *planificarlas*.
- Cada ciudad en California recibe un número objetivo de hogares que debe planificar. A esto se le llama Asignación Regional de Vivienda Necesaria (RHNA, por sus siglas en inglés).
- El estado de California determina el número de hogares que el Área de la Bahía necesita planificar, y qué tan accesibles en precio esos hogares necesitan ser, para poder cumplir con las necesidades de vivienda de las personas a todo nivel de ingreso.
- La Asociación de Gobiernos del Área de la Bahía convocó a una variedad de partes interesadas en un Comité de Metodología de Viviendas para distribuir la asignación de viviendas de la región a cada jurisdicción en el Área de la Bahía.
- Los elementos de vivienda deben actualizarse cada ocho años y deben ser certificados por el Departamento de Vivienda y Desarrollo Comunitario de California.



## ¿Cuáles son los componentes de un Elemento de Vivienda?

El Elemento de Vivienda suele incluir:

1. **Evaluación de las necesidades de vivienda:** Examinación de las tendencias y condiciones demográficas, de empleo y de vivienda que afectan las necesidades de vivienda en la comunidad.
2. **Evaluación de desempeño anterior:** Analizar el Elemento de Vivienda anterior para medir el progreso de implementación de políticas y programas.
3. **Inventario de los sitios de vivienda:** Identificar la ubicación de los sitios disponibles para el desarrollo o la renovación de viviendas para garantizar que haya una capacidad adecuada para abordar la Asignación Regional de Vivienda Necesaria.
4. **Divulgación y participación comunitaria:** Implementar un programa sólido de divulgación de información y participación comunitaria, con un enfoque particular en la participación de los grupos tradicionalmente subrepresentados.
5. **Análisis de las limitaciones:** Analizar y recomendar soluciones para las barreras gubernamentales y no gubernamentales existentes y potenciales en el desarrollo de viviendas.
6. **Políticas y programas:** Establecer políticas y programas para satisfacer las necesidades de vivienda identificadas.

## ¿Qué sucede si una jurisdicción no adopta un Elemento de Vivienda?

Si una ciudad no cumple con la ley estatal, se le puede demandar. Además de hacerse acreedor de multas significativas, la ciudad podría ver limitada por un tribunal su autoridad en la toma de decisiones sobre el uso del suelo local, hasta que la jurisdicción cumpla con su Elemento de Vivienda. Asimismo, los gobiernos locales pueden perder el derecho a rechazar determinados proyectos. Estas y otras consecuencias están establecidas en la legislación estatal; los Elementos de Vivienda están sujetos a la supervisión normativa del Departamento de Vivienda y Desarrollo Comunitario de California. La ABAG no tiene un rol directo en la regulación de los Elementos de Vivienda locales.



*18 de febrero de 2021*

## **City Webpage**

Housing Element 101 Fact Sheet (Chinese (Traditional))



Technical Assistance  
for Local Planning

**HOUSING**



ASSOCIATION  
OF BAY AREA  
GOVERNMENTS

## 什麼是住房要素？

住房要素(Housing Element)是指地方管轄區如何規劃滿足社區每個人的住房需求。住房要素的核心是讓社區有機會就如何應對當地住房挑戰和找到解決方案進行對話。住房要素是城市或縣總體規劃的重要組成部分，是城市或縣如何發展和滿足不斷變化的發展需求的藍圖。每八年，每個城市、城鎮和縣都必須更新其住房要素，並由加州住房和社區發展部認證。

住房要素是城市、城鎮或縣采用的地方規劃，其中包括指導住房決策的目標、政策和計劃。

灣區的所有管轄區都必須更新其 2023-2031 規劃期間的住房要素。地方管轄區關注住房趨勢、分區和市場限制，並評估滿足不同收入水平住房需求的各種方案。

可用地數量或“用地數量”是住房要素的一個關鍵組成部分，管轄區確定他們是否有足夠的土地用於住房，以滿足未來需求。

地方政府必須讓社區所有經濟部門的公眾參與開發住房要素。

- 州法律不要求管轄區建造或資助新的住房，但他們必須為此做出規劃。
- 加州每個城市都有一個目標數量的住房規劃，這被稱為區域住房需要分配或 RHNA
- 加州確定灣區需要規劃的新住房數量，及這些住房的可負擔能力，以滿足所有收入水平人群的住房需求。
- 灣區政府協會召集不同的利益相關者組成住房方案委員會，將該地區的住房分配分給灣區的每個管轄區。
- 住房要素必須每八年更新一次，並且必須得到加州住房和社區發展部的認

## 住房要素的組成部分是什麼？

住房要素通常包括：

1. **住房需求評估**: 審查影響社區住房需求的人口、就業和住房趨勢及條件。
2. **過去績效評估**: 審查之前的住房要素以衡量政策和計劃的實施進展。
3. **住房可用地數量**: 確定可用於住房開發或重建用地的位置，以確保有足夠的能力應付區域住房需求分配的需要。
4. **社區外展和參與**: 實施強有力的社區外展和參與計劃，特別注重對傳統上代表性不足的群體的外展。
5. **制約因素分析**: 分析和建議現有和潛在的政府和非政府住房開發障礙的補救措施。
6. **政策和計劃**: 制定政策和計劃，滿足已確定的住房需求。

## 如果管轄區不採用住房要素，會怎樣？

如果一個城市不遵守州法律，則可以被起訴。除了面臨巨額罰款外，法院還可以限制地方土地使用決策權，直到該管轄區將其住房要素納入合格範圍。此外，地方政府可能會失去拒絕某些項目的權利。這些和其他後果由州法律中確定；住房要素受到加州住房和社區發展部的監管。ABAG 在調控當地住房要素方面不直接發揮作用。



## COMMUNITY SURVEY

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- Delivery Bulletin Reports
- Community Survey (Blank)
- Community Survey Results Summary

## **Community Survey**

### Delivery Bulletin Reports

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element and Safety Element Updates - Survey and Workshop  
 Sent: 03/16/2022 04:18 PM PDT  
 Sent By: samson@walnut-creek.org  
 Sent To: Subscribers of Sustainability

**2,237**



Recipients

✓ Email

✗ SMS

✗ Facebook

✗ Twitter

✓ RSS

**96%**

Delivered



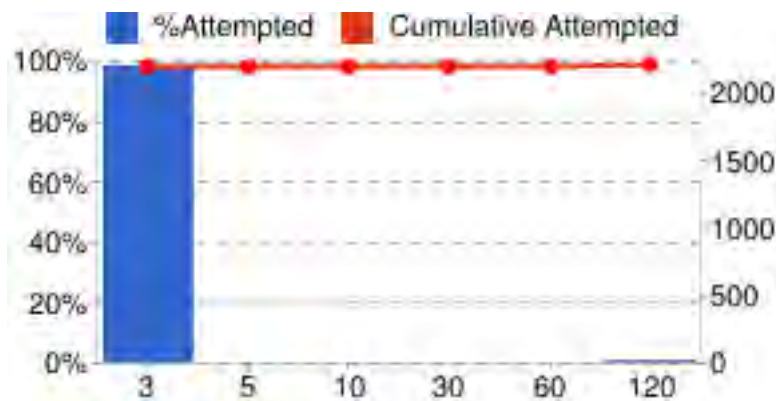
0% Pending

4% Bounced

48% Open Rate

4% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	98%
5	98%
10	98%
30	98%
60	98%
120	99%

## Delivery Metrics - Details

**2,237** Total Sent

**2,153 (96%)** Delivered

**0 (0%)** Pending

**84 (4%)** Bounced

**5 (0%)** Unsubscribed

## Bulletin Analytics

**1,821** Total Opens

**1043 (48%)** Unique Opens

**134** Total Clicks

**88 (4%)** Unique Clicks

**13** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	96.2%	2,237	2,153	1043 / 48.4%	84	5
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<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
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<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	11	13
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<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	4
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	4
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	2	4
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	2	3



# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element and Safety Element Updates - Survey and Workshop (Workshop Tonight!)

Sent: 03/21/2022 12:02 PM PDT

Sent By: samson@walnut-creek.org

Sent To: Subscribers of Sustainability

**2,238**

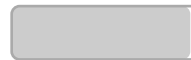


Recipients

- ✓ Email
- ✗ SMS
- ✗ Facebook
- ✗ Twitter
- ✓ RSS

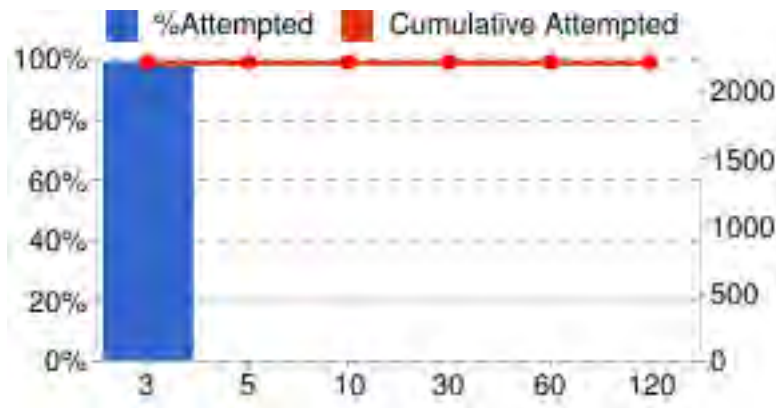
**96%**

Delivered



- 0% Pending
- 4% Bounced
- 46% Open Rate
- 3% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
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5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**2,238** Total Sent

**2,153 (96%)** Delivered

**0 (0%)** Pending

**85 (4%)** Bounced

**5 (0%)** Unsubscribed

## Bulletin Analytics

**1,571** Total Opens

**986 (46%)** Unique Opens

**101** Total Clicks

**71 (3%)** Unique Clicks

**15** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	96.2%	2,238	2,153	986 / 45.8%	85	5
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

## Unique Clicks

## Total Clicks

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<a href="https://docs.google.com/forms/d/e/1FAIpQLSdkMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdkMF-VEO18Zm...</a>	12	14
<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	8	11
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<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	2	4
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	4
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element and Safety Element Updates - Survey and Workshop  
 Sent: 04/13/2022 11:47 AM PDT  
 Sent By: samson@walnut-creek.org  
 Sent To: Subscribers of Sustainability

**2,237**



Recipients

✓ Email

✗ SMS

✗ Facebook

✗ Twitter

✓ RSS

**96%**

Delivered



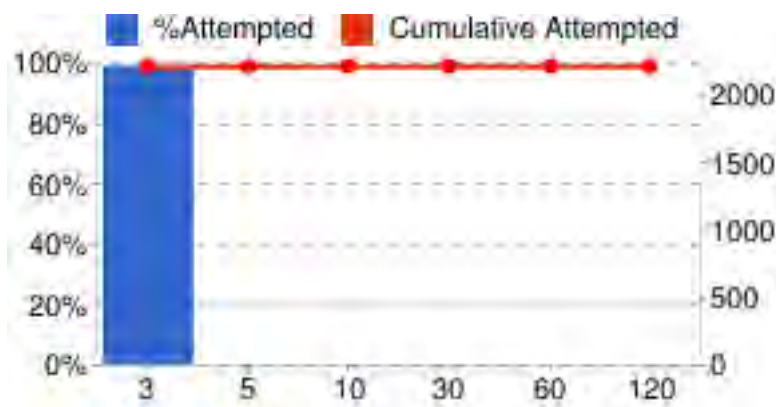
0% Pending

4% Bounced

47% Open Rate

3% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**2,237** Total Sent

**2,150 (96%)** Delivered

**0 (0%)** Pending

**87 (4%)** Bounced

**5 (0%)** Unsubscribed

## Bulletin Analytics

**1,760** Total Opens

**1006 (47%)** Unique Opens

**104** Total Clicks

**69 (3%)** Unique Clicks

**16** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
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<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
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<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	7	11
<a href="https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RNK1k...">https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RNK1k...</a>	6	9
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<a href="https://walnutcreek.granicus.com/player/clip/4458?view_id=...">https://walnutcreek.granicus.com/player/clip/4458?view_id=...</a>	4	6
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	5	6
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	3	5
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	2	4
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	1	3
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	2	3
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	1	3
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	1	3
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	1	3

## **Community Survey**

### Community Survey (Blank)

# Walnut Creek Housing Element Update Survey



\* Required

## Background Information

California State law requires local governments to have a general plan, a blueprint for meeting the community's long-term vision for the future. The General Plan contains several chapters or "elements," covering different topics. One of these is the housing element. State law requires local governments to adequately plan for the housing needs of everyone in the community by adopting housing elements that identify plans, programs, and potential changes to regulatory systems to create opportunities for housing. The housing elements must be updated every eight years.

The Housing Element is how the City of Walnut Creek plans to meet the existing and future housing needs for its residents of all income levels. It is a core element of the City's General Plan and includes goals, policies, programs, and strategies to accommodate the City's housing growth, provide opportunities for new housing, preserve the existing housing stock, and promote housing affordability and fairness.

The City is in the process of updating the Housing Element and needs your input!

If you live, work or own property in the City of Walnut Creek, please complete the following survey. Your thoughts and experiences will help identify important housing needs for everyone in Walnut Creek and will help the community. Thank you in advance for your participation. Please complete only one (1) response per person.

We'll start with some identifying questions. These will help to identify that we are reaching a broad swath of stakeholders with the survey.

Do you live and/or work in the City of Walnut Creek? \*

- ☐ I live in Walnut Creek but work somewhere else.
- ☐ I work in Walnut Creek but live somewhere else.
- ☐ I live and work in Walnut Creek
- ☐ I live in Walnut Creek and do not currently work or are retired



What is the zip code where you live? \*

Your answer

If you live in Walnut Creek, how long have you lived in the City? \*

- ☐ 0-2 years
- ☐ 2-5 years
- ☐ 5-10 years
- ☐ 10+ years
- ☐ I do not live in Walnut Creek.

If you live in the City of Walnut Creek, why have you chosen to live in the City? \*  
(select all that apply)

- ☐ Close to job/work
- ☐ Quality of housing stock
- ☐ Recreation, parks and/or scenery
- ☐ Close to family and/or friends
- ☐ It's affordable
- ☐ Good schools
- ☐ Safe neighborhood
- ☐ City services and programs
- ☐ Close to shopping and services
- ☐ I do not live in Walnut Creek
- ☐ Other:



If you work outside of your home or worked outside of your home prior to the COVID-19 pandemic, about how long is/was your commute to work one-way? \*

- ☐ Less than 5 miles
- ☐ 5-10 miles
- ☐ 10-25 miles
- ☐ 25-40 miles
- ☐ More than 40 miles

My current home is a/an (select one):

- ☐ Single Family Home (detached)
- ☐ Duplex (2 units in one building) or Attached Home
- ☐ Apartment/Condominium
- ☐ Other (Mobile Home, Guesthouse, Accessory Dwelling Unit,) - please specify

Which of the following applies to you? (check all that apply) \*

- ☐ I rent in the City of Walnut Creek
- ☐ I own a home that I live in within the City of Walnut Creek
- ☐ I own rental property in the City of Walnut Creek
- ☐ Other:





What age range most accurately describes you? \*

- ☐ 18-21 years old
- ☐ 22-30 years old
- ☐ 31-40 years old
- ☐ 41-50 years old
- ☐ 51-60 years old
- ☐ 60+ years old



Please identify the neighborhood in which you live \*

- ☐ Almond-Shuey
- ☐ Carriage Square
- ☐ Diablo Shadows
- ☐ Downtown
- ☐ Larkey Park
- ☐ Northgate
- ☐ Overlook
- ☐ Palos Verdes
- ☐ Parkmead/Glenhaven
- ☐ Rancho San Miguel
- ☐ Rossmoor
- ☐ Rudgear Estates/Rudgear Meadows
- ☐ Sunnyvale
- ☐ Walnut
- ☐ Walnut Heights
- ☐ The Woodlands
- ☐ Ygnacio Valley
- ☐ Other:

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A-90

# Walnut Creek Housing Element Update Survey



\* Required

## Housing and Neighborhood Conditions

Now we will ask some questions about housing and neighborhood conditions. These will help to paint a picture of current conditions in the City and to identify needs.

Do you feel that your neighborhood is racially diverse? \*

☐ Yes

☐ No

If yes, what ethnic groups are represented in your neighborhood? (select all that apply) \*

☐ White

☐ Black or African American

☐ Asian

☐ Hispanic

☐ American Indian and Alaska Native

☐ Native Hawaiian or other Pacific Islander

☐ Other:



Are you satisfied with your current housing situation? \*

- ☐ Yes
- ☐ No
- ☐ Other:

How would you rate the physical condition of the unit in which you live? \*

- ☐ Excellent condition
- ☐ Needs some maintenance (i.e., peeling paint, chipped stucco, etc.)
- ☐ Needs one or more modest rehabilitation improvements (i.e., roof repairs, broken cabinets, carpet/tile replacement from wear, new window, etc.)
- ☐ Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, new roof, new wood siding, etc.)
- ☐ Other:



What are the three most important factors to you in choosing your current home or apartment? Please select only 3. \*

- ☐ Cost
- ☐ Close to childcare
- ☐ Close to public transportation/transit stops
- ☐ Close to services (libraries, banks, doctor's offices, etc.)
- ☐ Close to work or other job opportunities
- ☐ Close to parks and open space
- ☐ Close to restaurants, entertainment and/or shopping
- ☐ Close to quality public schools
- ☐ Low crime rate/safety
- ☐ Number of bedrooms
- ☐ Landlord accepts Section 8 housing vouchers
- ☐ Landlord accepts pet
- ☐ Walkability
- ☐ Large yard
- ☐ Desirable neighborhood
- ☐ Adequate space
- ☐ Racial/ethnic diversity of the neighborhood

Do the housing options in the City of Walnut Creek meet your needs? \*

- ☐ Yes
- ☐ No



If you don't own a home in Walnut Creek (but want to buy one) it is because:  
(choose all that apply)

- ☐ I can't find a home in my price range in Walnut Creek
- ☐ I can't find a home that suits my living needs in Walnut Creek (housing size, disability accommodations, etc.)
- ☐ I don't have the financial resources for a down payment
- ☐ I don't have the financial resources for a monthly mortgage payment
- ☐ I can't find a home that meets my quality standards in Walnut Creek
- ☐ I don't wish to own a home in Walnut Creek - I prefer to rent in Walnut Creek or live outside of the City

As a City resident, what do you think are the two biggest housing problems in Walnut Creek? Please select only two.

- ☐ Not enough homes for sale
- ☐ Not enough housing for rent
- ☐ Housing is not affordable
- ☐ Housing size does not meet my family's needs (e.g., not enough 3+ bedroom units at affordable prices, or not enough studio or small options)
- ☐ Housing is not located in the right places (e.g., near transit stops, schools, hospitals, jobs)
- ☐ The conditions of neighborhoods (streetlights, sidewalks, parks,) are poor
- ☐ Housing conditions are poor
- ☐ Other:



What types of housing are most needed in the City of Walnut Creek? (Select all that apply.) \*

- ☐ Single Family (detached)
- ☐ Duplex/Attached Housing
- ☐ Condominiums or Townhomes (multiple family ownership home)
- ☐ Apartments (multifamily rental homes)
- ☐ Senior or Affordable Housing
- ☐ Housing for people with disabilities
- ☐ Transitional or Supportive housing
- ☐ Emergency Shelter
- ☐ Other:

What do you think can be done to address the housing problems and needs you identified in the prior two questions?

Your answer

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# Walnut Creek Housing Element Update Survey



\* Required

## City Programs

Next we will ask about public policy concerns and what you consider to be the most important programs for the City to focus on, including potential concerns about fair housing.

Do you think there are factors that prevent affordable housing from being built in the community? If your answer is yes, what do you think can be done to address these barriers?

Your answer





How important are the following concerns to you and your family? (Check one box per line for each.)

	Very important	Somewhat important	Not important	Don't know
Access to affordable childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increased City services for residents with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance for low income residents, the unemployed, and the underemployed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programs to improve environmental conditions and reduce health hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children who grow up in Walnut Creek should be able to afford to live in Walnut Creek	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residents who have made Walnut Creek their home should not be displaced as housing costs increase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a need to create mixed-use (commercial/office and residential) projects in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



community where residents can walk to work and services so that there is less driving

The housing market in Walnut Creek should have many types of housing, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents

☐☐☐☐

Establish special needs housing for seniors, large families, and/or people with disabilities

☐☐☐☐

Integrate affordable housing throughout the community to create mixed-income neighborhoods

☐☐☐☐

Encourage energy conservation through site and building design

☐☐☐☐

Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing

☐☐☐☐

Encourage the rehabilitation of existing housing stock in older neighborhoods

☐☐☐☐

Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs

☐☐☐☐

Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures

☐☐☐☐

What types of programs or activities do you believe the City should concentrate on over the next eight years? Select your top three recommendations. \*

- ☐ Promote fair housing services to address fraud, displacement, or discrimination
- ☐ Assist residents with housing costs
- ☐ Encourage housing near transit
- ☐ Allow for greater density at existing housing developments
- ☐ Encourage innovative design with emphasis on community and amenities
- ☐ Help prospective residents find available housing
- ☐ Promote mixed-use development with both commercial and residential components
- ☐ Focus on transitional, supportive, or other emergency housing types
- ☐ Focus efforts on rehabilitation of existing housing
- ☐ Provide incentives for developments that include low-income or affordable units
- ☐ Streamline permit processes
- ☐ Other:

Do you or someone in your household experience difficulties accessing services due to language barriers? \*

- ☐ Yes
- ☐ No

Do you feel burdened by pollution in the City? If yes, please identify a source or area of pollution. \*

Your answer



Have you experienced discrimination as a resident of Walnut Creek in the realm \*  
of housing based on age, familial status, gender, marital status, mental  
disability, national origin, physical disability, race, religion, source of income,  
student status, or sexual orientation?

- ☐ Yes
- ☐ No (or not applicable)

If you have experienced discrimination in the realm of housing, what was it based on?

- ☐ Age
- ☐ Familial status
- ☐ Gender
- ☐ Marital status
- ☐ Mental disability
- ☐ National origin
- ☐ Physical disability
- ☐ Race
- ☐ Religion
- ☐ Source of income
- ☐ Student status
- ☐ Sexual orientation
- ☐ Other:



Have you sought fair housing services from the City or one of its partners: Eden \*  
Council for Hope and Opportunity, Centro Legal, Contra Costa Senior Legal  
Services, The East Bay Alliance for Sustainable Economy, or Monument Impact?

☐ Yes

☐ No

Do you think the City and its partners provide adequate fair housing services? \*

☐ Yes

☐ No

☐ Don't know



Please rank the following groups by order of their need for housing and related services in the community, with 1 being for the greatest need and 5 for the least need. (Check one box per line) \*

	Seniors	Large families (with 5 or more members)	People with disabilities	Young adults	People experiencing homelessness
1 - greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 - second greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 - third greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 - fourth greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 - least greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you fear being displaced out of your community as a result of high housing costs, new developments or gentrification? \*

- ☐ Yes
- ☐ No



Have you or anyone you know in the City had to move between 2015 and now due to high housing costs? \*

☐ Yes

☐ No





Please show your support for the following potential housing strategies for your community in ranking order, with 1 representing the strongest support and 6 representing the least support: (Check one box per line)

	Reduce or waive development fees	Encourage the development of Accessory Dwelling Units, which includes garage/interior conversions in existing homes	Allow for the option to have tiny homes on wheels	Rezone more sites to allow for higher density housing (e.g., apartments)	Replace commercial zoning with residential zoning to allow for housing	Subdivide single family lots to allow for more units
1 - strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 - second strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 - third strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 - fourth strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 - fifth strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 - sixth strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



How important is it to you that new housing is located within walking/biking distance to the following? (Check one box per line) \*

	Very important	Somewhat important	Not important
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grocery store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Businesses Walnut Creek residents use regularly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park, recreation center, playground, ball field, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertainment, restaurants, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transit stop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle facilities (bike lanes, trail, path, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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# Walnut Creek Housing Element Update Survey



Thank You!

Finally, we welcome any other comments you have about the Housing Element, and we invite you to provide your contact information if you would like to sign up for updates and information on the Housing Element Update. Thank you for taking our survey!

Are there any comments you would like to share with the City of Walnut Creek regarding the Housing Element Update? (Optional)

Your answer

Please leave your name and email address to receive updates and information on the 2023-2031 Housing Element Update. (Optional)

Your answer

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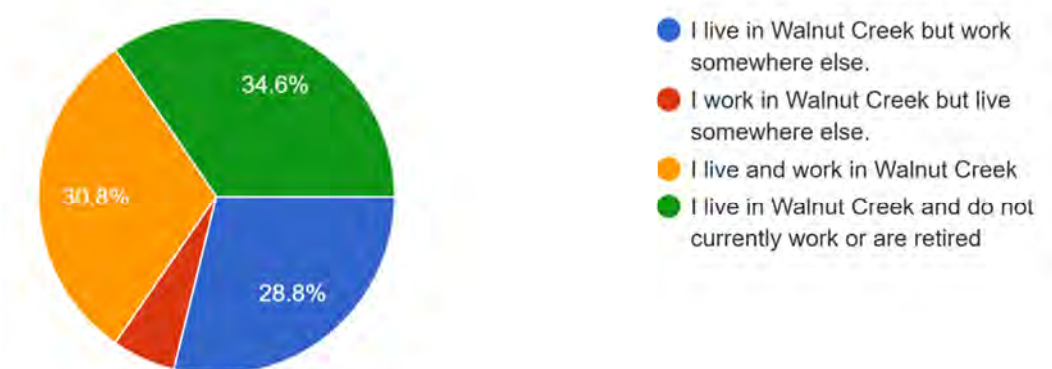
## **Community Survey**

### Community Survey Results Summary

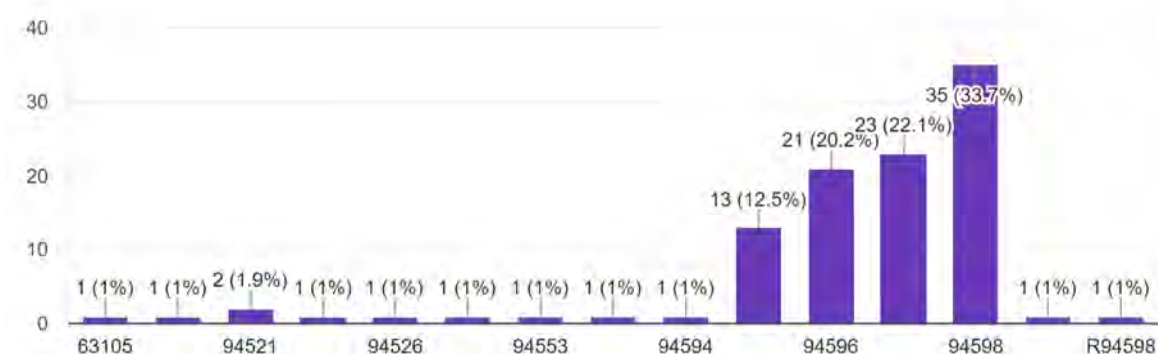
## WALNUT CREEK HOUSING SURVEY RESULTS

The City of Walnut Creek (City or Walnut Creek) conducted a community survey to assess housing conditions as experienced by residents, as well as gather their feedback. The Survey was published on March 10, 2022 and received 112 responses by April 20, 2022. The following summary encompasses the results of these 112 responses:

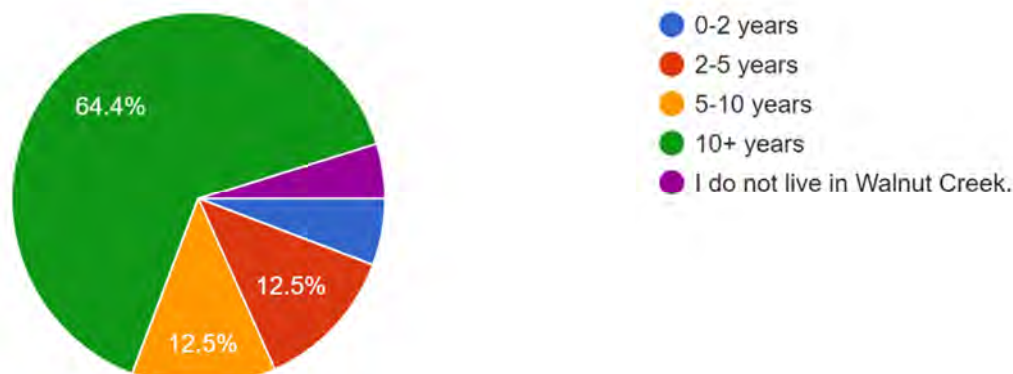
### 1. Do you live and/or work in the City of Walnut Creek?



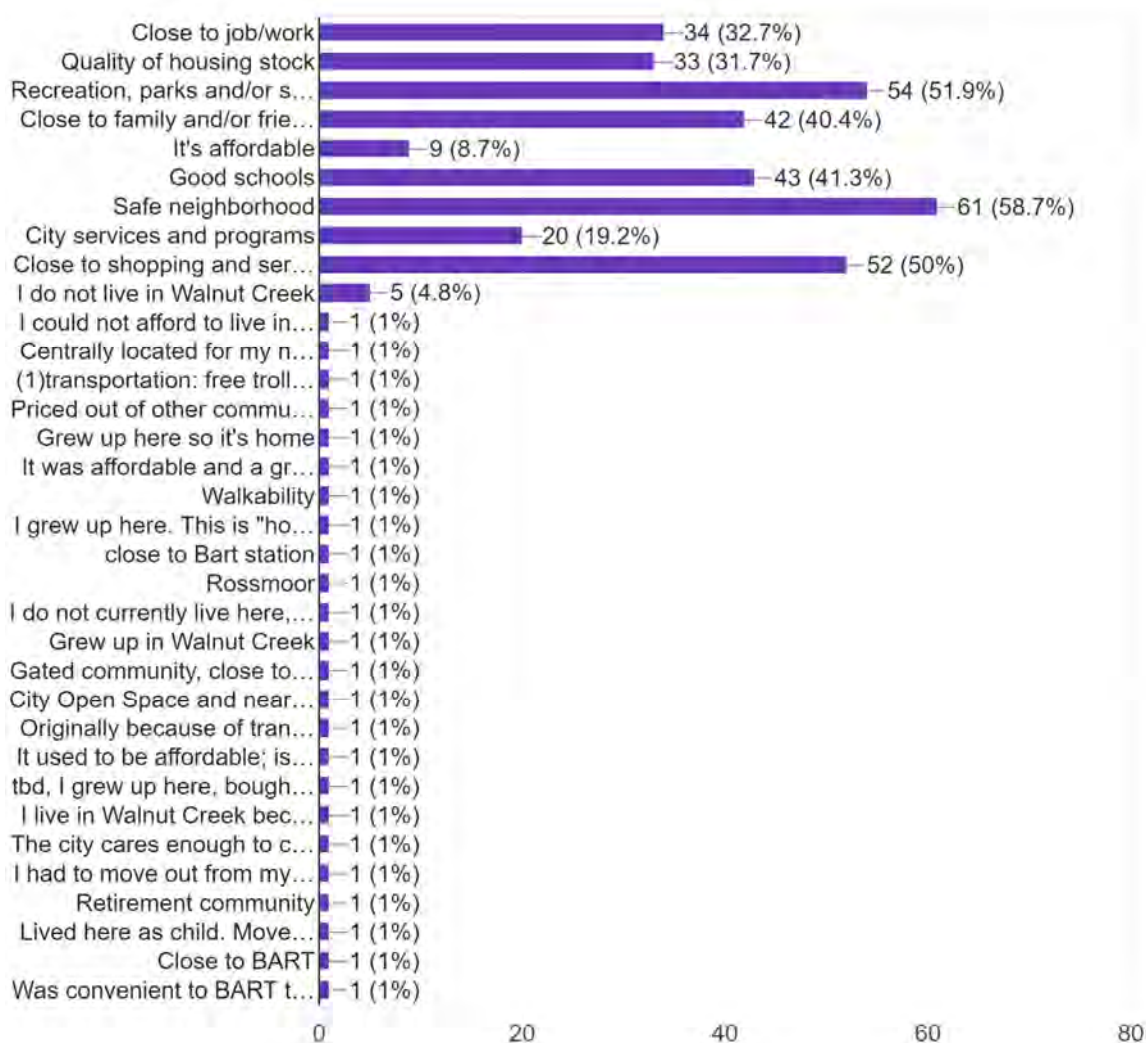
### 2. What is the Zip Code where you live?



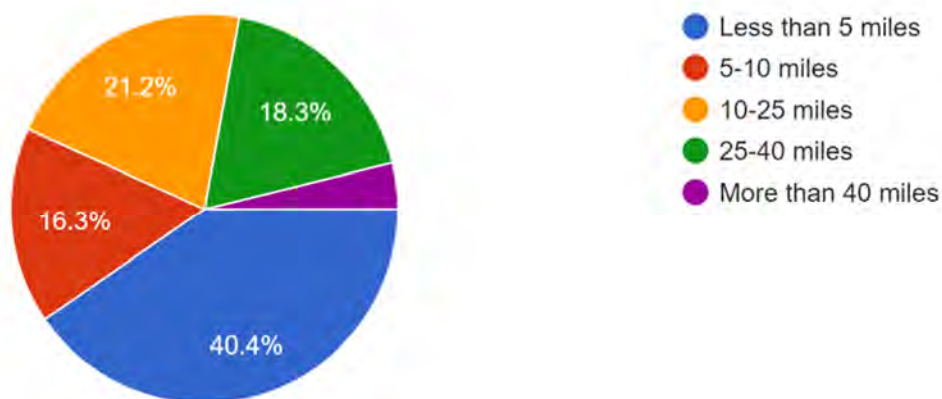
### 3. If you live in Walnut Creek, how long have you lived in the City?



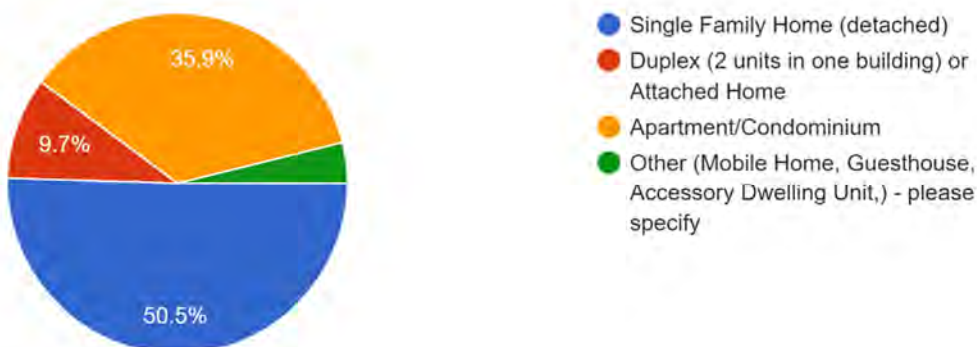
### 4. If you live in the City of Walnut Creek, why have you chosen to live in the City? (Select all that apply)



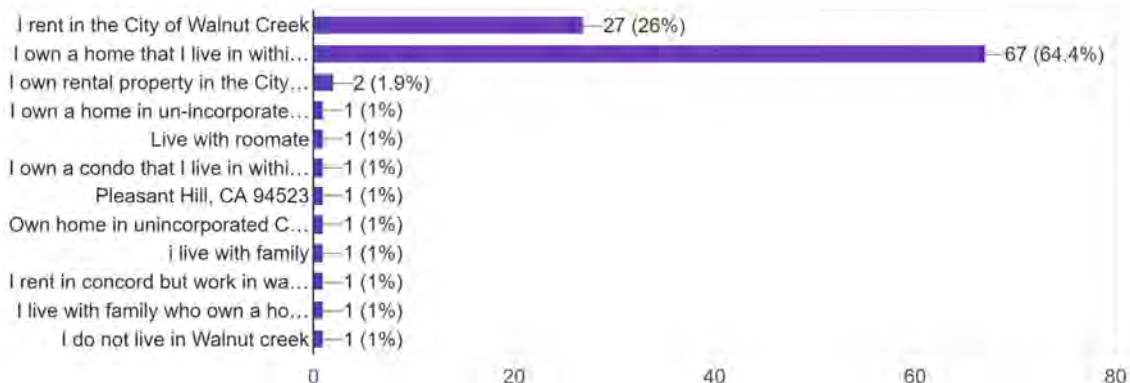
5. If you work outside of your home or worked outside of your home prior to the COVID-19 pandemic, about how long is/was your commute to work one-way?



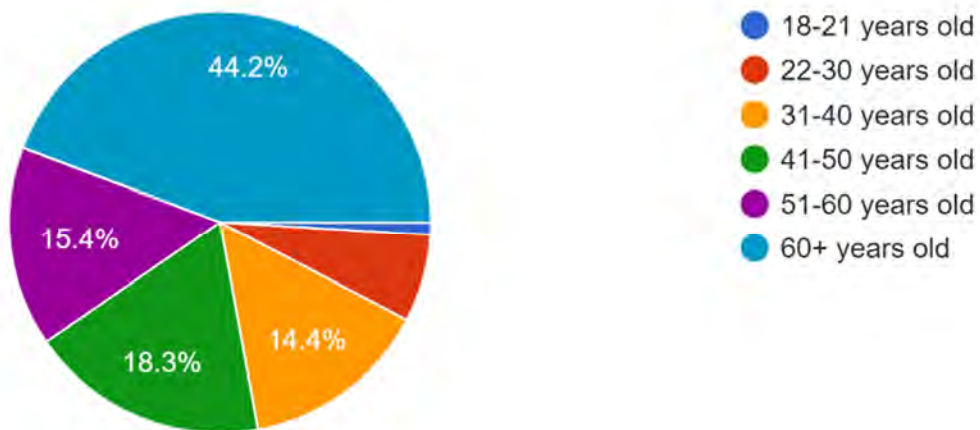
6. My current home is a/an (Select One):



7. Which of the following applies to you? (Select all that apply)



## 8. What age range most accurately describes you?



## 9. Please identify the neighborhood in which you live.

NEIGHBORHOOD	NUMBER OF PARTICIPANTS	PERCENTAGE
Almond-Shuey	2	1.8%
Bonanza St.	1	0.9%
Buena Vista	2	1.8%
Carriage Square	3	2.7%
Concord	1	0.9%
Contra Costa Center	4	3.6%
Creekside Dr.	1	0.9%
Non-Resident	1	0.9%
Downtown	11	9.8%
Homestead	1	0.9%
Larkey Park	5	4.5%
Linda Vista	1	0.9%
Marina	1	0.9%
North Civic	1	0.9%
Northgate	15	13.4%
Oak Grove	2	1.8%
Overlook	1	0.9%
Pacheco	1	0.9%
Palos Verdes	3	2.7%
Park Lake Circle	1	0.9%
Park Mead/ Glen Haven	4	3.6%
PH	1	0.9%

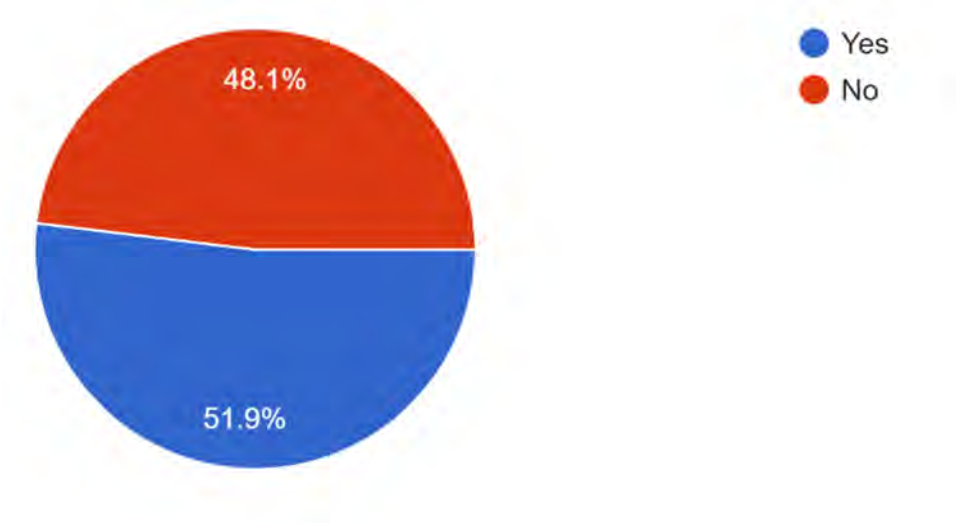


## 2023–2031 Hosing Element

### Appendix A. Community Engagement

NEIGHBORHOOD	NUMBER OF PARTICIPANTS	PERCENTAGE
Pleasant Hill Bart Neighborhood	1	0.9%
Rancho Dorado	1	0.9%
Rancho Paraiso Subdivision	1	0.9%
Rancho San Miguel	6	5.4%
Rossmoor	9	8.0%
Rudgear Estates/Rudgear Meadows	2	1.8%
Saranap	4	3.6%
Sunset Park	1	0.9%
The Village	1	0.9%
The Woodlands	4	3.6%
Unincorporated W.C., Pleasant Hill Bart	1	0.9%
Walden	1	0.9%
Walden/Cherry	1	0.9%
Walnut	3	2.7%
Walnut Heights	9	8.0%
Westcliffe Lane	1	0.9%
Ygnacio Valley	3	2.7%

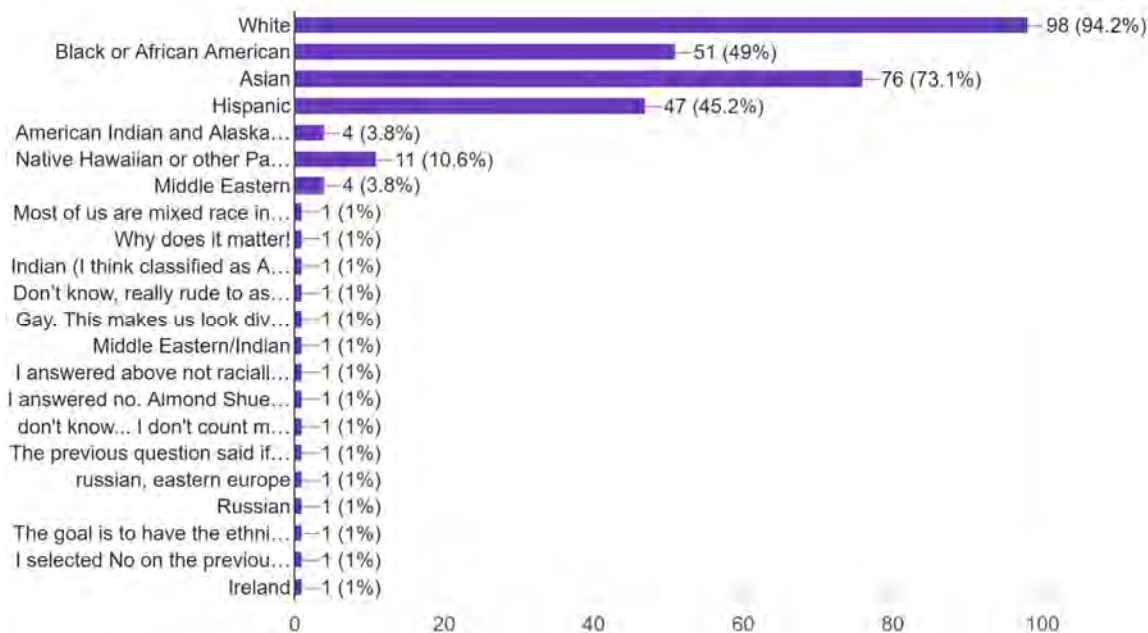
#### 10. Do you feel that your neighborhood is racially diverse?



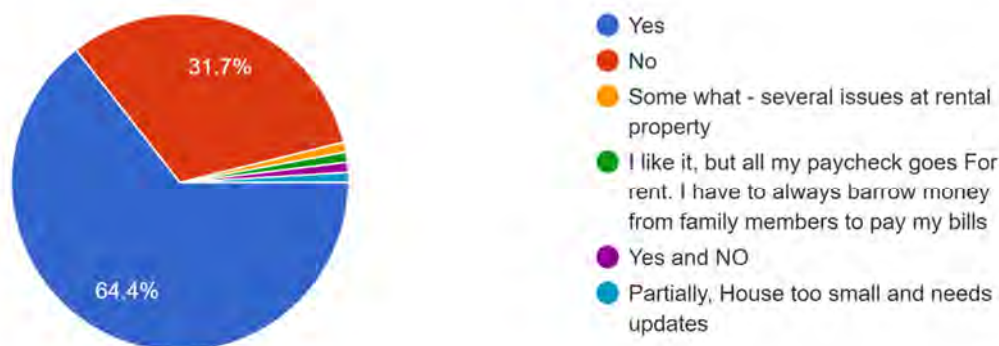
## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#### 11. Do you feel that there are areas of concentration of any particular ethnic group in your neighborhood or in the City? If yes, what ethnic groups (select all that apply)?



#### 12. Are you satisfied with your current housing situation?



#### 13. How would you rate the physical condition of the unit you live in?

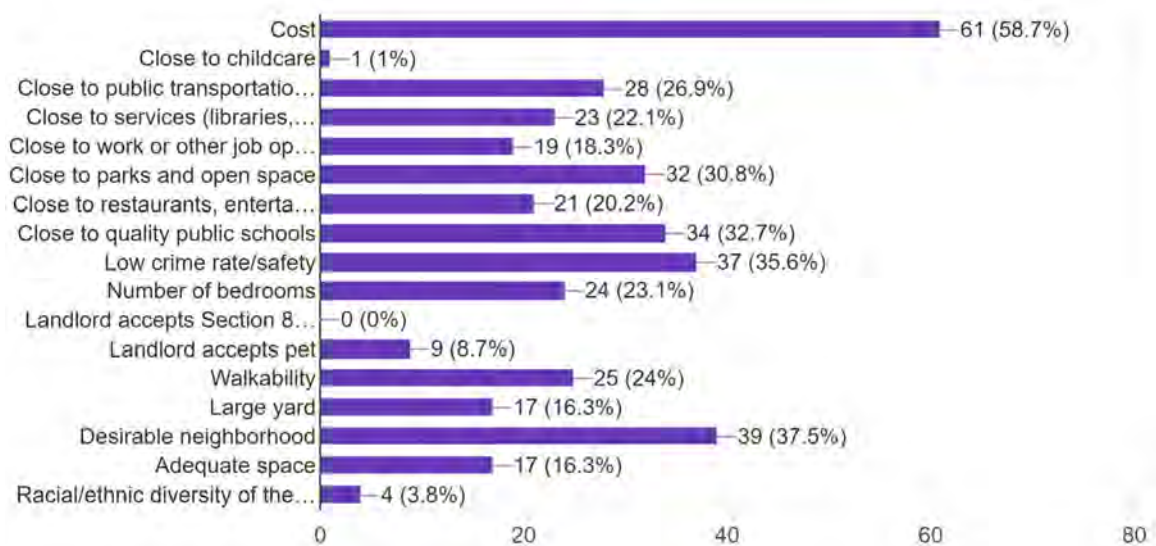
RESPONSE	NUMBER OF RESPONSES	PERCENTAGE
Excellent condition	49	43.8%
Needs some maintenance (i.e., peeling paint, chipped stucco, etc.)	32	28.6%

## 2023–2031 Hosing Element

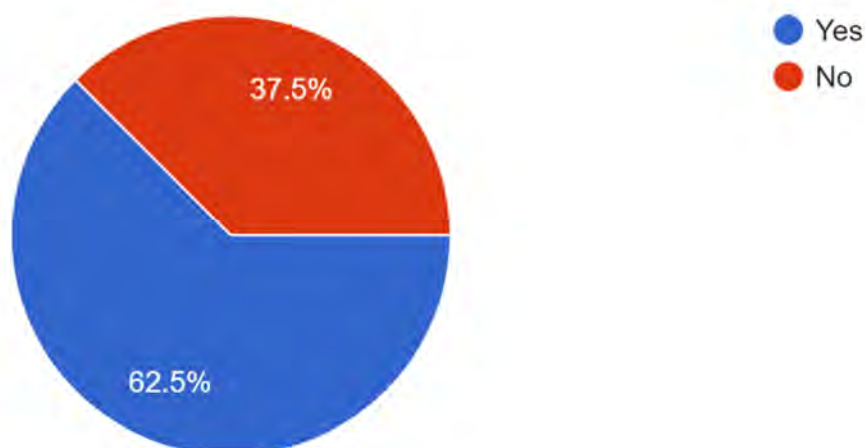
### Appendix A. Community Engagement

RESPONSE	NUMBER OF RESPONSES	PERCENTAGE
Needs one or more modest rehabilitation improvements (i.e., roof repairs, broken cabinets, carpet/tile replacement from wear, new window, etc.)	12	10.7%
Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, new roof, new wood siding, etc.)	12	10.7%
It is in good condition because I have worked avg 70 hours a week for over 37 years, saved money in order to fund owning and maintaining my home	1	0.9%
Need my own place	1	0.9%
Needs new furnace and solar	1	0.9%
Needs windows, electrical code updates, HVAC, insulation upgrades (some walls have none and attic has R13, major cracks in interior sheet rock all rooms now, carpet needs updating, hardwoods need refinishing, bathrooms and kitchen outdated	1	0.9%
not excellent, needs minor repairs	1	0.9%
One bathroom upgrade needed	1	0.9%
poor construction, it is too noisy; I can hear too easily my neighbors talking etc.	1	0.9%

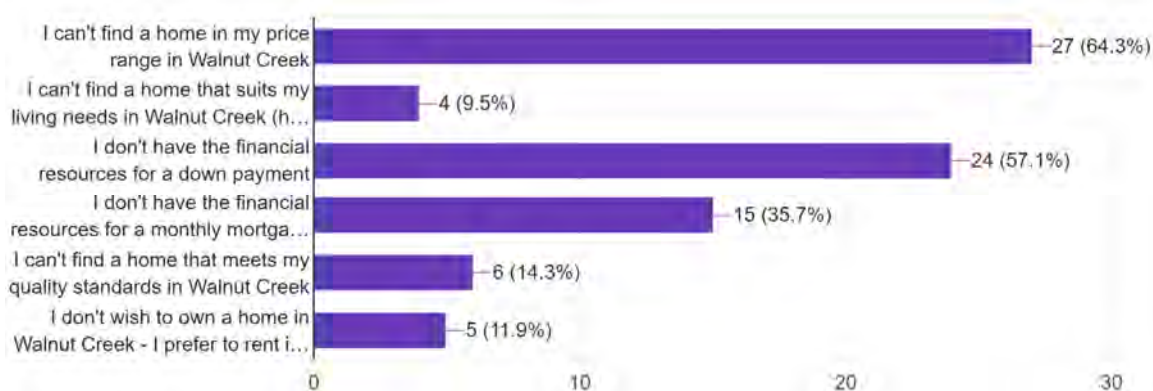
#### 14. What are the three most important factors to you in choosing your current home or apartment (select only the three most important)?



**15. Do the housing options in the City of Walnut Creek meet your needs?**



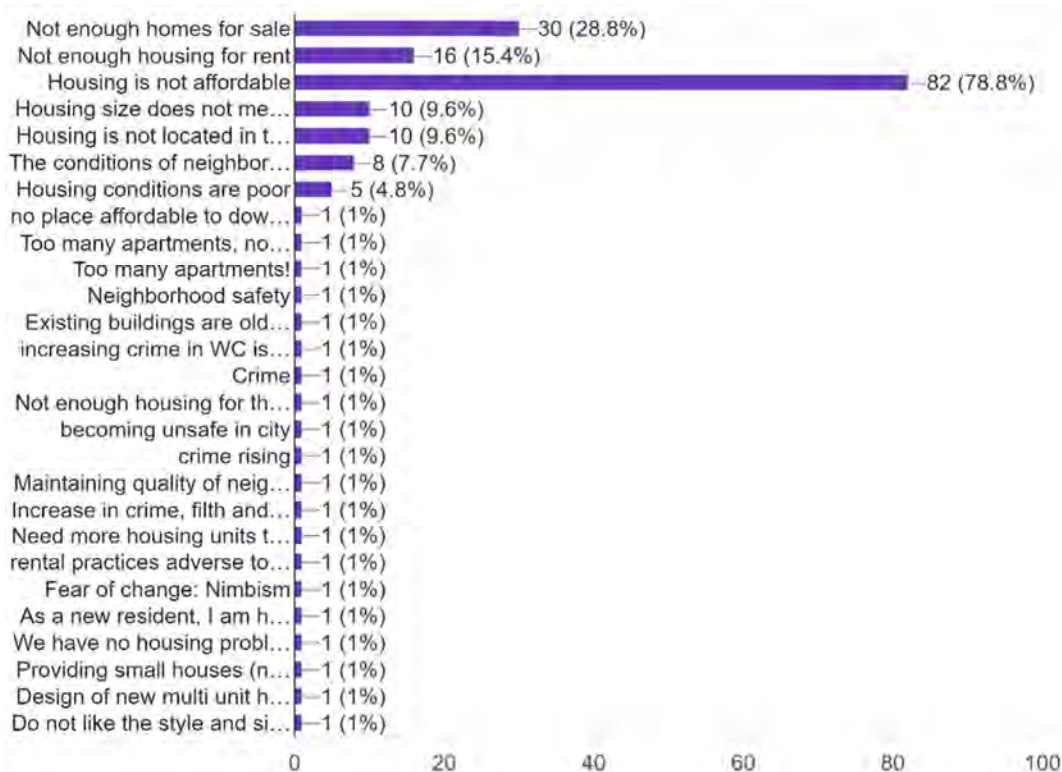
**16. If you don't own a home in Walnut Creek (but want to buy one) it is because: (Choose all that apply)**



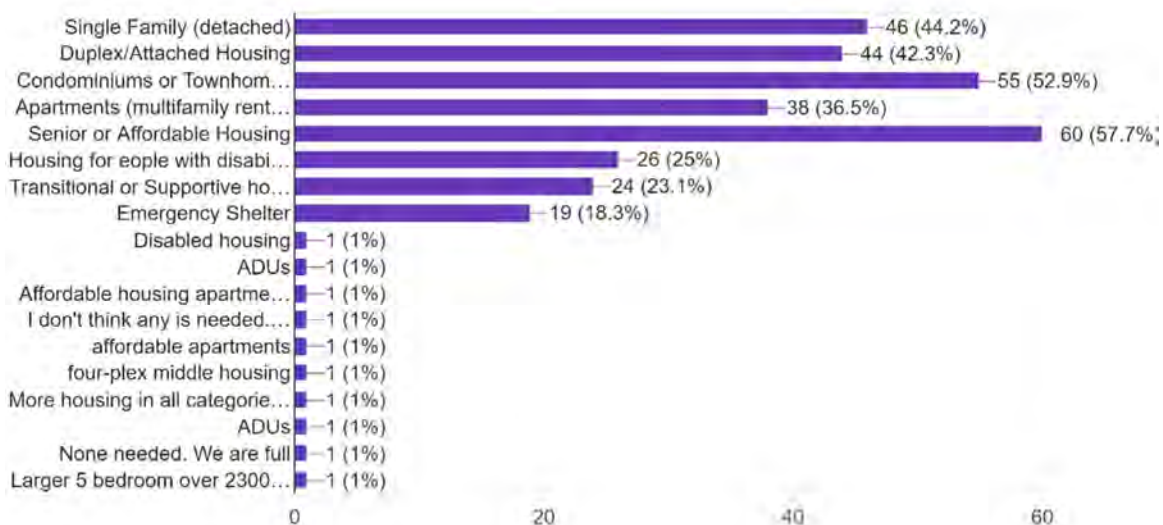
## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#### 17. As a City resident, what do you feel is the biggest housing problems in Walnut Creek? Choose top two only.



#### 18. What types of housing are most needed in the City of Walnut Creek (select all that apply)?



## 19. What do you think can be done to address the housing problems and needs you identified in the prior two questions?

#	RESPONSES
1	Smart planning, work directly in neighborhoods, fix traffic congestion.
2	Inherently there is this imbalanced approach where WC over invests in some at the expense of others. Rights stop when they impede on another's - I keep my commitments as a homeowner and play by the rules that were in place when I invested my life savings to live here; expect the city to keep their commitments rather than making zoning exceptions or changing rules to accommodate your politically motivated desires. Also, this survey is flawed; it would not let me submit until I answered the question about why I do not own a home in Walnut Creek, which is not relevant because I DO own a home in Walnut Creek, so I had to enter a false answer in order to submit this survey.
3	We must massively loosening zoning regulations, transition the majority of projects to by-right ministerial approval, cut "impact fees", establish a public developer and start building mixed-income social housing, and pass a large housing bond to jumpstart said public developer.
4	Much lower property taxes for new owners, more supply, better quality construction.
5	Wed do not have a problem unless you eliminate single family dwellings. It would be great if you would stop building condominiums and apartments to reduce the crowding downtown.
6	Stop investor purchases for a few years.
7	Make sure the above is in balance with existing housing options.
8	Build the right housing, keeping neighborhoods safe, low crime.
9	The waiting list for low-income housing is very long and takes years to get a call and, in my case, after almost 8 years of waiting, I got a call from Coggins Square, Apartments, in Walnut Creek. I Was beyond excited and happy I have done all my paperwork submit everything visit and talk to the manager several times after months of waiting they declined me. It was such a disappointment!
10	Government should subsidize homes for first time home buyers (lifetime first time). Since govt has been providing subsidize for more than 20 years which was not well thought out.
11	Encourage more ADU for rent or allowing a parcel to be split and an ADU style building be able to be used as the sole building on a property. Make it easier for duplexes to be sold as individual units.
12	Build more affordable housing (3+ bedrooms) for families with mid-range income (120-180K).
13	Assistance for first time home buyers. Stop building high end rentals.
14	Build more housing of all types, but especially affordable.
15	Force developers to make more rental units available at below market rates.
16	Stop building apartments/condominiums downtown. It looks like Emeryville. Build apartments and condominiums further east of downtown.
17	I think we need less people paying over value for their homes and more residents seeking a debt free lifestyle. Those two factors would bring home costs down to a more affordable level.
18	Build affordable housing specifically for seniors or low-income people. Reduce barriers for building ADUs and tiny homes. Pass rent control measures in the city.
19	I do not know.
20	I think the city can implement stricter guidelines and also create a rent control plan.



## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
21	Find more properties near public transit and encourage/find non-profit developers to build low and moderate housing on these sites. Also modify zoning and development requirements for quicker and easier procedures for the developers/builders.
22	Incentivize (financially) specific types of housing to attract developers of those kinds of housing. Reduce process hurdles for specific types of housing (I have a neighbor who has been trying to get an ADU approved for over 18 months).
23	Provide more permits and funds for the above. Select contractors who are willing to build the above.
24	Think about all the people that work in the community of Walnut Creek. We are not all engineers, nor work in tech, nor are we all doctors. But rather an array of professions done of us making far less than 100k per year. Where to go with that? What to buy with that? Furthermore, not everyone has 2 incomes at home. Some of us only have one. But have family responsibilities.
25	Windfall tax on property sales, discourage detached homes, keep investors from purchasing homes, tax unused bedrooms.
26	Approve measures to allow low-income in Walnut Creek.
27	More medium- and high-density housing, both market-rate and affordable, both rental and for-sale. A reasonable percentage (15% or so) should be subsidized affordable housing, but lots of market rate units will not only help to moderate prices but will allow for more economic and age diversity.
28	Build more normal apartments and condominiums, not 'Luxury', as most are not actually here. Build more duplexes with the look and feel of single family but giving less for price for more dense neighborhoods.
29	I am not a specialist in this area but here are my humble thoughts. By the way, we live about a block from the homeless day center/low-income housing on Trinity Ave next to the Episcopal Church and the low-income rental building on Riviera. We are very comfortable with this and would have no problem living right beside these properties. (1) Maybe provide public education about who resides in affordable and low-income housing and how the whole community is helped when those in fragile economic situations are supported. Also, let people know the percentage of homeless who prior to homelessness were local to Walnut Creek and nearby areas; let people know of the success of Trinity and the low income building on Riviera; find personal testimonies from neighbors (2) Future builders of housing complexes need to be required to have units within the complex, not put their money into a different location. Unfortunately, the new apartment complex going up near BART will have NO units on site, the ideal site for people who do not own cars or cannot drive. Consider pressuring these large rental buildings to reconsider allowing a handful of low income to rent, regardless of previous agreements. It is the moral thing to do, even if only one or two units is rented. If landlords agree to section 8, they can get pretty close to the entire rental amount. (3) Some sort of housing support for some school teachers who work in W.C., especially if they have recently acquired their teaching credentials. It could be support in a purchase or in rent. Maybe there should be below market rentals available or rentals that would take no more than 30% of their income, adjusted for family size, etc. (4) Increase public awareness of the small living units that can now be placed/built on private properties. Danville, I believe, is making this a bit appealing by providing (free/low cost??) plans that fit in with the community esthetics (5) Entice churches to use some of their property--e.g., small living units. Churches fill many gaps for us; but, on the other hand, they are able to use their land tax free. Maybe they could pay fees for some of the public infrastructure, such as street paving, sewer systems, etc. Such fees could be offset by supporting housing for the homeless, handicapped, Veterans, etc., by donating church property for tiny units, by helping fund housing, etc. (6) pursue infill housing units
30	Reduce permitting costs and regulations put on builders.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
31	Planning and attractive financing options with redevelopment of older areas.
32	Reduce building costs. allowing modular construction, reduce excessive cost of permits.
33	More multifamily homes.
34	Fill in lots with high density housing. Less office buildings in areas where people would like to live. I see many empty office buildings on Ygnacio. I see huge lots with one small, dilapidated home, seems like a waste of space in a prime real estate.
35	STOP BUILDING APARTMENTS UNLESS THEY CAN RENT AT UNDER \$1K A MONTH.
36	More affordable units - not just downtown but also in neighborhoods like Northgate.
37	Change in state political leadership. Reduce some development restrictions. Better, effective planning.
38	Building more single-family homes, not high-density housing such as apartments.
39	Allow lot splits (SB9) where the owner is not required to live in one of the units for 3+ years, provide financial incentives for development (i.e. encourage ADUs on properties), penalize owners who do not live in or rent their homes (i.e. penalty for allowing to sit vacant), create a master plan for the city (like Irvine) for development (i.e. more density downtown and then it can open up as you move further out and then provide financial incentives for this to happen).
40	No problems need to be addressed... any perceived problems are politically generated.
41	Someone has to be willing to subsidize affordable housing.
42	Increase police staff and resources, including widespread patrolling. Provide first time homebuyer support. Improve workforce public transit by bus 7 days per week.
43	Need more sidewalks. Need help for first time homebuyers.
44	BUILD MORE (SMALLER) HOUSING! It is not that hard to understand the cause of the housing problems. Stop listening to the NIMBYs!
45	More affordable housing for seniors.
46	Build affordable single-family homes.
47	Simplify and reduce the costs of the permit process in order to reduce the time/cost to build/remodel. Provide more/better public transportation to allow more density without traffic congestion.
48	I think having at least 1/3 if not 1/2 of the apartments in the city being able to be affordable housing options when needed would be helpful! Also, changing the questions for people applying for affordable housing to questions that assess the needs of people and their situation rather than focusing on the annual income of people.
49	Slow down constant growth.
50	Stop building fancy apartments renting studios for \$3000+. I do not want to pay extra \$500 for parking my car and \$120 extra for wine storage at the apartment complex. Improve safety and security instead.
51	The market will handle the first; the city is doing a good job of working with housing advocates on the second; no additional action is needed.
52	There is not much that the City can or should do as the City is close to built out and building more housing will cause more traffic and difficulty to find parking.
53	Infill and densification on downtown lots and near transit (which we are thankfully seeing); increased subsidies for low-income families with more assistance in applying for subsidies; building more affordable units - the available stock is full and wait lists are long.



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### Appendix A. Community Engagement

#	RESPONSES
54	Provide funding and incentives for non-profit groups to build affordable housing, and in particular housing for low and very low-income people. Make the process of applying for permits and building ADU's a much quicker and less expensive process. Encourage options such as tiny homes. Where possible make land available to support the affordable housing and tiny homes.
55	Build by transit. btw, I was forced to answer question re distance of my commute, despite checking that I am retired. Also, to name the ethnic groups, even though I checked No to racial diversity.
56	We need to build more multifamily housing to give people more types of housing to choose from. The inventory is currently overwhelming single-family homes which are rarely on sale and extremely expensive. Increasing the supply of smaller units like condominiums and townhomes gives more young people like myself a chance to continue living in the community.
57	Build more housing, especially near transit like BART to help reduce traffic while still allowing more neighbors.
58	Rezoning.
59	Convert low density zoning near transit to allow for high density housing.
60	Stop the unbelievable rise in prices when our pay never increases and actually decreases.
61	Government-subsidized senior housing.
62	The market is unrealistic.
63	There are already too many apartment buildings and condominiums being built that will cause traffic problems. We need transitional housing for homeless until they can find rental units in a neighboring, less heavily trafficked community.
64	Continue to build multi-family housing; build more affordable housing.
65	Look at creative housing options, allow churches to build housing on their property by right, increase density and multifamily zoning.
66	Build housing communities for unhoused people in Walnut Creek (e.g., something like Dignity Moves Housing in San Francisco).
67	Build more low-income housing for people with disabilities.
68	A realistic commitment to affordable housing.
69	Does not need to be addressed.
70	Owners should engage with and encourage participation - the opposite is happening.
71	Prevent apartment owners from ripping off renters. Rent control?
72	Some of the issues are huge like reparation for discrimination (red lining) in the past and getting unincorporated areas of Walnut Creek included in the city proper, others are financial issues systemic and individual.
73	Have you done a housing audit to see what stock is currently available? I love the idea of building more multi use buildings with residential/business in the same spot. There are two gas stations on Civic and YVR that would lend themselves very nicely. Look to European models (Paris, Barca, London) to create a city that provides a variety of housing options for its residents and is walkable -- let us get cars out of downtown. Folks can walk around different neighborhoods and make connections, support local businesses.
74	More multifamily units are needed to address the housing crisis, built with access to public transport.
75	Eliminate exclusionary zoning that only allows single-family detached homes.

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### Appendix A. Community Engagement

#	RESPONSES
76	Work with other Bay Area cities to collaboratively increase housing, especially close to jobs and as infill development, to protect open spaces and avoid building in the wildland-urban interface.
77	Leverage underutilized spaces (e.g., empty commercial buildings, surface parking lots) to build housing.
78	Increase investments in public transit, and bike-ped infrastructure, to ease traffic congestion, given many people worry about housing density negatively impacting traffic in their neighborhoods.
79	Focus on medium- and high-density housing, but because so much of our city is currently devoted to single-family home neighborhoods, also encourage/incentivize lot splits/duplexes/ADUs.
80	City can increase density to allow for more multifamily housing developments and city can improve streetscapes, i.e., Make streets more pedestrian friendly and provide sidewalks and bike lanes, eliminate cut through traffic on residential roads.
81	Allow more construction of homes.
82	First time housing buying assistance programs.
83	More rental units (townhouse?) for families with green common space for children and families to play / socialize.
84	Do not build housing.
85	I am not sure how you would address this. I do not think there is space for more development. Our open space (or what is left of it) should be the biggest priority. We have too much congestion and traffic already.
86	More core housing.
87	City should be working to change zoning to allow for higher density housing and infill. City should advocate for laws and funding to support the construction of extremely low and supportive housing.
88	Realize the fact that not everyone who wants a home in one area can realistically have one. We need to spread out where there is more space.
89	Get better designers/architects that respect quaint Walnut Creek. Stop building until roads, water and power infrastructure can support the demand.
90	Transit Oriented Development.
91	lower rent apartments for families and seniors. Transitional facilities.
92	Infuse grants to existing homeowners to update homes. We are dual income and house worth over \$1.3 and bought for \$280k and I bought it again during a divorce 2 yrs. later for \$545k and then remarried 7 years later and have barely been able to maintain it let alone update it. Trees landscaping so expensive, utility bills high, cost of materials and labor high and even trying to navigate rebates now for title 24 energy upgrades badly needed is an administrative nightmare.

## 20. Do you think there are factors that prevent affordable housing from being built in the community? If your answer is yes, what do you think can be done to address these barriers?

#	RESPONSES
1	No
2	You have to find properties that meet RHNA standards and developers willing to build.

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### Appendix A. Community Engagement

#	RESPONSES
3	NO
4	Yes. Our restrictive zoning makes it illegal to build affordable housing on the majority of our land. This must change.
5	Too much money chasing too little supply. Not much you can do about the money except that normalized interest rates >5% would lower prices.
6	Actually, I think you are over building and causing too much traffic for our once nice city.
7	Require those who are building in WC to address (a set % of units) the above for their project.
8	No one wants to live in unsafe neighborhoods.
9	I do not think, affluent people like the idea!
10	Yes, the scam of special taxes, HOA, Mello Roos and all this is a scam. This should all be removed or the income tax cut to zero. CA cannot continue to scam the middle class.
11	Seems like the same developers/families control new unit development and only approve those that are wildly out of reach for people even living at the median.
12	Yes, developers have been given loopholes. 20% of every new building should be affordable on Social Security income - for the life of the building.
13	Unfortunately, I think there are a lot of NIMBYs in our community that prevent housing from being built. While most people do not agree with them, they are the more vocal contingent that shows up at City Council meetings.
14	I think the barriers are two-fold. Low-income housing could bring residents that do not have the means to care for their homes as needed and I think there are concerns around traffic because this area is so impacted. It took me 40 minutes to go 2 miles within Walnut Creek last week.
15	Land and construction are too expensive so the government should help pay for affordable/senior housing and allow for the construction of tiny home communities and ADUs.
16	Too many apartments, should be family town homes and condominiums.
17	Yes, there are not any specific terms on building affordable housing and lack of incentive. The rule can be bypassed with a fee to not include a percentage of affordable housing in new builds.
18	yes, gentrification, rent/property tax can start to cause people to have to relocate and prevents people from buying a house. Solution- provide affordable housing possibly according to income.
19	I imagine there are --e.g., environmental issues (of course, that is used as an obstruction for some), racial, economic.
20	reduce the process hurdles for obtaining approval.
21	Yes. Get rid of old thinking in city council. Find contractors & developers that will include affordable housing in their development plan. Plan for some HUD housing in the mix. Rent control.
22	I feel like people that have are in the higher upper class do not want to see their privilege taken away by having "cheaper" housing around them because that would devalue their property.
23	City council needs to actually care about renters and homeless people for anything to be done. They do not care at all based on their actions.
24	Yes, the city council and elder members of walnut Creek have for years blocked low-income housing.

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### Appendix A. Community Engagement

#	RESPONSES
25	Yes. The cost of developing affordable units is a huge barrier. Lowering construction costs through innovative methods/materials; utilizing publicly owned land; and reducing development fees for affordable units/projects are all strategies that should be looked at.
26	Greed, there is no need to slap the label 'Luxury' on everything. New flooring and cabinet doors do not equal luxury as so many of the complexes try to advertise and exploit people for more money.
27	other than increasing subsidies for affordable housing, not too much.
28	Housing could be more affordable if permitting costs and burdensome regulations were illuminated.
29	Reduce costly "environmental reviews" that block projects, allow higher density in many areas.
30	Have supported Habitat. Planning commission meetings were ridiculous. They would make all the recommended changes and come back with plan, and they would nitpick plan after they made requested changes.
31	The current residents are snobs to apartment rentals. They are only concerned with their own space and traffic worries.
32	DON'T EXPECT EVERYONE TO BE SINGLE, YOUNG, AND WORK FOR FACEBOOK. THAT IDEA DOES NOT PROVIDE FOR A DIVERSE CITY. BEING RICH AND YOUNG AND WORKING IN TECH IS NOT A MIX OF PEOPLE, I USE RACE AS A CRUCH FOR BAD I. INCOME SHOULD BE THE MEASUREMENT. MIXED NEIGHBORHOOD SHOULD HAVE PEOPLE OF ALL AGES. THIS PROVIDES FOR BETTER UNDERSTANDING FOR ALL PEOPLE.
33	See prior answer.
34	Yes, cost of living, materials, and labor.
35	NIMBYism, people want to keep things the way they are (i.e., not building more density near the BART station).
36	Subsidies
37	Provide better first-time homebuyer assistance- info, counseling, starter loans.
38	Infill housing is too dense in neighborhoods with large lots. Neighbors want Moe space between homes.
39	Yes. The only barrier is will. Stop listening to the NIMBYs and their dishonest arguments. Find places like Palmer School and build more dense housing, especially close to Bart stations and bus stops. Convert offices that are not used anymore. Limit parking requirements. Make the approval process much quicker (and cheaper). Explore social housing (meaning built by the public government, then rented or sold to privates) to fill the gaps in the market. Promote conversion of single-family homes into duplex.
40	Build more affordable housing, especially for senior and disabled.
41	Yes. That is a loaded question. There are so many barriers to building single family homes such as water supply, VMT, community support, mitigation, construction costs, wildfire hazards, public services, and so on. Lobby the legislature for policies that can facilitate some of these issues.
42	Educate residents about supply deficiencies causing lack of affordability.

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#	RESPONSES
43	Yes. I think in nice cities, like walnut creek, people fear certain groups coming into a neighborhood because they believe those groups would ruin the neighborhood or lower property values. Also, there is affordable housing within apartments in Walnut Creek, but it is so limited that people who need it are not getting the opportunities and people who have it may not always need it.
44	That a lot of people who want to live in Walnut Creek do not qualify for low income, because their income is too low.
45	Extremely affordable housing popping all around is causing the recent increase in crime, assaults, and break-ins. Especially near BART stations. We need medium-affordable housing, so the educated people employed at universities can afford it. Universities pay poorly, but we can still afford 1-bedroom for \$2000 a month. Costs below that attract undesirable elements of society.
46	The City is close to built out and the City should not do anything to remedy this issue, as building more housing causes other problems that are a greater detriment to the quality of life for existing residents.
47	Yes, I think that there are many factors preventing affordable housing from being built, including a lack of understanding about the true financial situations of so many residents. There is a lot of wealth in our community, and I believe that the households that can afford single family homes do not know or recognize that so many people living in Walnut Creek earn less than the median income of our area. The 2000 Census showed that 42% of households in Walnut Creek fell into the low or very low-income category, earning less than \$45,000 per year.
48	I believe we need a strong information campaign throughout the community explaining the need for affordable housing to combat the NIMBYism that exists. The residents who can afford homeownership may also be the ones with the loudest voices in opposition of building new affordable units. We need the entire community to be on board and in support of providing affordable, accessible, and suitable housing for all of our residents.
49	Yes. Too much NIMBYism and reluctance to make WC accommodating to everyone, not just the wealthy white families who have been here a long time.
50	Yes, there is a strong NIMBY attitude about building affordable housing. I am not sure what can be done to change this, other than educating the community about the importance of providing this. And of course, getting available land and adequate funding to build affordable housing is an ongoing challenge. The city can help with both of these items, at least to some degree.
51	The main factor is our zoning laws, which make it illegal to build multifamily housing in almost all of our city. This type of housing is the most economical and a good fit for people starting out in their careers, and the fact that it is mostly not allowed makes it very tough to build enough for the demand that is out there. Also, even housing projects that are legal often run into all kinds of opposition to get their approvals, which further limits how much housing actually gets built. We should relax our zoning laws a little, and also remove as many "veto" points as we can in the housing permitting process.
52	Make it easier to permit and build housing.
53	More education and conversation for why we are using smart growth and rezoning.
54	Yes - streamline the approval process to attract developers.
55	I say we need to fix the pricing; the units are there but the cost is outrageous.
56	Cost of land and labor.

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### Appendix A. Community Engagement

#	RESPONSES
57	Yes. There is no availability of inexpensive land. Overbuilding is already occurring.
58	Yes, streamline permit process, reduce permit costs, allow micro homes.
59	Yes, change zoning restrictions to allow more apartments/multifamily homes to be built, implement land value taxes, and offer subsidies/vouchers/rental assistance so that low-income community members can afford to rent single-family homes & ADUs at market rate in the older and less densely settled parts of Walnut Creek.
60	Affordable housing has a very negative stigma and belief that it will reduce other property value nearby. With current homeowners having such high home costs & values, they worry they will lose value in their home or affordable housing would bring crime and issues. Education about affordable housing is important.
61	Available space.
62	I do not know.
63	Do not know.
64	Increase developer fees/requirements to fund affordable housing.
65	Land and building costs and fees.
66	Money. Making money is valued more highly than building a diverse, connected community. If we put community before commodity, we would create a city where people from all income streams could feel welcome and participate in. Everyone has money to put into the economy in their own way. We should provide housing for a wide range of income streams. All families want to take their kids for ice cream buy groceries and eat dinner out. If we build for a diverse community, Walnut Creek has a real opportunity to model city living through a new lens. Let us acknowledge diversity of income and provide appropriate housing for its citizens.
67	Yes. More multi-family units that are more affordable. Change zoning requirements to allow more housing, change some commercial zones to allow for housing.
68	Yes. Neighbors who are worried about change, and worried about "outsiders," will often protest any new development, and especially affordable housing. There could be better public relations efforts to help the community understand how including affordable housing actually benefits our community, especially if we tackle this issue at a regional and state level since our city cannot address this crisis on our own. Leverage storytelling and examples of success to create a change in the mindset of the public.
69	Exclusionary zoning also limits the areas where affordable housing can be proposed. We should reconsider our city's zoning to allow for much greater flexibility.
70	Yes, NIMBYs. Streamlined planning approval processes, more public funding, developer incentives.
71	Yes. High costs. Get more government and corporate subsidies.
72	Not all communities need affordable housing.
73	Greedy Landlords and developers need to be discouraged.
74	Cost of construction.
75	Restrictive zoning. Lack of government programs to support such projects. Racism and NIMBYism in our community that means there is political incentive to not support such changes and maintain the status quo.
76	No one is going to sell their home for an affordable price if they can get more. Builders are not going to charge less for new homes. There is no real answer until people get tired of the water shortage and fire possibility and just move.



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### Appendix A. Community Engagement

#	RESPONSES
77	Yes. Seems like there are a lot of empty units because families hold on to them even if no one is living there.
78	Do more building with volunteer-based groups like Habitat for Humanity to reduce construction costs.
79	Offer serious incentives.
80	Yes, It seems that people think property values will go down if low-income housing is available. Many people associate a "less than desirable" type of person and low-income housing.
81	Good grief I got so frustrated attending meetings and learning about how developers can sidestep environmental impact requirements and not follow through on initial plans for landscaping, adjacent development projects like trees and parks, size of units, number of affordable units etc. and the new state mandates for housing are just going to aggravate and band aid the systemic distinction. Programs like habitat for humanity should be used as benchmarks of home-grown community involvement, grant programs, community input, etc. vs what developers dictate. Provide significant resources for homeowners to improve existing housing stock. Rehab dilapidated housing. Work to help landlords Update older apartment buildings.

## 21. How important are the following concerns to you and your family?

CONCERNS	AVERAGE SCORE VERY IMPORTANT (3) SOMEWHAT IMPORTANT (2) NOT IMPORTANT (1)
Residents who have made Walnut Creek their home should not be displaced as housing costs increase	2.58
The housing market in Walnut Creek should have many types of housing, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents	2.54
Encourage energy conservation through site and building design	2.49
Children who grow up in Walnut Creek should be able to afford to live in Walnut Creek	2.48
Encourage the rehabilitation of existing housing stock in older neighborhoods	2.39
Programs to improve environmental conditions and reduce health hazards	2.34
There is a need to create mixed-use (commercial/office and residential) projects in the community where residents can walk to work and services so that there is less driving	2.28
Integrate affordable housing throughout the community to create mixed-income neighborhoods	2.21
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing	2.17
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	2.13
Establish special needs housing for seniors, large families, and/or people with disabilities	2.13

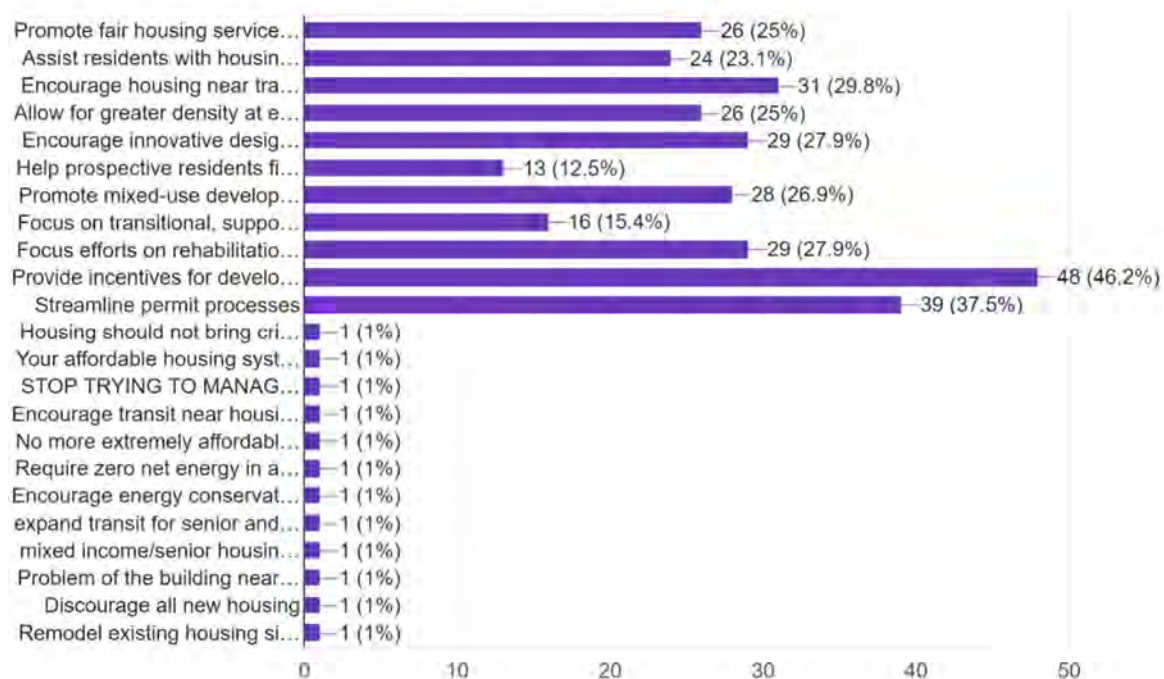
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CONCERNS	AVERAGE SCORE VERY IMPORTANT (3) SOMEWHAT IMPORTANT (2) NOT IMPORTANT (1)
Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	2.10
Rental Assistance for low-income residents, the unemployed, and the underemployed	1.97
Increased City services for residents with disabilities	1.89
Access to affordable childcare	1.69

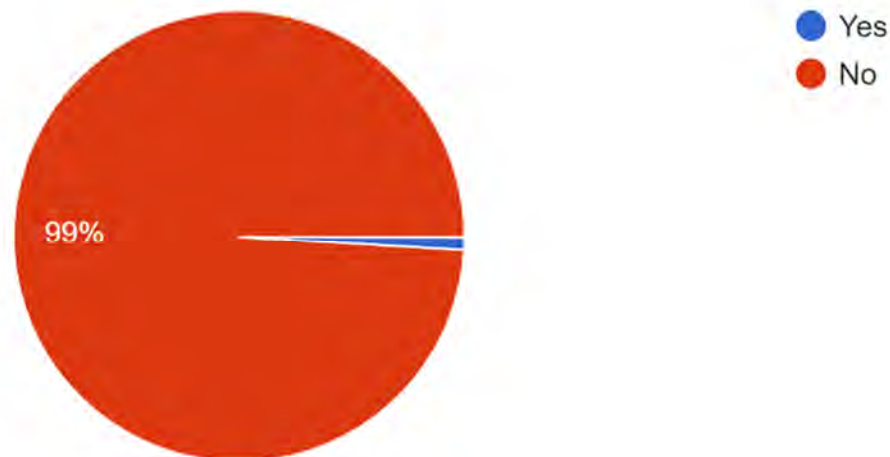
## 22. What types of programs or activities do you believe the City should concentrate on over the next eight years? Select your top 3 recommendations:

- Promote fair housing services to address fraud, displacement, or discrimination
- Assist residents with housing costs
- Encourage housing near transit
- Allow for greater density at existing housing developments
- Encourage innovative design with emphasis on community and amenities
- Help prospective residents find available housing
- Promote mixed-use development with both commercial and residential components
- Focus on transitional, supportive, or other emergency housing types
- Focus efforts on rehabilitation of existing housing
- Provide incentives for developments that include low-income or affordable units
- Streamline permit processes
- Other





**23. Do you or someone in your household experience difficulties accessing services due to language barriers?**



**24. Do you feel burdened by pollution in the City? If yes, please identify a source or area of concentration of pollution.**

#	RESPONSES
1	No
2	No
3	air pollution traffic/ smoke/ pollution from fires
4	Noise pollution from private airplanes, too much and especially early mornings and at night
5	Yes, there are too many cars, speeding and spewing pollution.
6	Too many tall buildings hiding the sunshine
7	No, but this is part of the City over building.
8	No burden, WC does a get job stopping pollution! Good staff, good City Council.
9	Just during the fires which is out of the city's control.
10	I do not see pollution in Walnut Creek, but I do not like seeing cell towers.
11	Air pollution from vehicle emissions
12	I worry about output from the oil companies, car pollution, wildfires
13	I live by the 680 and 24 junctions.
14	No, except every year when I do the Creek cleanup and see all the garbage that ends up in the creek channel . . .
15	No as we have clean air and clean water.
16	Sometimes due to wildfires
17	TOO MANY PEOPLE STOP BUILDING. UP IS NOT BETTER.
18	680/24 interchange
19	air pollution and air quality. Light pollution is excessive

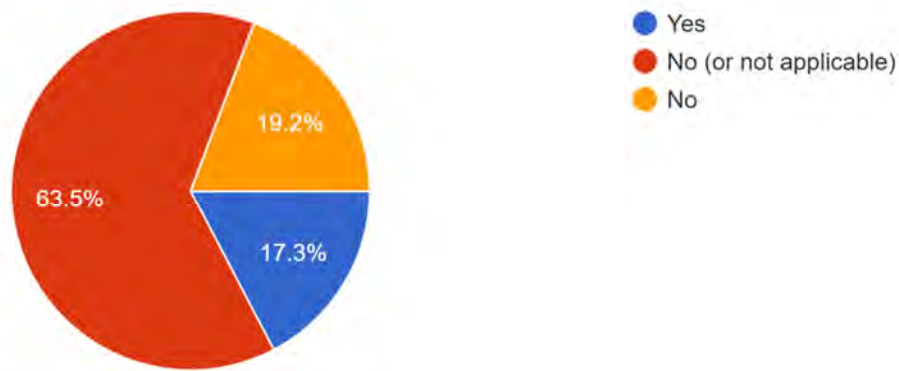
## 2023–2031 Hosing Element

### Appendix A. Community Engagement

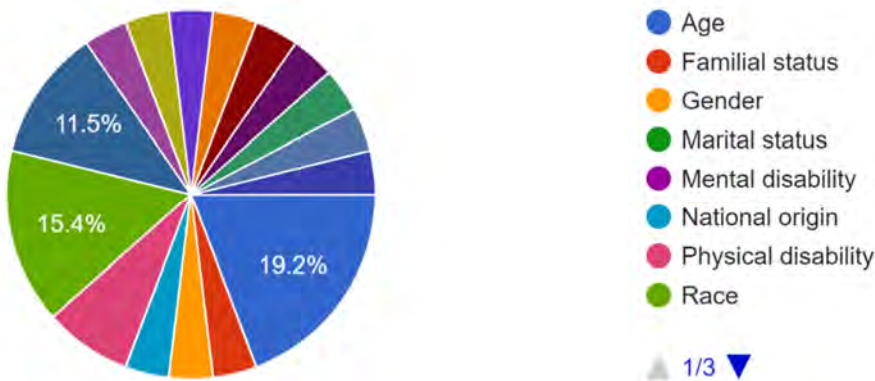
#	RESPONSES
20	wildfire smoke
21	Air pollution has gotten worse in last few years.
22	Noise pollution. Hwy 680 and sound walls sending freeway noise deeper into the neighborhoods. BART trains are noisy too.
23	Noise
24	Noise pollution
25	Constant growth
26	Upstairs neighbor keeps flooding me with her excrements getting into my bathtub regularly every month. I had to move out. The polluting lady still lives there, and no one can evict her! This is scandalous health hazard! No one can stay longer than few weeks in the apartments below her and she is untouchable.
27	Only during the fires with smoke.
28	Drought. So much water waste in WC.
29	Dust
30	Cars
31	Greatest source trucks on Ygnacio Valley Road
32	Yes, most County Connection routes have slow service therefore people prefer driving; I would prefer to move out of central CC because of the poor air quality due to car emissions exacerbated by wildfires smoke.
33	Living cost
34	Unclear origin of pollution, but spare the air days are increasing and problematic
35	Yes. Wildfire associated pollution
36	LEAF BLOWERS
37	People use their fireplace in winter. So much smoke in neighborhood.
38	air quality is a big issue for us - we both have asthma and wildfires, transportation exhaust, wood burning at neighbors' homes, use of 2 stroke engines for landscape maintenance, some construction practices e.g., sealants for driveway pavers and local industry e.g., petroleum product manufacturing.
39	Not really. The smoke we experience cannot be attributed to the City of Oakland.
40	Air - Wildfires, SMOG.
41	Yes -- air pollution from wildfires.
42	NA
43	n/a
44	Brown skies. To many people, too much traffic.
45	Yes- due to wildfires in our state.
46	Fire pollution. Loss of trees and green space.
47	Yes. coming from fires.
48	Highway 680.
49	Cheaper public transportation
50	Greenhouse gases - help us do more like prepare my home for electric or hybrid hvac, solar, composting in my own yard (training on all of the above and cheaper king term options), gardening classes and programs, PLANTING more TREES!!! I am going to start a tree planting

#	RESPONSES
	program at our school at Indian valley. City should do the same. Even our school has a “green team” now. My kids knew more than me!

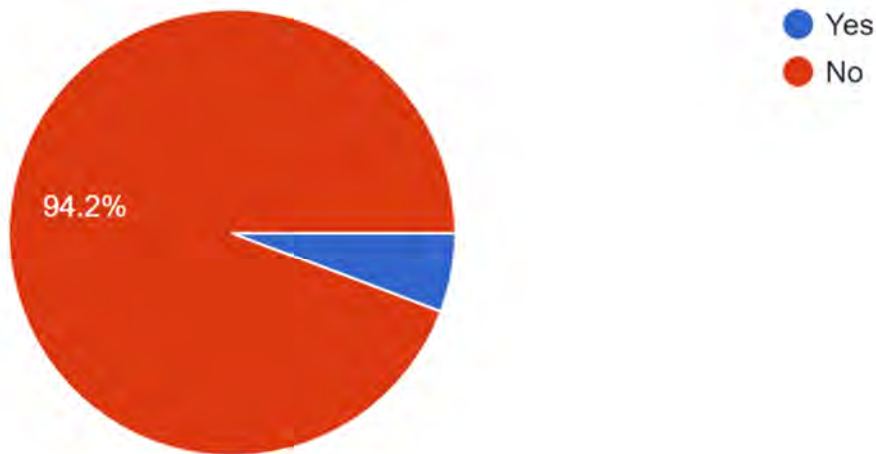
**25. Have you experienced discrimination as a resident of Walnut Creek in the realm of housing based on a protected class (age, familial status, gender, marital status, mental disability, national origin, physical disability, race, religion, source of income, student status, or sexual orientation)?**



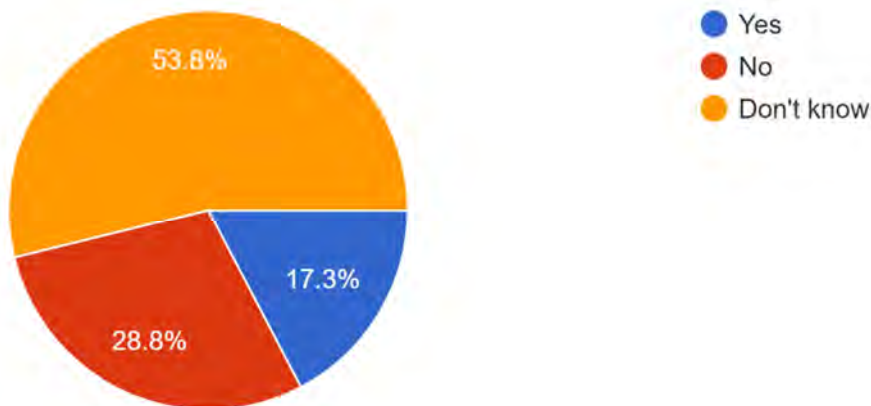
**26. If you have experienced discrimination in the realm of housing, what protected class was it based on?**



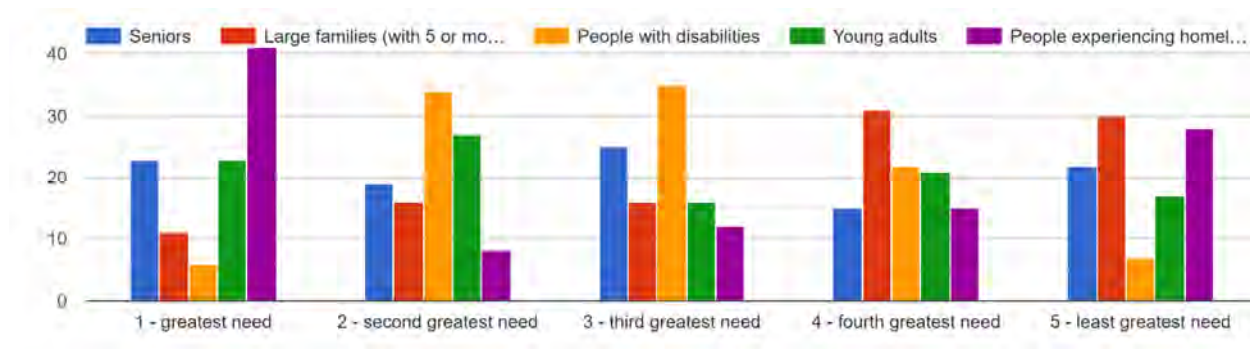
**27. Have you sought fair housing services from the City or one of their partners: Eden Council for Hope and Opportunity, Centro Legal, Contra Costa Senior Legal Services, The East Bay Alliance for Sustainable Economy, or Monument Impact?**



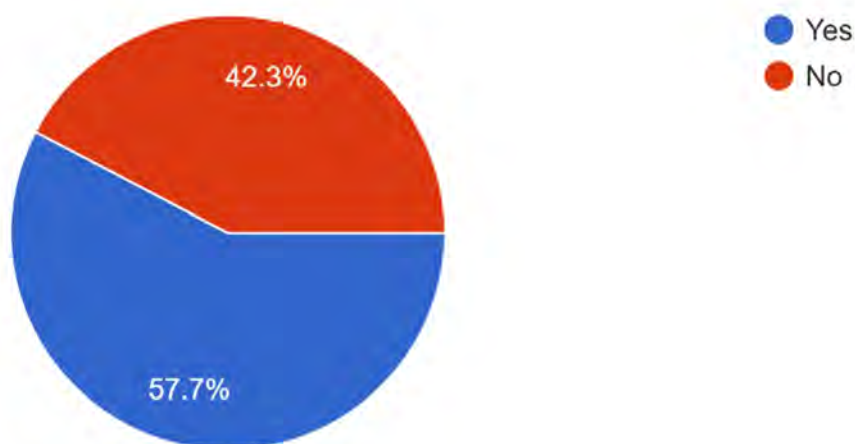
**28. Do you think the City and its partners provide adequate fair housing services?**



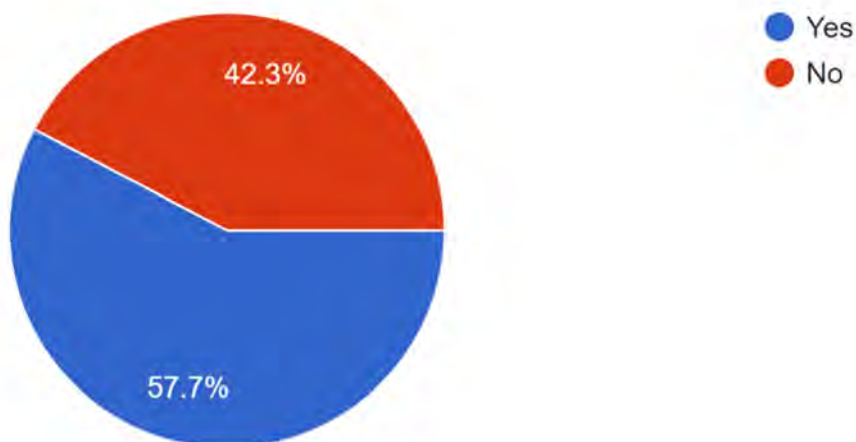
**29. Please rank the following groups by order of their need for housing and related services in the community. 1 = greatest need and 5 = least need**



**30. Do you fear being displaced out of your community as a result of high housing costs, new developments, or gentrification?**



**31. Have you or anyone you know in the City had to move between 2015 and now due to high housing costs?**



**32. Please show your support for the following potential housing strategies for your community in ranking order, with 1 representing the strongest support and 6 representing the least support:**

	ALLOW FOR THE OPTION TO HAVE TINY HOMES ON WHEELS	ENCOURAGE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS, WHICH INCLUDES GARAGE/ INTERIOR CONVERSIONS IN EXISTING HOMES	REDUCE OR WAIVE DEVELOPMENT FEES	REPLACE COMMERCIAL ZONING WITH RESIDENTIAL ZONING TO ALLOW FOR HOUSING	REZONE MORE SITES TO ALLOW FOR HIGHER DENSITY HOUSING - E.G., APARTMENTS	SUBDIVIDE SINGLE FAMILY LOTS TO ALLOW FOR MORE UNITS
Rank 1	4	24	19	23	16	9
Rank 2	7	22	11	26	14	14
Rank 3	11	18	12	13	18	22
Rank 4	21	14	9	9	18	20
Rank 5	15	11	20	16	18	12
Rank 6	35	5	22	7	8	14

**33. How important is it to you that new housing is located within walking/biking distance to the following?**

INFRASTRUCTURE WITHIN WALKING/BIKING DISTANCE	AVERAGE SCORE VERY IMPORTANT (3) SOMEWHAT IMPORTANT (2) NOT IMPORTANT (1)
Park, recreation center, playground, ball field, etc.	2.48

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

Transit stops	2.4
School	2.3
Grocery Store	2.28
Bicycle facilities (bike lanes, trail, path, etc.)	2.26
Businesses Walnut Creek residents use regularly	2.2
Medical facilities	2.16
Entertainment, restaurants, etc.	1.92
Childcare	1.72
Church	1.51

### 34. Are there any comments you would like to share with the City of Walnut Creek regarding the Housing Element Update?

#	RESPONSES
1	Have more low-income housing available
2	Not now, maybe after the results of the questionnaire are tabulated.
3	Take care of existing residents... over new, potential residents.
4	Stop high density developments for low-income people. Especially near BART stations. We already have excessive crime, assaults and break-ins. Vandalism of cars and property. Walnut creek and Contra Costa Center are turning more and more disgusting.
5	You should use a professional to better design future surveys. I was forced to answer question re distance of my commute, despite checking that I am retired. Also, to name the ethnic groups, even though I checked No to racial diversity. Some questions unwieldy.
6	We are being forced to move out of Walnut Creek in the next month, because our current landlord is selling our condominium, and although I make a six-figure income, I cannot afford to buy a home here where the median home price is \$789K.
7	More coordination with other towns and localities in Contra Costa and Alameda Counties. For example, coordinate and support low-income housing options already in Martinez, etc.
8	Build more dense housing!
9	Walnut Creek should balance housing construction with traffic and parking to preserve the quality of life for residents. More housing should not be the holy grail, as the community is basically built out with limited opportunities for infill projects.
10	Please consider rezoning south side of Bonanza St to mixed use or multi-family residential.
11	There are people like me who have saved and are nearing retirement who intended to stay in WC and spend and contribute; I definitely give and pay more than I take. But as the city evolves into a place where investments are weighed more heavily to apartment dwellers and folks who take more than they give/ contribute, it is highly likely that I will take my savings and leave. I prefer to fund a community that has a fair and balanced plan
12	The first-time buyers program is a ridiculous waste of potential buyer's time and energy. The lenders and realtors involved in that area also unprofessional and unmotivated.
13	Keep government intrusion and giveaways out of city development.
14	We should consider the needs not only of current residents, but also of prospective and future residents, and ensure we are encouraging racial and socioeconomic equity, understanding the historical impacts of racist and classist policies in the United States, including here in the Bay Area.
15	Quit building ugly condominiums. Approve plans that have some architectural interest.
16	I have inquired with numerous developers about BMR units and have never received a return phone call. I think that is highly unusual and should be investigated.



## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
17	Please integrate drought-consciousness into future development plans. I am truly disgusted by how much water I say wasted in neighborhoods and city areas. We need more incentives and programs for getting rid of lawns, incentivizing drought proof landscaping, removing grass from commercial areas and medians, and overall, better using this precious resource. I see so many residents living and using water like it is an infinite resource. THIS MUST CHANGE.
18	GET YOUR ACT TOGETHER, LET PEOPLE MAKE THEY OWN PLACE TO LIVE. LOWER THE PRICE SO PEOPLE CAN RENT 1K A MONTH THAT IS FAIR. DON'T HID BEHIND MARKET DRIVEN OR RACE FOR YOUR INABILTY TO MANAGE COST. STOP TRYING TO RUN EVERYTHING YOUR NOT GOOD AT ANYTHING.
19	I have lived here my whole life, from when I was 4 years old. I have seen friend after friend forced to move out of the area due to crushing housing costs. Please take the Housing Element process seriously, and maximize how many homes we can add, it is vital for the future of our community.
20	I wish the planning commission would consider current residents before approving all this growth.
21	I work for Kaiser, and I am near homeless. one more unforeseen bill and I will be in trouble.
22	I would like to see the city encourage unincorporated areas within the city to join the city, I want the city to reduce barriers for disabled, senior and people of all income levels to have adequate housing - encourage more housing by reducing red tape for permitting/zoning and other city-imposed restrictions to building and repairing homes.
23	I believe the Housing Element Update is critical for the continued growth and wellbeing of Walnut Creek and its residents. I know that it is very challenging to meet the requirements for very low-, low- and moderate-income affordable housing; and I compliment the city on the work that has been done to provide affordable housing. However, we are so far away from meeting those goals that I think the city must take more drastic steps to make significant progress. This will not happen until it is a top priority for our city.
24	Some of the survey questions I was unable to answer because of the options provided. For example, I am a freelancer who works both from home and around the Bay Area. So, my commute ranges from 0-100 miles. I live and work in WC and also live in WC and work elsewhere. I also live in a townhouse and there is no option for that.
25	I am an elementary teacher, born and raised in Walnut Creek, and I can barely afford to live here anymore. Please do all you can to make housing more affordable in Walnut Creek.
26	I know couples who both have excellent incomes who cannot find an affordable home to purchase in Walnut Creek. The city needs to incentivize elderly citizens still living in huge homes they cannot maintain to move to senior housing in the city.
27	More commercial mixed-use in downtown please! Increase building heights to match the width of the right of way. Use setbacks that increase with height to ensure adequate daylighting and optimal human scale!
28	The less the better. Enough people live here now.
29	I appreciate the other options. On the question if diversity, there is too much room for subjective response what constitutes diversity
30	Please, no homeless shelters in or near border of Walnut Creek. NO more crime! No more out of control gangs, shoplifters, crazy people who yell at you for no reasons, threatening you. We want safe neighborhoods please.
31	please be thoughtful and transparent, pay attention to traffic congested area
32	Just to be thoughtful in this process, it is a delicate item because people deserve housing, but do not overpopulate the area as it creates traffic, crime, pollution, etc. and takes away from how wonderful this City has been.



## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
33	Please stop building such ugly new multi-unit housing. They look like prisons. And the color choices clash with each other on the same building. And lots of the art structures are eye sores. Bring some beauty back to new building designs, make them blend more with trees, skies, and mountains.
34	Develop small self-contained units for the homeless as transitional housing.
35	I did not like the question, asking to rank the different groups of people who deserve priority for housing. It is not possible to rank these fairly.
36	I would like to suggest a rent control for the city of Walnut Creek.
37	More housing
38	Love living here. Do not let it go downhill as so many cites do as they age.
39	I am happy in WC thanks to HUD programs
40	Please create a way for individuals to have priority for purchasing houses instead of large firms.
41	The State is requiring all cities (including WC) to plan for lots of growth in this cycle. There will be some residents who will denounce the growth as destroying the quality of life here. Not me. I think we can continue to have housing added, particularly in the downtown, in ways that enhance the quality of life for existing residents (by adding vibrancy and helping support downtown businesses) while also moderating housing costs and making it possible for young people/essential workers to afford to live in the community.
42	Anything related to food, clothing and shelter should be a business capped at a max of 20% profit. Supply and demand do not work well in these cases, instead it creates lot of inequality in basic human needs.
43	Since I have lived here, I have seen apartments rebrand themselves as luxury and raise rent up to \$1000 a month. Having visited people in these renovated units, it was clear it was not a remodel. Paint, carpet, linoleum, and cabinet doors. Same rotten bones. Cabinet shelves that were particle board. This inflated cost affects all housing in Walnut Creek. It drives out people that want to be part of the community and brings in some that want a zip code and an image. I have seen battles over zoning and permits stifle growth. I have seen homeowners say, 'Don't change the feel of our neighborhood' when they mean 'We don't want you here' you cannot have a community with a mindset of we do not want you. Well planned growth will allow for single family homes, duplexes, condominiums, apartments, and businesses to grow and flourish. It will not make everyone happy at first, but done right, it will make a community.
44	I would like to see first time home buyers' assistance for young adults who grew up in WC and work here, so they can stay in WC. There are many 30–40-year-olds living with their parents, who will have to move out of the area when their parents die, as they will not be able to afford the property tax reassessments & they cannot even afford the current rental rates!
45	My family has lived in Walnut Creek for the past 70 years and owned several properties throughout the city. Currently my extended family owns over 15 properties within the city limits. Our greatest concerns are that of children being able to afford housing in this area if they so choose to live here. We have seen many, many immigrants move into various neighborhoods and feel we are the racial minority here in Walnut Creek. Certainly, we want to live in a diverse community, but it has far surpassed balanced. It seems many families are coming in from other areas and paying over value for their new home, which I can appreciate is happening all over the country, but it is a disruption to current residents wherever they reside. Also, while our families have some properties that have been paid for many years, the comfort level of jumbo loans and living on debt, even with two working parent families has made this an undesirable place to live. Again, this is more of a country problem than a city problem... Our family believes the over-extended lifestyle in addition to

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
	exorbitant realtor fees further encourage prices to go up making it extremely difficult for the next generation. Beyond that, this has been a safe, clean, and enjoyable place to live. Thank you for reading this and thank you for the work you are doing to make this a wonderful city.
46	This survey should not require an answer if the questions start with IF. It is also very biased against single family homes, which is what most people aspire to. Stop building apartments! There are plenty in other towns.
47	A lot of residents support building more housing of all types to meet the diverse needs of Walnut Creek residents. This should include apartments, condominiums, and townhomes in addition to single family homes. Tiny homes and ADUs are not going to solve the housing crisis. We need density close to transit to make a dent in the underdevelopment that has plagued the region for too long. It is also a great way to attract business - employers want to locate where their employees can affordably live. Us who are pro-housing might not be the folks you hear from every day, but our opinions should matter as much as the more vocal people that show up to council meetings.
48	I would appreciate an opportunity to volunteer more on this question, as appropriate.
49	Increase public transportation to increase development that will not require increased traffic. Encourage mixed use development near downtown. Incentivize business to relocate near housing (Shadelands) and increase density/mixed use.
50	You need to build more housing for families of 4+ members.
51	Thank you for the survey.
52	This survey was ill designed because it asked questions in a way that made you answer when no answering was implied as a possibility in the question.
53	Not at the moment
54	As I have stated before, we do not need to cram more people into this area. We need to make more affordable options for seniors to stay in their homes and people that grew up here to stay here.
55	It bothers me those greedy landlords rent substandard and poorly maintained houses/units for inflated amounts because the market rate is high. People who rent here--and could afford a mortgage--cannot save enough for a down payment.

## **COMMUNITY WORKSHOP #1 (MARCH 21, 2022)**

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- Delivery Bulletin Reports
- Presentation
- Poll Results Summary
- Q&A Summary
- Workshop Minutes
- Archived Meeting Items

**Community Workshop #1 (March 21, 2022)**  
Delivery Bulletin Reports

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 03/14/2022 11:08 AM PDT  
 Sent By: Housing@walnut-creek.org  
 Sent To: Subscribers of Affordable Housing Information

**3,531**



Recipients

✓ Email

✗ SMS

✗ Facebook

✗ Twitter

✓ RSS

**98%**

Delivered

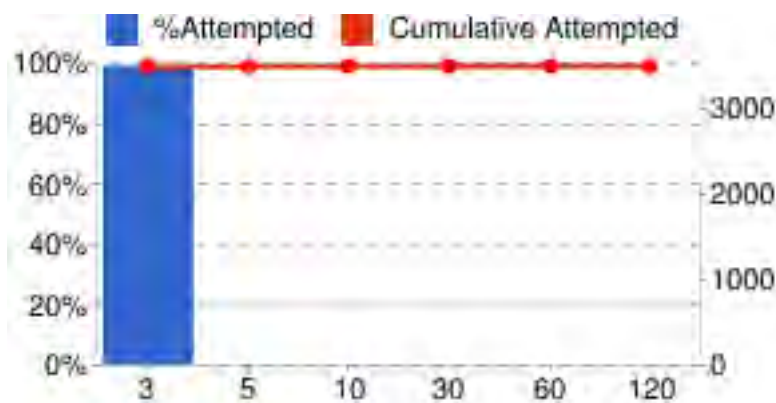
0% Pending

2% Bounced

61% Open Rate

4% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**3,531** Total Sent

**3,467 (98%)** Delivered

**0 (0%)** Pending

**64 (2%)** Bounced

**12 (0%)** Unsubscribed

## Bulletin Analytics

**3,620** Total Opens

**2132 (61%)** Unique Opens

**176** Total Clicks

**122 (4%)** Unique Clicks

**13** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.2%	3,531	3,467	2132 / 61.5%	64	12
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...</a>	67	93
<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	12	21
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30...">https://content.govdelivery.com/accounts/CAWC/bulletins/30...</a>	11	16
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	12	12
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30...">https://content.govdelivery.com/accounts/CAWC/bulletins/30...</a>	4	6
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	4	6
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	3	5
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	2	4
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	3
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	3

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 03/14/2022 11:09 AM PDT  
 Sent By: Housing@walnut-creek.org  
 Sent To: Subscribers of Walnut Creek Housing Element Update

**408**

Recipients

✓ Email

✓ SMS

✗ Facebook

✗ Twitter

✓ RSS

**99%**

Delivered

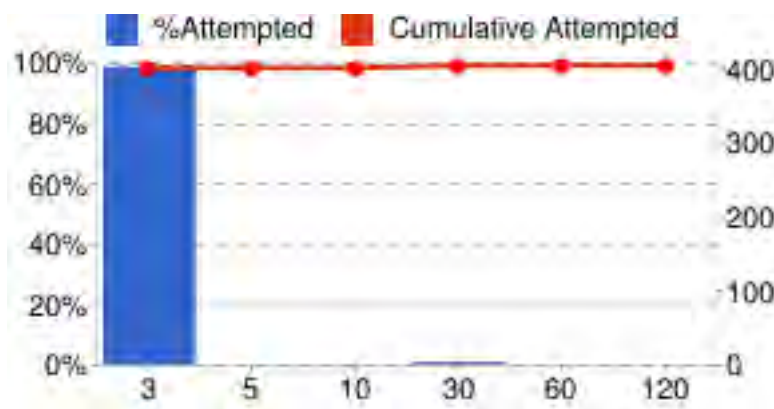
0% Pending

1% Bounced

47% Open Rate

8% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**408** Total Sent  
**402 (99%)** Delivered  
**0 (0%)** Pending  
**6 (1%)** Bounced  
**1 (0%)** Unsubscribed

## Bulletin Analytics

**451** Total Opens  
**186 (47%)** Unique Opens  
**37** Total Clicks  
**32 (8%)** Unique Clicks  
**13** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.5%	404	398	186 / 46.7%	6	1
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	100.0%	4	4	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfXrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfXrTYV-6W2fp0z...</a>	18	22
<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	2	3
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30...">https://content.govdelivery.com/accounts/CAWC/bulletins/30...</a>	2	2
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	1	1
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<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	1	1
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# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 03/21/2022 11:59 AM PDT  
 Sent By: Housing@walnut-creek.org  
 Sent To: Subscribers of Affordable Housing Information

# 3,521



Recipients

✓ Email

✗ SMS

✗ Facebook

✗ Twitter

✓ RSS

# 98%

Delivered

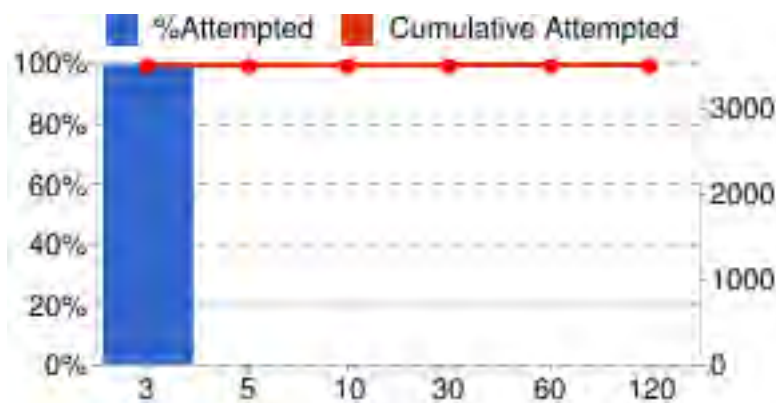
0% Pending

2% Bounced

60% Open Rate

2% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**3,521** Total Sent

**3,464 (98%)** Delivered

**0 (0%)** Pending

**57 (2%)** Bounced

**9 (0%)** Unsubscribed

## Bulletin Analytics

**3,366** Total Opens

**2090 (60%)** Unique Opens

**121** Total Clicks

**86 (2%)** Unique Clicks

**15** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.4%	3,521	3,464	2090 / 60.3%	57	9
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
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<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	12	18
<a href="http://walnut-creek.org/SEU">http://walnut-creek.org/SEU</a>	10	13
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	9	9
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	6	8
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	3	7
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	5	7
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	3	5
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	3	5
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	4
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	2	3

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop (Workshop TONIGHT!!)  
Sent: 03/21/2022 11:57 AM PDT  
Sent By: Housing@walnut-creek.org  
Sent To: Subscribers of Walnut Creek Housing Element Update

# 424

Recipients

✓ Email

✓ SMS

✗ Facebook

✗ Twitter

✓ RSS

# 99%

Delivered

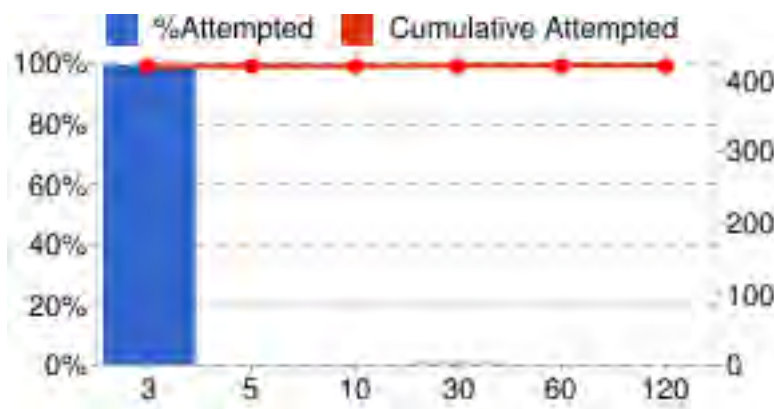
0% Pending

1% Bounced

47% Open Rate

8% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**424** Total Sent  
**418 (99%)** Delivered  
**0 (0%)** Pending  
**6 (1%)** Bounced  
**3 (1%)** Unsubscribed

## Bulletin Analytics

**360** Total Opens  
**193 (47%)** Unique Opens  
**39** Total Clicks  
**34 (8%)** Unique Clicks  
**15** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.6%	420	414	193 / 46.6%	6	3
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	100.0%	4	4	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	7	10
<a href="http://walnut-creek.org/SEU">http://walnut-creek.org/SEU</a>	5	7
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...</a>	5	5
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	3	3
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	3	3
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	2	2
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<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	1	1
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	1	1
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	1	1
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	1	1
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<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	1	1

## **Community Workshop #1 (March 21, 2022)**

### Presentation

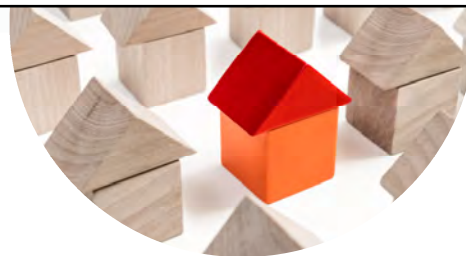


*Walnut Creek Together For Housing*  
**GENERAL PLAN UPDATE**  
 Housing and Safety Elements



Community Workshop #1  
 March 21, 2022



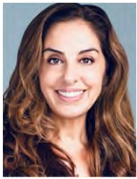


1



## AGENDA

- Introductions and Meeting Guidelines
- Housing Element
  - What, Why, How, When
  - Regional Housing Needs Allocation (RHNA)
  - Needs Assessment & Poll Questions
- Safety Element
  - What, Why, How, When
  - Poll Questions
- Community Engagement

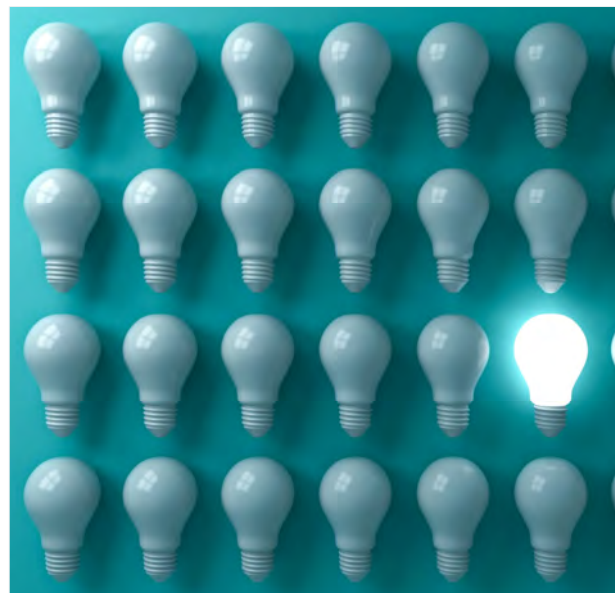
2

 <p>Andrew Smith City of Walnut Creek</p>	 <p>Nancy Bragado Bragado Planning</p>	 <p>Hitta Mosesman, Harris &amp; Associates (Housing Element Lead)</p>
 <p>Darin Neufeld, Harris &amp; Associates (Safety Element Lead)</p>	<h1>INTRODUCTIONS</h1>	
 <p>Dima Galkin, Harris &amp; Associates Senior Project Manager</p>		

3

## PARTICIPATION & SHARING IDEAS

- Meeting etiquette to allow everyone to participate
- During the presentation
  - Audience will be muted.
  - If you have a question, type it into Q&A (see the Q&A icon in the bottom of your Zoom window).
  - Use Q&A to provide additional answers during the polling sections of our presentation.
  - See the "All questions" list for a list of questions and answers. You can upvote a question you like by clicking the thumbs up icon.



4



## WHAT IS A HOUSING ELEMENT?

- Primary Planning Document to Address City's Housing Needs
- State Law Requirement for all Cities & Counties as part of General Plan
- Housing Needs of Residents of All Income Levels
- Implement City's Vision & Plan to Meet Local Needs
- State Department of Housing and Community Development (HCD) Reviews & Certifies



5

## A HOUSING ELEMENT DOES NOT:

1

**Does Not Require City To Build Housing Units**

2

**Does Not Require City to Fund Housing**

3

**Does Not Authorize Construction**

- Projects Still Need To Go Through Development Review Process



6



## HOUSING ELEMENT CONTENTS



7

## AFFIRMATIVELY FURTHERING FAIR HOUSING

- Social Equity & Environmental Justice Issues
- Fair Housing Enforcement & Outreach Capacity
- Segregation & Integration
- Disparities in Access to Opportunity
- Disproportionate Housing Needs/Displacement Risk
- Racially Concentrated Areas of Poverty & Affluence
- Environmental Hazards



8

## WHY IS THE HOUSING ELEMENT BEING UPDATED?



Every 8 Years Required  
by State Law



Updates in State  
Housing Laws



Shows How City will  
Facilitate Housing  
Demand/Growth



Qualifies City for State  
and Regional Funding <sup>NB3</sup>



Involves Community in  
Housing Planning  
Process

9

## HOUSING ELEMENT UPDATE & APPROVAL PROCESS

NB1



10

## HOW MANY HOUSING UNITS TO PLAN FOR?



11

## REGIONAL HOUSING NEEDS ALLOCATION (2023-31) WALNUT CREEK

Income Category	% of Area Median Income	Income Range Minimum	Income Range Maximum*	RHNA Allocation (Housing Units)	% of Total
Extremely low / Very low income	0 – 50% AMI	--	\$62,800	1,657	29%
Low income	50% - 80% AMI	\$62,800	\$100,480	954	16%
Moderate income	81% - 120% AMI	\$100,480	\$150,720	890	15%
Above moderate income	120%+ AMI	\$150,720	--	2,304	40%
<b>TOTAL</b>				<b>5,805</b>	<b>100%</b>

\* - Based on HCD 2021 Income Limits for Contra Costa County, AMI = \$125,600

12

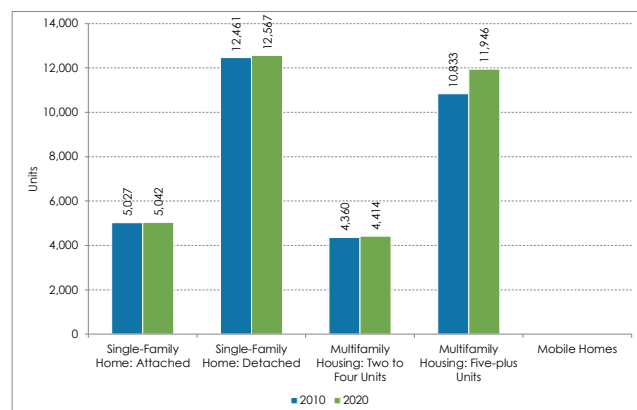
## REGIONAL HOUSING NEEDS ALLOCATION (2023-31) WALNUT CREEK



13

## HOUSING STOCK

- Approximately 34,000 units
- 37% Single Family
- 63% Multi-Family
- **10-year growth – MF 5+ units**



14



15


**WHAT TYPE OF HOUSING DOES WALNUT CREEK NEED THE MOST?**

- ☐ Single-family Homes
- ☐ Condominiums/Townhomes
- ☐ Apartments
- ☐ Accessory Dwelling Units

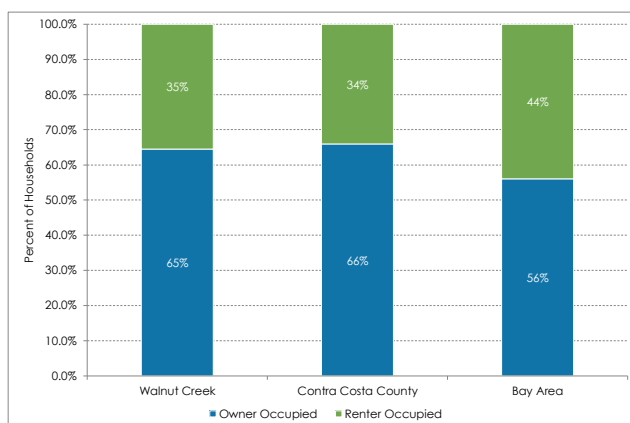
16



## WHAT AREA OF THE CITY SHOULD NEW HOUSING GO IN?

- ☐ Downtown area (near transit and shopping districts)
- ☐ Suburban, primarily residential areas outside of Central Walnut Creek
- ☐ Other (put “type” in Zoom Q&A)

17



## RENTERS VS. OWNERS

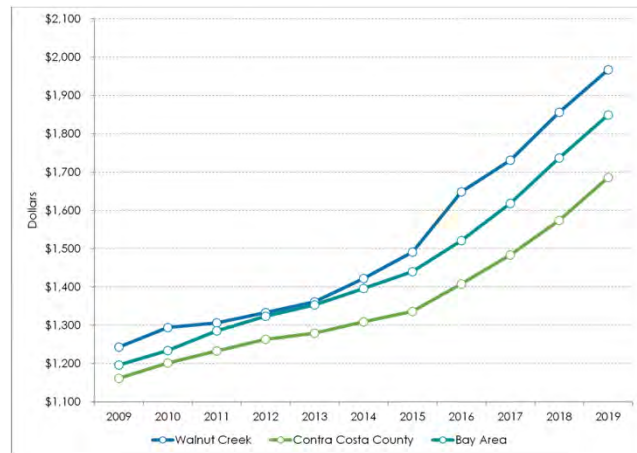
- 65% owners, 35% renters
- Consistent with Contra Costa County
- ***Significantly higher rate of ownership compared to Bay Area***

18



## HISTORICAL RENT GROWTH

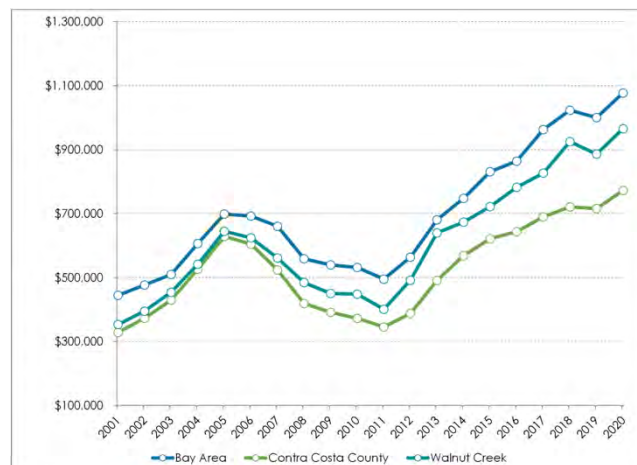
- **Walnut Creek – 58% increase over 10 years**
- Contra Costa County – 45% during same time period
- Walnut Creek median rent exceeds Contra Costa County & Bay Area



19

## HISTORICAL HOME VALUE GROWTH

- **Home Value in Walnut Creek Doubled in last 10 years**
- Generally Consistent But Slightly Higher Growth in Contra Costa County & Bay Area



20



21

**WHAT TYPES OF AFFORDABLE HOUSING ARE MOST NEEDED?**

- ☐ Special Needs Housing for Seniors, Persons With Disabilities and/or Veterans
- ☐ More Affordable Housing Units Across the Board
- ☐ Incentives For Accessory Dwelling Units
- ☐ Other (put “type” in Zoom Q&A)

22



## MEDIAN HOUSEHOLD INCOME

- 49% Increase in 10 years
- Lags behind Rent Increase of 58% & Home Value of over 100%



23

## COST BURDENED HOUSEHOLDS

- ***Higher percentage of renter households cost burdened/severely cost burdened***

### Owners (% on Housing Costs)

- 31% spend over 30% of income
- 14% spend over 50% of income (Severely Cost Burdened)

### Renters (% on Rent)

- 43% spend over 30% of income
- 24% spend over 50% of income (Severely Cost Burdened)

24



25

**WHAT IS THE  
BIGGEST HOUSING  
ISSUE/CHALLENGE  
IN WALNUT CREEK?**

- ☐ Affordability
- ☐ Lack of Housing Choices
- ☐ Commute/Access to Shopping/Services/Entertainment
- ☐ Quality/Design of Existing Housing

26

26



## SAFETY ELEMENT UPDATE

27

## SAFETY ELEMENT

- Required Element of City's General Plan
- Purpose - ID & Reduce Risks & Impacts of Natural/Human-Caused Disasters
  - Fire, Flood, Drought, Earthquake, Climate Change, Hazardous Materials, etc.
- Goals & Policies Reducing Risk, Disaster Prevention & Preparedness
- Prevent/Reduce Death, Injury, Property Damage, Dislocation
- Emergency Care & Response
- Hazardous materials/waste planning
- Crime reduction
- Environmental Justice issues



28

## SAFETY ELEMENT (CONTINUED)

- Also Includes:

- Mapping of known Seismic & Geologic Hazards
- Evacuation Routes, Water Supply Requirements, Minimum Road Widths & Clearances around Structures

- Reason for Update:

- Senate Bill 1035 - must review & incorporate new information on flood, fire hazards & climate hazards into Safety Element with Housing Element updates



29

## CLIMATE CHANGE VULNERABILITY ASSESSMENT

- State law (SB 379) requires the City to address climate change through a vulnerability assessment and develop adaptation and resiliency strategies
- City completed Climate Change Vulnerability Assessment in 2020
  - It identifies the community's (people and infrastructure) exposure to air quality, extreme heat, flooding, human health hazards, landslides, severe storms, and wildfire.
- Safety Element will incorporate Vulnerability Assessment

30



## RELEVANT PLANS

- City participates in Contra Costa County's Multi-Jurisdictional Hazard Mitigation Plan (HMP)
  - HMP evaluates risk from natural and human-caused hazards and recommends hazard mitigation strategies
  - State law allows cities to summarize and incorporate adopted local hazard mitigation plans in safety element
- City's Emergency Management Plan (2020)
  - Provides information relevant to the safety element, such as hazards, disaster response and recovery operations, local capabilities to coordinate response and recovery activities



31

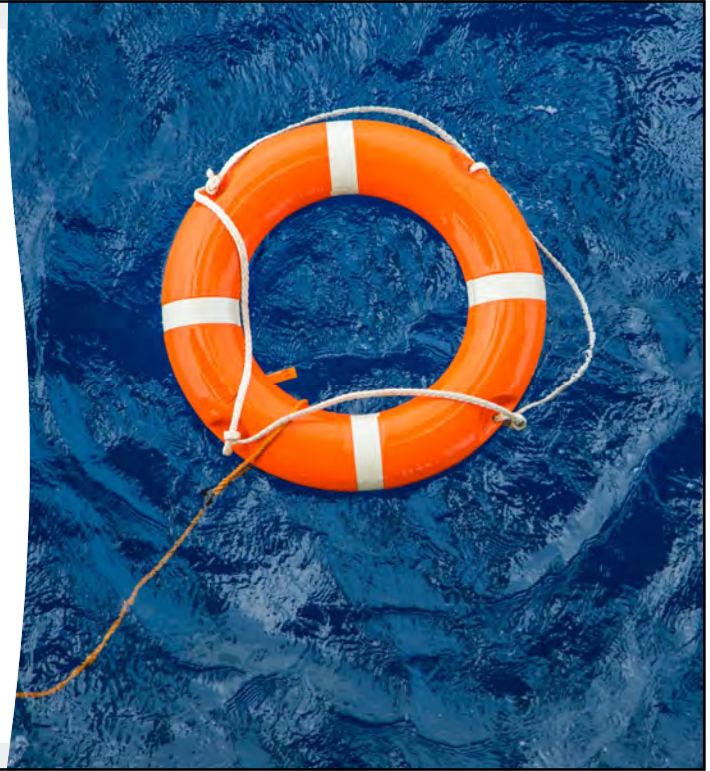


POLL QUESTIONS  SAFETY ELEMENT UPDATE

32

## WHAT IS THE MOST PRESSING SAFETY CONCERN IN THE CITY?

- ☐ Climate Change (General)
- ☐ Wildfires/Evacuation Routes
- ☐ Earthquake/Landslide
- ☐ Drought/Severe Weather (Storms, Heat, etc.)
- ☐ Other (enter Concern in Zoom Q&A)



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## HOW CONCERNED ARE YOU ABOUT CLIMATE CHANGE?

- ☐ Not concerned
- ☐ Somewhat concerned
- ☐ Concerned
- ☐ Very concerned
- ☐ Extremely concerned
- ☐ Not applicable



34





**HAVE YOU BEEN IMPACTED BY WILDFIRE?**


- ☐ Experienced an evacuation
- ☐ Home/property damaged
- ☐ Experienced poor air quality
- ☐ Other

35

35

**DO YOU FEEL THAT THE COMMUNITY IS PREPARED FOR AN EMERGENCY?**

- ☐ Yes
- ☐ No



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## WHICH OF THE FOLLOWING HAZARDS CONCERNS YOU THE MOST?

- ☐ Earthquake
- ☐ Landslide
- ☐ Flood
- ☐ Wildfire
- ☐ Extreme heat
- ☐ Drought
- ☐ Severe weather (windstorms, hail, lightning, thunderstorms, heavy rainfall)
- ☐ Public safety power shutoffs
- ☐ Other



37

## HOW PREPARED IS YOUR HOUSEHOLD FOR AN EMERGENCY?

- ☐ Not prepared
- ☐ Somewhat prepared
- ☐ Prepared
- ☐ Very prepared
- ☐ Extremely prepared



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## COMMUNITY ENGAGEMENT

39

## COMMUNITY ENGAGEMENT



### Community Engagement Plan

Document that guides the City's community engagement efforts  
Comprehensive process of engaging all segments of the community  
Outlines outreach methods, engagement leaders, meeting dates/types, etc.  
Plan available on Housing Element webpage



### Outreach Methods

Housing & Safety Element webpages  
**Surveys (each Element)**  
City email blasts  
Social media posts  
Public workshops  
Library kiosk utilization  
Farmers market handouts  
Announcements at PC & CC meetings  
Regional resources to support local engagement



### Engagement Leaders

Community leaders  
Resident leaders  
City Council  
Planning Commission  
Stakeholder focus groups  
City staff  
Consultant



### Meeting Dates/Types

Planning Commission & City Council intro sessions (February 2022)  
**2 public workshops (March 21 & April 20, 2022)**  
2 Safety Committee meetings (TBD)  
2 Planning Commission & City Council meetings (each) on Draft/Final Housing Element (summer through January 2023)

NB1

NB3

NB0

40

## WE WANT TO HEAR FROM YOU! PLEASE COMPLETE SURVEYS

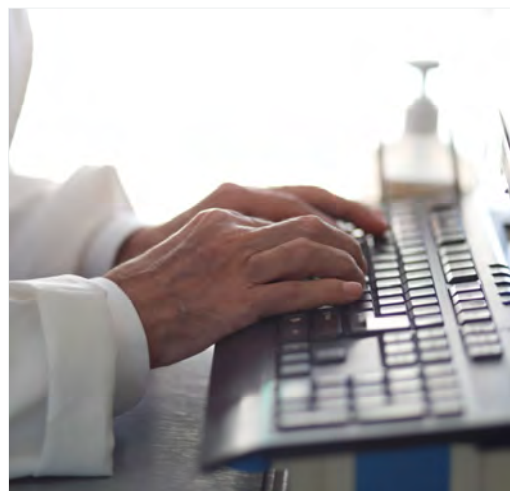
- Complete Online Housing and Safety Element Surveys
  - Housing Element Survey
    - Survey link can be found at <https://www.walnut-creek.org/HEU>
  - Safety Element Survey
    - Survey link can be found at <https://www.walnut-creek.org/SEU>
- Please complete by April 10, 2022



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## MORE INFORMATION & CONTACT US

- Visit the City's Housing and Safety Element webpages:
  - Housing Element
    - <https://www.walnut-creek.org/HEU>
  - Safety Element
    - <https://www.walnut-creek.org/SEU>
- Provide input, suggestions, and concerns. All ideas are welcome!
  - Email [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)
    - Potential sites for location of new housing
    - Properties interested in redeveloping commercial property with housing
    - Include Contact Information



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THANK YOU!

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Andrew Smith  
(925) 943-5899 x2213  
[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Questions? Comments?

Visit <https://www.walnut-creek.org/HEU>



## **Community Workshop #1 (March 21, 2022)**

### **Poll Results Summary**

**Poll Report**

Report Generated: 3/22/2022 15:43

Topic: Webinar ID

Actual Start Time

Actual Duration (minutes)

Housing ID: 850 4723 3750

3/21/2022 11:08

469

**Poll Details**

Attendee #	Submitted Date/Time	1.What type of housing does Walnut Creek need the most?	2.What area of the city should new housing go in?	3.What types of affordable housing are most needed?	4.What is the biggest housing issue/ challenge in Walnut Creek?	5.What is the most pressing safety concern in the city?	6.How concerned are you about climate change?	7.Have you been impacted by wildfire?	8.Do you feel that the community is prepared for an emergency?	9.Which of the following hazards concerns you the most?	10.How prepared is your household for an emergency?
1	3/21/2022 18:21	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Extremely concerned	Experienced poor air quality	Yes	Drought	Somewhat prepared
2	3/21/2022 18:22	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Concerned	Experienced poor air quality	Yes	Drought	Prepared
3	3/21/2022 18:21	Single-family Homes	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Extremely concerned	Experienced poor air quality	No	Wildfire	Somewhat prepared
4	3/21/2022 18:21	Condominiums/Townhomes	Downtown area (near transit and shopping districts)	Incentives For Accessory Dwelling Units	Affordability	Earthquake/Landslide	Concerned	Experienced poor air quality	No	Wildfire	Not prepared
5	3/21/2022 18:22	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Wildfires/Evacuation Routes	Concerned	Experienced poor air quality	No	Wildfire	Somewhat prepared
6	3/21/2022 18:21	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Quality/Design of existing housing	Drought/Severe Weather (Storms, Heat, etc.)	Somewhat concerned	Experienced poor air quality	Yes	Wildfire	Somewhat prepared
7	3/21/2022 18:21	Accessory Dwelling Units	Downtown area (near transit and shopping districts)	Special Needs Housing for Seniors, Persons With Disabilities and/or Veterans	Affordability	Drought/Severe Weather (Storms, Heat, etc.)	Very concerned	Experienced poor air quality	No	Wildfire	Very prepared
8	3/21/2022 18:21	Single-family Homes	Suburban, primarily residential areas outside of Central Walnut Creek	More Affordable Housing Units Across the Board	Affordability	Other (enter concern in Zoom Q&A)	Not concerned	Other (enter concern in Zoom Q&A)	Yes	Earthquake	Somewhat prepared
9	3/21/2022 18:22	Condominiums/Townhomes	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Drought/Severe Weather (Storms, Heat, etc.)	Extremely concerned	Experienced poor air quality	No	Wildfire	Somewhat prepared
10	3/21/2022 18:23	Condominiums/Townhomes	Downtown area (near transit and shopping districts)	Special Needs Housing for Seniors, Persons With Disabilities and/or Veterans	Affordability	Other (enter concern in Zoom Q&A)	Not concerned	Experienced poor air quality	No	Other (enter concern in Zoom Q&A)	Prepared
11	3/21/2022 18:22	Condominiums/Townhomes	Suburban, primarily residential areas outside of Central Walnut Creek	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Extremely concerned	Experienced poor air quality	Yes	Extreme Heat	Very prepared
12	3/21/2022 18:21	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Very concerned	Experienced poor air quality	Yes	Drought	Somewhat prepared
13	3/21/2022 18:22	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Quality/Design of existing housing	Other (enter concern in Zoom Q&A)	Somewhat concerned	Experienced poor air quality	No	Public safety power shutoffs	Not prepared
14	3/21/2022 18:21	Condominiums/Townhomes	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Very concerned	Experienced poor air quality	Yes	Wildfire	Somewhat prepared
15	3/21/2022 18:21	Single-family Homes	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Other (enter concern in Zoom Q&A)	Concerned	Other (enter concern in Zoom Q&A)	No	Earthquake	Somewhat prepared

## **Community Workshop #1 (March 21, 2022)**

### Q&A Summary

Question Report

Report Generated

4/18/2022 10:14

Topic Webinar ID

Actual Start Time

Actual Duration (m# Question

Housing EI 850 4723 3750

3/21/2022 11:08

469

26

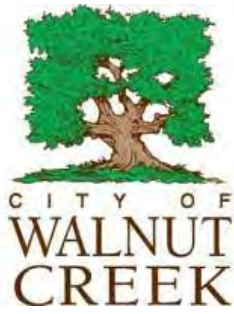
Question Details

#	Question	Answer	Question Time	Answered Time
1	Is anyone speaking? I am not hearing any sound ...	[Answered verbally]	3/21/2022 18:02	
2	We are required to answer all 10 questions, not enough time	The questions are also available for people to answer in an online survey. The survey can be taken at your leisure. More information about the survey will be provided at the end of the presentation.	3/21/2022 18:21	3/21/2022 18:32
3	I believe all the questions need to be answered in order to submit, I was not able to submit after a single question	[Answered verbally]	3/21/2022 18:21	
4	How long will the survey be open? How has the participation been on the survey thus far?	[Answered verbally]	3/21/2022 18:22	
5	Infill.	[Answered verbally]	3/21/2022 18:24	
6	Out of curiosity, how many participants are attending this workshop?	There are 21 participants attending the workshop. Some are logged in both via computer and via phone. Some participants are city staff watching the workshop. We received 15 survey responses.	3/21/2022 18:28	3/21/2022 18:39
6	Out of curiosity, how many participants are attending this workshop?	Correction: We received 15 poll responses tonight.	3/21/2022 18:28	3/21/2022 18:44
7	affordability	[Answered verbally]	3/21/2022 18:29	
8	i do not	[Answered verbally]	3/21/2022 18:29	
9	I see safety	[Answered verbally]	3/21/2022 18:29	
10	How is it possible that renters spend over 30% of their salary for rent, when apartment complex management does not rent apartments when rent is higher than applicant's income. You actually have to show your job contract and salary when applying for apartment.	Great question! There are many ways. Apartment management does check applicants' income, but does not limit rent to 30% of renters' income. They may rent to households where the rent ends up being 40% or 50% of income. Aside from that, rent usually increases annually, often faster than income. And sometimes households' income might decrease.	3/21/2022 18:30	3/21/2022 18:35
11	How long will the survey be open? How has the participation been on the survey thus far?	[Answered verbally]	3/21/2022 18:41	
12	How do we ensure that the housing goals are actually met during the next cycle? Walnut Creek came up short during the last cycle, especially for low income housing.	[Answered verbally]	3/21/2022 18:44	3/21/2022 18:45
13	I was at the farmer's market yesterday and there was no information flyers available for the City Council member to share. When will that be available?	[Answered verbally]	3/21/2022 18:44	
14	Can you describe how the public comments becomes part of the housing element?	[Answered verbally]	3/21/2022 18:44	
15	Andy,	[Answered verbally]	3/21/2022 18:44	
16	what will the next workshop cover	[Answered verbally]	3/21/2022 18:45	
17	Andy - Can you provide any update regarding the City's pre-approved ADU plan / new ordinance update?	[Answered verbally]	3/21/2022 18:45	
18	Thank you	[Answered verbally]	3/21/2022 18:46	
19	The fair housing piece indicates low income needs to be distributed across the City and yet over 80% of the polling indicates they want most of the housing DT. How will this be handled?	[Answered verbally]	3/21/2022 18:47	
20	One of the barriers to building low income affordable housing is NIMBYism. How can the city mitigate that so this type of housing gets the momentum it needs?	[Answered verbally]	3/21/2022 18:50	
21	Thank you, Andy	[Answered verbally]	3/21/2022 18:51	
22	How many are on the zoom tonight	There were 22 participant attendees tonight. A few have dropped off.	3/21/2022 18:51	3/21/2022 18:52
23	Thanks for the presentation	[Answered verbally]	3/21/2022 18:52	
24	Thank you for putting all this info together!	[Answered verbally]	3/21/2022 18:52	
25	What is the city doing to ensure we are creating housing for truly extremely low income housing (not just what is determined by RHNA, which it I am doing my math correctly is housing up to 62K per household). Like for folks making \$15/hour?	[Answered verbally]	3/21/2022 18:53	
26	Thank you	[Answered verbally]	3/21/2022 18:56	

## **Community Workshop #1 (March 21, 2022)**

### Workshop Minutes





City of Walnut Creek  
Housing Element Update

# MEETING MINUTES

**Name of Meeting:** Walnut Creek: *Together for Housing* – Community Workshop #1  
**Date of Meeting:** March 21, 2022  
**Time:** 6PM PST  
**Location:** Zoom  
**Subject:** General Plan Update – Housing and Safety Elements

**Attendees:**

NAME	COMPANY/AGENCY
Andrew Smith	Walnut Creek
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Dima Galkin	Harris & Associates
Community Participant 1	
Community Participant 2	
Community Participant 3	
Community Participant 4	
Community Participant 5	
Community Participant 6	
Community Participant 7	
Community Participant 8	
Community Participant 9	
Community Participant 10	
Community Participant 11	
Community Participant 12	
Community Participant 14	
Community Participant 15	
Community Participant 16	

Community Participant 17	
Community Participant 18	
Community Participant 19	
Community Participant 20	
Community Participant 21	
Community Participant 22	

**Distribution:** Email  
**Date issued:** April 25, 2022

**Purpose of Meeting:** Review the Housing and Safety Elements and Administer Polling Questions

**Agenda:**

- Introductions and Meeting Guidelines
- Housing Elements
  - What, Why, How, When
  - Regional Housing Needs Allocation (RHNA)
  - Needs Assessment & Poll Questions
- Safety Element
  - What, Why, How, When
  - Poll Questions
- Community Engagement

Hitta Mosesman (Harris & Associates) presented on each agenda item. Following her presentation, Hitta (Harris & Associates) and Andrew Smith (Senior Planner, Walnut Creek) reviewed and responded to comments and questions that participants shared in the chat box. Below, each participant's comments and questions are listed, as well as the verbal and written responses provided by consultants and city staff:

- **Community Participant 1:** Is anyone speaking? I am not hearing any sound
- **Community Participant 2:** We are required to answer all 10 questions, not enough time"
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The questions are also available for people to answer in an online survey. The survey can be taken at your leisure. More information about the survey will be provided at the end of the presentation.
- **Community Participant 3:** I believe all the questions need to be answered in order to submit, I was not able to submit after a single question.
- **Community Participant 4:** How long will the survey be open? How has the participation been on the survey thus far?
- **Community Participant 5:** Infill
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** This appears to be a suggestion for a location.
- **Community Participant 6:** Out of curiosity, how many participants are attending this workshop?",



- **Consultant/Walnut Creek Staff Written Response:** There are 21 participants attending the workshop. Some are logged in both via computer and via phone. Some participants are city staff watching the workshop. We received 15 survey responses.
- **Community Participant 7:** affordability
- **Community Participant 7:** do not, 9
- **Community Participant 7:** see safety
- **Community Participant 2:** How is it possible that renters spend over 30% of their salary for rent, when apartment complex management does not rent apartments when rent is higher than applicant's income. You actually have to show your job contract and salary when applying for apartment.
  - **Consultant/Walnut Creek Staff Written Response:** Great question! There are many ways. Apartment management does check applicants' income but does not limit rent to 30% of renters' income. They may rent to households where the rent ends up being 40% or 50% of income. Aside from that, rent usually increases annually, often faster than income. And sometimes households' income might decrease.
- **Community Participant 2:** How long will the survey be open? How has the participation been on the survey thus far?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The survey will be open until April 10<sup>th</sup>. And the survey was just posted last week, so I don't believe that there has been a lot of participation to this date.
- **Community Participant 1:** How do we ensure that the housing goals are actually met during the next cycle? Walnut Creek came up short during the last cycle, especially for low-income housing.
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** So, what I would say to that is that the laws related to the housing element require that there be a feasibility analysis done on the site. So there has to be substantial evidence that a site will eventually be developed with housing, so that is a new change since the last housing element. Also, there is a requirement that every housing constraint have a corresponding program or action by the city to alleviate or mitigate that restraint. So, this cycle will be very different than the last cycle.
- **Community Participant 8:** I was at the farmer's market yesterday and there was no information flyers available for the City Council member to share. When will that be available?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** I will defer to city staff on the timing of the information
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** We actually hadn't planned on getting it out last weekend, and unfortunately, the reason why I am at home, is that I got caught with the COVID Bug. I take the blame on that one and will work on getting that information out for the next farmer's market.
- **Community Participant 7:** Can you describe how the public comments becomes part of the housing element?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** Actually, the most direct way for the community to see how they get incorporated is that the housing element has an entire appendix with the entire community engagement process – plan, community survey, workshops presentation, and the results of our polls. Overall, I can tell you is that tonight's input will be incorporated into the housing needs section.

- **Community Participant 6:** Andy
- **Community Participant 5:** What will the next workshop cover?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The next workshop will have the survey results and will be talking more about sites that would be identified where the housing units will be going.
- **Community Participant 6:** Andy - Can you provide any update regarding the City's pre-approved ADU plan / new ordinance update?
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** The ADU ordinance was adopted last September and went into effect last October. And the preapproved ADU plans are still moving ahead. The final, preapproved plans have not been adopted.
- **Community Participant 1:** Thank you
- **Community Participant 8:** The fair housing piece indicates low income needs to be distributed across the City and yet over 80% of the polling indicates they want most of the housing DT. How will this be handled?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** There is requirement, as a part of the AFFH, that you cannot concentrate affordable housing in one location, which is very true. Cities and counties need to do their best to distribute it throughout that community. That said, we also need to be able to show substantial evidence that sites will be developed or redeveloped with affordable housing. So, it is a delicate balance between where there is substantial evidence that can be shown versus where the housing can be distributed, because property owners and developer interests are a factor. Once we can engage the development community and property owners more, we should have a better answer to that. What we hoped to gather from this poll was more information about the community's needs and potential solutions.
- **Community Participant 1:** One of the barriers to building low-income affordable housing is NIMBYism. How can the city mitigate that, so this type of housing gets the momentum it needs?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** I think that the laws that have been passed that are related to housing element really go to address this because, to be honest, the laws that have been passed have removed local control and really do sort of encourage cities to be proactive about finding solutions that can be backed up with evidence. It is very different than the last housing cycle. It isn't about just planning but proving that it can happen from a development economics perspective. This is what makes this cycle very different from previous housing cycles.
- **Community Participant 6:** Thank you, Andy.
- **Community Participant 8:** How many are on the zoom tonight?
  - **Consultant/Walnut Creek Staff Written Response:** There were 22 participants tonight. A few have dropped off.
- **Community Participant 8:** Thanks for the presentation
- **Community Participant 7:** Thank you for putting all this info together!
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** I just see very nice comments thanking us for the information. I would say that if there are any more questions, now would be a great time to include them.



- **Community Participant 5:** What is the city doing to ensure we are creating housing for truly extremely low-income housing (not just what is determined by RHNA, which it I am doing my math correctly is housing up to 62K per household). Like for folks making \$15/hour?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** So, extremely low and low income is combined into one category on the table that we showed you. What is required to put into the housing element for the state is that they look for a section on ELI households. You have to identify what the needs are in the needs section, and you have to have programs to implement either zoning changes, or funding mechanisms, or other types of solutions to facilitate the development of that housing. There are some state laws that have been passed that have allowed housing at that income level not to face the same type of approvals or roadblocks as previous years.
- **Community Participant 9:** Thank you.
- **Hitta Mosesman (Harris & Associates) Verbal Response:** – Looking at the poll results, affordability was a big issue.
- **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response** Just to remind folks, if you are drawing a blank at the moment, feel free to contact me directly. You can access it on our website, and I can respond directly to you as well.
- **Hitta Mosesman (Harris & Associates) Verbal Response:** Apparently, we already have 80 responses to the survey that was released last week. This is a wonderful indication that the community is engaged.
- **Hitta Mosesman (Harris & Associates) Verbal Response:** I see 25 participants, but I see six – it looks like 19, I'm going to guess that 19 people were tuning in.
- **Hitta Mosesman (Harris & Associates) Verbal Response:** If you think of any questions, please do email Andy. We really encourage your family, friends, neighbors, and coworkers to fill out the survey. It is really important information for planning housing in your community.

#### **This meeting adjourned at 6:54 PM**

These meeting minutes are the understandings of the preparer, Nathan Romine. If there are any discrepancies, please notify the preparer within 2 weeks.

**Community Workshop #1 (March 21, 2022)**  
Archived Meeting Items

## 2021–2029 Housing Element

### Appendix A. Community Engagement

#### Video Link (City Website):

**Other Meetings and Events**

2022

2021

2020

2019

2018

2017

2016

2015

2014

2013

2012

2011


2010



2009

Name	Date	Duration	
Housing and Safety Element: Second Community Workshop April 2022	May 3, 2022	01h 26m	<a href="#">View Video</a>
Housing Element Update - First Workshop	Mar 21, 2022	00h 52m	<a href="#">View Video</a>

<https://www.walnut-creek.org/government/public-meeting-agendas-and-videos>

#### Meeting Video (City Website):

 **City of WALNUT CREEK**



Walnut Creek Together For Housing  
**GENERAL PLAN UPDATE**  
Housing and Safety Elements

Community Workshop #1  
March 21, 2022

00:00 / 52:59

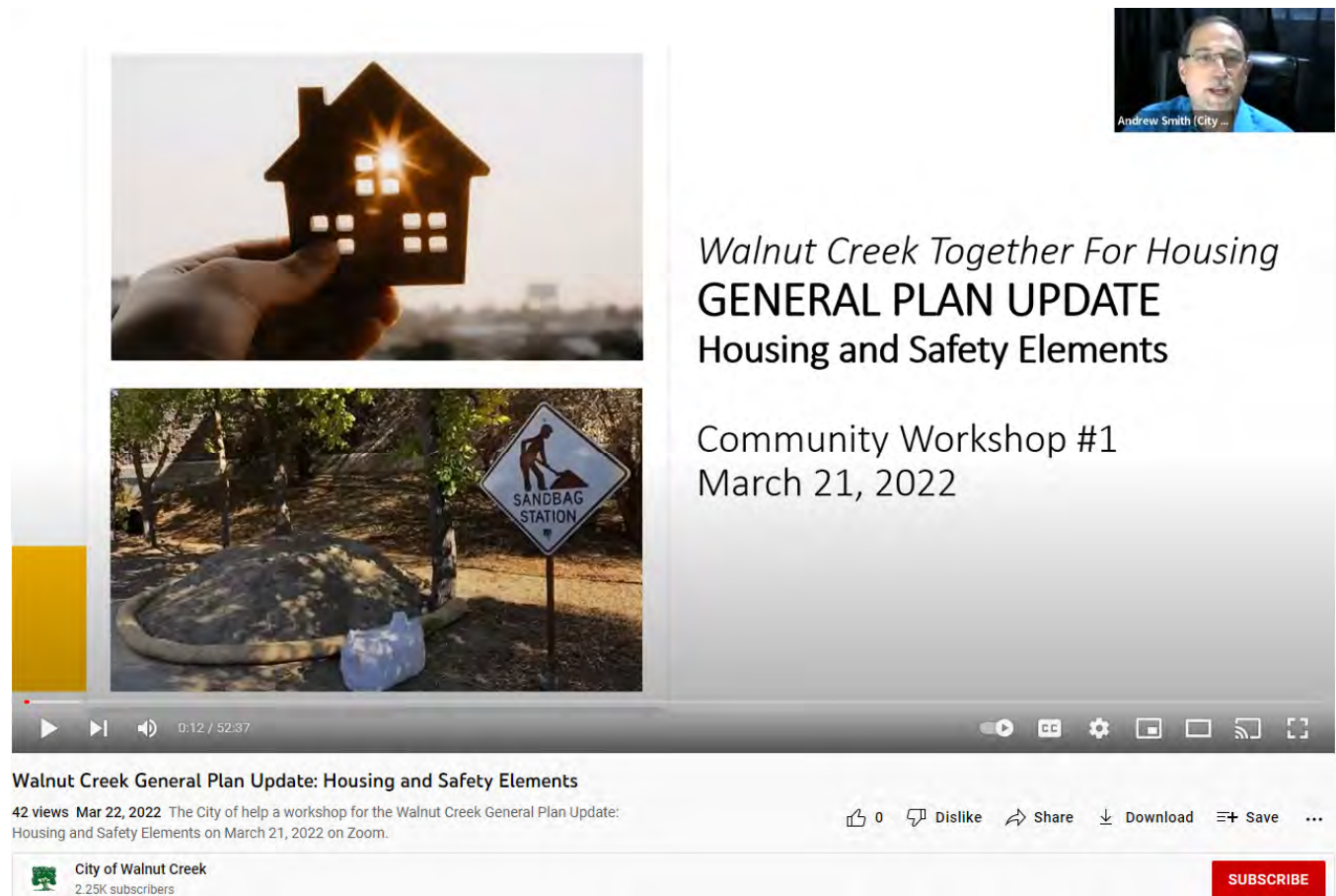
CC

Housing Element Update - First Workshop

[https://walnutcreek.granicus.com/player/clip/4458?view\\_id=12&redirect=true](https://walnutcreek.granicus.com/player/clip/4458?view_id=12&redirect=true)



## Meeting Video (YouTube):



The image shows a YouTube video player interface. The video title is "Walnut Creek Together For Housing GENERAL PLAN UPDATE Housing and Safety Elements". Below the title, it says "Community Workshop #1 March 21, 2022". The video player shows a thumbnail with a hand holding a house-shaped object with a sunburst effect, and another thumbnail showing a sandbag station sign. The video player controls show a progress bar at 0:12 / 52:37. Below the video player, the video title is repeated: "Walnut Creek General Plan Update: Housing and Safety Elements". It shows 42 views, dated Mar 22, 2022, and a description: "The City of help a workshop for the Walnut Creek General Plan Update: Housing and Safety Elements on March 21, 2022 on Zoom." The video is from the "City of Walnut Creek" channel, which has 2.25K subscribers. There is a red "SUBSCRIBE" button. The video player interface includes standard YouTube controls like play, pause, volume, and full screen.

**Walnut Creek Together For Housing**  
**GENERAL PLAN UPDATE**  
**Housing and Safety Elements**

Community Workshop #1  
March 21, 2022

**Walnut Creek General Plan Update: Housing and Safety Elements**

42 views Mar 22, 2022 The City of help a workshop for the Walnut Creek General Plan Update: Housing and Safety Elements on March 21, 2022 on Zoom.

City of Walnut Creek  
2.25K subscribers

SUBSCRIBE

<https://www.youtube.com/watch?v=EkfS4Z-Qq8A>



## **COMMUNITY WORKSHOP #2 (APRIL 20, 2022)**

---

- Delivery Bulletin Reports
- Social Media Posts
- Presentation
- Poll Results Summary
- Q&A Summary
- Workshop Minutes
- Archived Meeting Items

**Community Workshop #2 (April 20, 2022)**  
Delivery Bulletin Reports

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 04/13/2022 11:37 AM PDT  
 Sent By: calbreath@walnut-creek.org  
 Sent To: Subscribers of Affordable Housing Information

## 3,515



Recipients

✓ Email

✗ SMS

✗ Facebook

✗ Twitter

✓ RSS

## 98%

Delivered

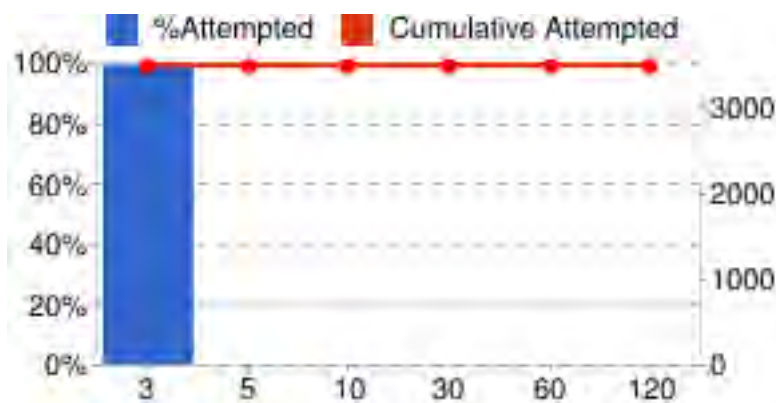
0% Pending

2% Bounced

59% Open Rate

3% Click Rate

### Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

### Delivery Metrics - Details

**3,515** Total Sent

**3,457 (98%)** Delivered

**0 (0%)** Pending

**58 (2%)** Bounced

**11 (0%)** Unsubscribed

### Bulletin Analytics

**3,406** Total Opens

**2046 (59%)** Unique Opens

**141** Total Clicks

**102 (3%)** Unique Clicks

**16** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.3%	3,515	3,457	2046 / 59.2%	58	11
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

## Unique Clicks

## Total Clicks

<a href="https://walnutcreek.granicus.com/player/clip/4458?view_id=...">https://walnutcreek.granicus.com/player/clip/4458?view_id=...</a>	20	23
<a href="https://www.walnut-creek.org/home/showpublisheddocument...">https://www.walnut-creek.org/home/showpublisheddocument...</a>	17	23
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...</a>	9	22
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	5	21
<a href="https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RnK1k...">https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RnK1k...</a>	12	14
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	9	12
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	11	11
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	4	7
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	3	5
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	2	4
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	2	4
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	4

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 04/13/2022 11:45 AM PDT  
 Sent By: Housing@walnut-creek.org  
 Sent To: Subscribers of Walnut Creek Housing Element Update

**457**

Recipients

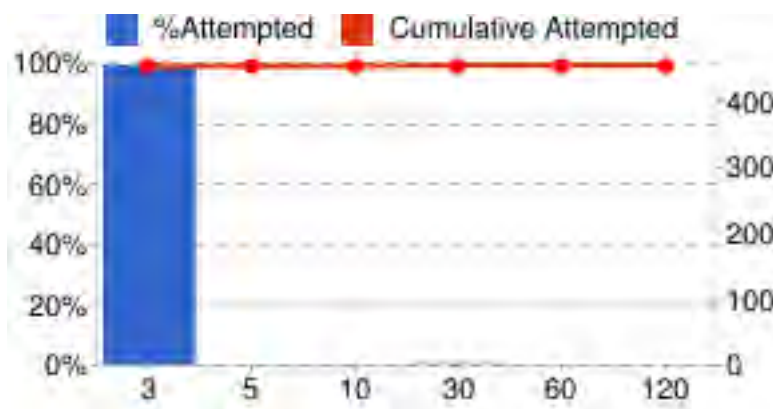
- ✓ Email
- ✓ SMS
- ✗ Facebook
- ✗ Twitter
- ✓ RSS

**99%**

Delivered

0% Pending  
 1% Bounced  
 44% Open Rate  
 6% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**457** Total Sent  
**451 (99%)** Delivered  
**0 (0%)** Pending  
**6 (1%)** Bounced  
**3 (1%)** Unsubscribed

## Bulletin Analytics

**492** Total Opens  
**198 (44%)** Unique Opens  
**35** Total Clicks  
**29 (6%)** Unique Clicks  
**16** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.7%	455	449	198 / 44.1%	6	3
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	100.0%	2	2	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
<a href="https://www.walnut-creek.org/home/showpublisheddocument...">https://www.walnut-creek.org/home/showpublisheddocument...</a>	7	12
<a href="https://walnutcreek.granicus.com/player/clip/4458?view_id=...">https://walnutcreek.granicus.com/player/clip/4458?view_id=...</a>	4	5
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	3	3
<a href="https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RNK1k...">https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RNK1k...</a>	2	2
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...</a>	2	2
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	1	1
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	1	1
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	1	1
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	1	1
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	1	1
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdkMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdkMF-VEO18Zm...</a>	1	1
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	1	1
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	1	1
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	1	1

## **Community Workshop #2 (April 20, 2022)**

### Social Media Posts

## 2021–2029 Housing Element

### Appendix A. Community Engagement

#### Facebook:



A screenshot of a Facebook post from the "City of Walnut Creek - City Hall" page. The post is dated April 19 at 2:57 PM and is public. The text of the post asks for community input on housing needs for a future workshop on April 20. It includes a link to a website and an email address. Below the text is a large image of a modern building with the text "HELP US PLAN OUR HOUSING ELEMENT" overlaid in large green letters. The City of Walnut Creek logo is in the bottom right of the image. Below the image, the website "WALNUT-CREEK.ORG" is listed, followed by the title "Housing Element Update | City of Walnut Creek" and a truncated description. A "Sign up" button is to the right. At the bottom, it shows 4 likes and 4 shares, with buttons for "Like", "Comment", and "Share".

**City of Walnut Creek - City Hall**  
April 19 at 2:57 PM · 🌐

What are Walnut Creek's housing needs and where should housing be built? Help us plan for future growth and housing needs in [#WalnutCreek](#) during our workshop on April 20 at 6 p.m. via Zoom and via our community survey. For meeting and survey details please visit [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU). We also invite you to submit your questions by emailing [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org).

**HELP US PLAN OUR HOUSING ELEMENT**

**CITY OF WALNUT CREEK**

WALNUT-CREEK.ORG

**Housing Element Update | City of Walnut Creek** [Sign up](#)

The Housing Element is how the City of Walnut Creek plans to meet the existing...

👍 4 4 Shares

👍 Like 💬 Comment ➦ Share

<https://www.facebook.com/cityofwalnutcreek>



## 2021–2029 Housing Element

### Appendix A. Community Engagement

#### Twitter:



City of Walnut Creek ✓

@WalnutCreekGov



What are the [#WalnutCreek](#) housing needs and where should housing be built? Help us plan our Housing Element during our workshop via Zoom on April 20 at 6 p.m. and via our community survey. Meeting and survey details: [walnut-creek.org/HEU](https://walnut-creek.org/HEU).



2:55 PM · Apr 19, 2022 · Twitter Web App

1 Retweet 1 Like

<https://twitter.com/WalnutCreekGov/status/1516535975144349696?cxt=HHwWgICj-ebb6lsqAAAA>

## **Community Workshop #2 (April 20, 2022)**

### Presentation

# Walnut Creek

## *Together for Housing*

### GENERAL PLAN UPDATE Housing & Safety Elements

Community Workshop #2  
April 20, 2022



## AGENDA

- Introductions and Meeting Guidelines
- Background – Housing & Safety Elements
- Community Survey Results
- Preliminary Site Inventory
- Housing Plan
- Next Steps



Andrew Smith  
City of Walnut Creek



Nancy Bragado  
Bragado Planning



Hitta Mosesman, Harris & Associates  
(Housing Element Lead)



Darin Neufeld, Harris & Associates  
(Safety Element Lead)



Dima Galkin, Harris & Associates  
Senior Project Manager

## INTRODUCTIONS

## PARTICIPATION & SHARING IDEAS

- We want everyone to feel comfortable and have the opportunity to participate
- During the presentation
  - Audience will be muted.
  - If you have a question, type it into Q&A (see the Q&A icon in the bottom of your Zoom window).
  - Use Q&A to provide additional answers during the polling sections of our presentation.
  - See the “All questions” list for a list of questions and answers. You can up-vote a question you like by clicking the thumbs up icon.





# PARTICIPATION & SHARING IDEAS

---


- After the presentation

Contact me directly

Andrew Smith

(925) 943-5899 x2213

[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)



## HOUSING ELEMENT UPDATE



# WHAT IS A HOUSING ELEMENT?

- Primary Planning Document to Address City's Needs
- State Law Requirement for all Cities & Counties as part of General Plan
- Housing Needs of Residents of All Income Levels
- Implement City's Vision & Plan to Meet Local Needs
- State Department of and Community Development (HCD) Reviews & Certifies



## A HOUSING ELEMENT DOES NOT:



**Does Not  
Require City  
To Build  
Units**



**Does Not  
Require City  
to Fund**



**Does Not  
Authorize  
Construction**

Projects Still  
Need To Go  
Through  
Development  
Review Process



## ELEMENT CONTENTS



## WHY IS THE ELEMENT BEING UPDATED?



Every 8 Years  
Required by State Law



Updates in State  
Housing Laws



Shows How City will  
Facilitate  
Demand/Growth



Qualifies for State  
and Regional Funding



Involves Community  
in Planning Process



# REGIONAL HOUSING NEEDS ALLOCATION (2023-31)

RHNA = 5,805



**SAFETY ELEMENT UPDATE**



# SAFETY ELEMENT

- Required General Plan Element
- Purpose – ID/Reduce Risks & Impacts of Natural/Human-Caused Disasters
  - Fire, Flood, Drought, Earthquake, Climate, Hazardous Materials, etc.
- Goals & Policies
  - Reducing Risk, Disaster Prevention & Preparedness
  - Prevent/Reduce Death, Injury, Property Damage, Dislocation
  - Emergency Care & Response
  - Hazardous materials/waste planning
  - Crime reduction
  - Environmental Justice issues

# SAFETY ELEMENT (CONTINUED)

- Also Includes:
  - Mapping of known Seismic & Geologic Hazards
  - Evacuation Routes, Water Supply Requirements, Minimum Road Widths & Clearances around Structures
- Reason for Update:
  - Senate Bill 1035 - must review & incorporate new information on flood, fire hazards & climate hazards into Safety Element with Element updates





## EMERGENCY PREPAREDNESS AND HAZARD MITIGATION

- Safety Element expands on prior City efforts
- City has already prepared its Vulnerability Assessment
- Safety Element is a high-level policy document, rather than an operational plan
  - City is working with Contra Costa County and other jurisdictions to update County's LHMP
  - [Emergency Management Plan](#) is on City's website
  - [Emergency Operations Plan](#) is on County's website



## SURVEY RESULTS

# HOUSING SURVEY RESULTS

*(106 Respondents)*



## WHO RESPONDED?

- 106 respondents
- 65% live in City 10+ years
- 60% are 50+ old
- 41% live in these neighborhoods:
  - Almond-Shuey
  - Diablo Shadows
  - Downtown
  - Larkey Park
- Live in City for:
  - Safe neighborhoods
  - Recreation/parks
  - Close to shopping & services



# HOW DO YOU FEEL ABOUT YOUR CURRENT HOUSING ?

- **Satisfied with current housing**

- 64% - Yes

- 33% - No

- **Property conditions**

- 57% - needs maintenance or major repairs/upgrades

- **Chose home because of:**

- Cost

- Desirable neighborhood

- Low crime rate/safety



## HOUSING CONDITIONS

- Do you think the City is adequately enforcing the building code to ensure owners maintain the condition of their property?

- ☐ Yes

- ☐ No

(Add comments in the Q&A.)



# AVAILABLE HOUSING OPTIONS

- **Do they meet your needs?**

- 63% - Yes

- 37% - No

- **Homeownership**

- 64% of respondents who would like to buy a home cite a lack of affordability as reason

# HOUSING PROBLEMS

- Housing not affordable (78%)
- Not enough homes for sale (29%)
- Not enough rental housing (15%)
- Housing size inadequate/not located well (9%)



# ARE THERE FACTORS PREVENTING AFFORDABLE HOUSING? HOW SHOULD BARRIERS BE ADDRESSED?



A-206



## HOUSING TYPES NEEDED

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Senior/Affordable (57%)

---

Condos/Townhomes (53%)

---

Duplex/Attached (44%)

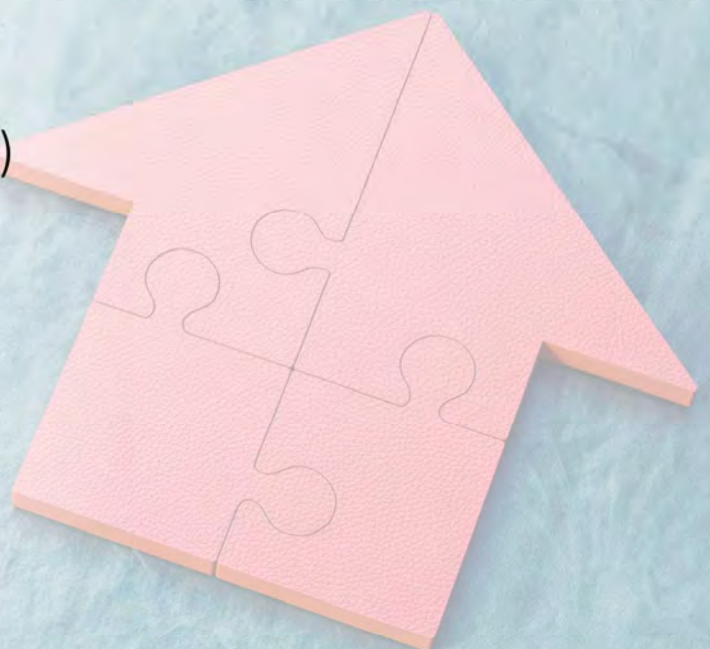
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Single Family (43%)



## HOUSING NEEDS FOR SPECIAL POPULATIONS (RANKED IN ORDER OF IMPORTANCE)

- Unhoused
- Persons with disabilities
- Large families





## FAIR HOUSING & DISPLACEMENT

- Common reasons for discrimination include:
  - Age (22%)
  - Race (22%)
  - Source of income (19%)
- 6% sought fair housing services
- 30% - inadequate fair housing services (53% responded “don’t know”)
- 34% - fear displacement due to high costs, new development or gentrification
- 59% - they or someone they know moved due to high housing costs



## FAIR HOUSING & DISPLACEMENT

The City partners with non-profit organizations to offer fair housing counseling. Have you sought fair housing services? Why or why not?

☐ Yes

☐ No

(Add comments in the Q&A.)



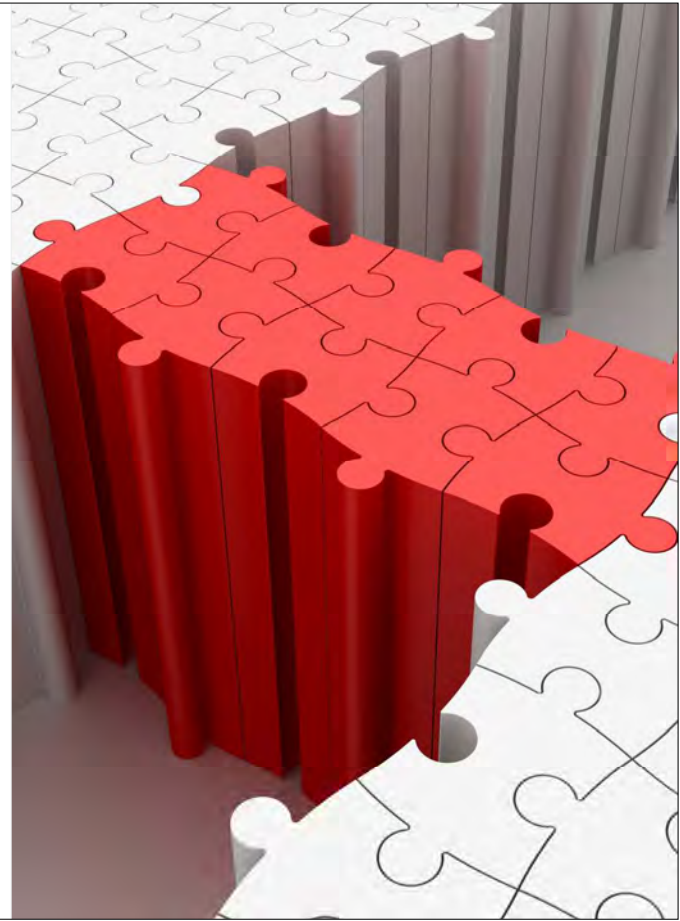
# PROGRAMS & STRATEGIES NEEDED (TOP 3)

- **Housing Programs to Focus on:**

- Developer incentives (49%)
- Streamline permitting process (38%)
- Encourage homes close to transit (29%)

- **Recommended Housing Strategies (*in order of importance*)**

- Allow housing in commercially zoned areas
- Encourage ADUs
- Subdivide single family lots for more units



## HOUSING AFFORDABILITY

- Which affordable housing strategy is most important?

- ☐ Allow housing in commercially zoned areas
- ☐ Encourage ADUs
- ☐ Subdivide single family lots for more units
- ☐ Other

(Add comments in the Q&A.)



# SUMMARY OF SURVEY RESULTS

- **Housing Issues**

- ***Lack of affordability – most prominent issue***

- More Multi-Family & ADUs

- More Fair Housing Support Services

- **Programs & Strategies**

- Encourage affordable housing

- Provide incentives to developers

- Streamline and simplify permitting

- Modify zoning

- Housing near transit to reduce traffic (Downtown)

- ADUs/lot splits/smaller units

- Additional Fair Housing access and resources



## SAFETY SURVEY RESULTS

*(43 Respondents)*





# HAZARDS & PREPAREDNESS

- **Most Concerning Hazards**

- Drought
- Extreme Heat
- Wildfire
- 64% very or extremely concerned about Climate Change
- 83% impacted by poor air quality resulting from wildfires
- 70% experienced power outage during extreme weather event
  - 37% feel prepared for power outages
- 28% feel prepared for emergency event

## WHICH OF THE FOLLOWING SAFETY-RELATED HAZARDS ARE OF CONCERN TO YOU?

- ☐ Climate Change-Related Impacts
- ☐ Drought-Related Impacts
- ☐ Extreme Heat-Related Impacts
- ☐ Wildfire-Related Impacts
- ☐ Extreme Weather-Related Impacts
- ☐ Other (add comments in the Q&A)

# RECOMMENDED CITY ACTIONS - REDUCE RISKS FROM HAZARDS

- **Communication and resources for residents**

- Neighborhood trainings
- Fire mitigation actions
- Reduce development near open space
- Hotline to report issues
- Evacuation drills
- Cooling centers
- Supplies



## WHICH ACTIONS ARE MOST EFFECTIVE AT REDUCING RISKS FROM HAZARDS?

- ☐ Providing neighborhood trainings
- ☐ Reducing development near open space
- ☐ Opening a call-in hotline to report issues
- ☐ Requiring evacuation drills at community centers and local schools
- ☐ Building cooling centers (e.g., libraries, recreation centers)
- ☐ Providing emergency supplies to residents
- ☐ Other (add comments in the Q&A)





## HOW PREPARED IS THE CITY IN THE EVENT OF AN EMERGENCY?

- ☐ Very Well Prepared
- ☐ Well Prepared
- ☐ Prepared
- ☐ Somewhat Prepared
- ☐ Not At All Prepared
- ☐ Other (add comments in the Q&A)



## HOW CAN THE CITY BETTER CREATE EQUITABLE, JUST COMMUNITIES?

Type your answers in the Q&A. Some examples may be:

- ☐ To provide more opportunities for residents to give input on City policies
- ☐ To continue protecting residential neighborhoods from exposure to environmental hazards (i.e., pollution)
- ☐ To support more affordable housing choices
- ☐ To provide more information on fair housing laws and resources





## OTHER CONCERNS

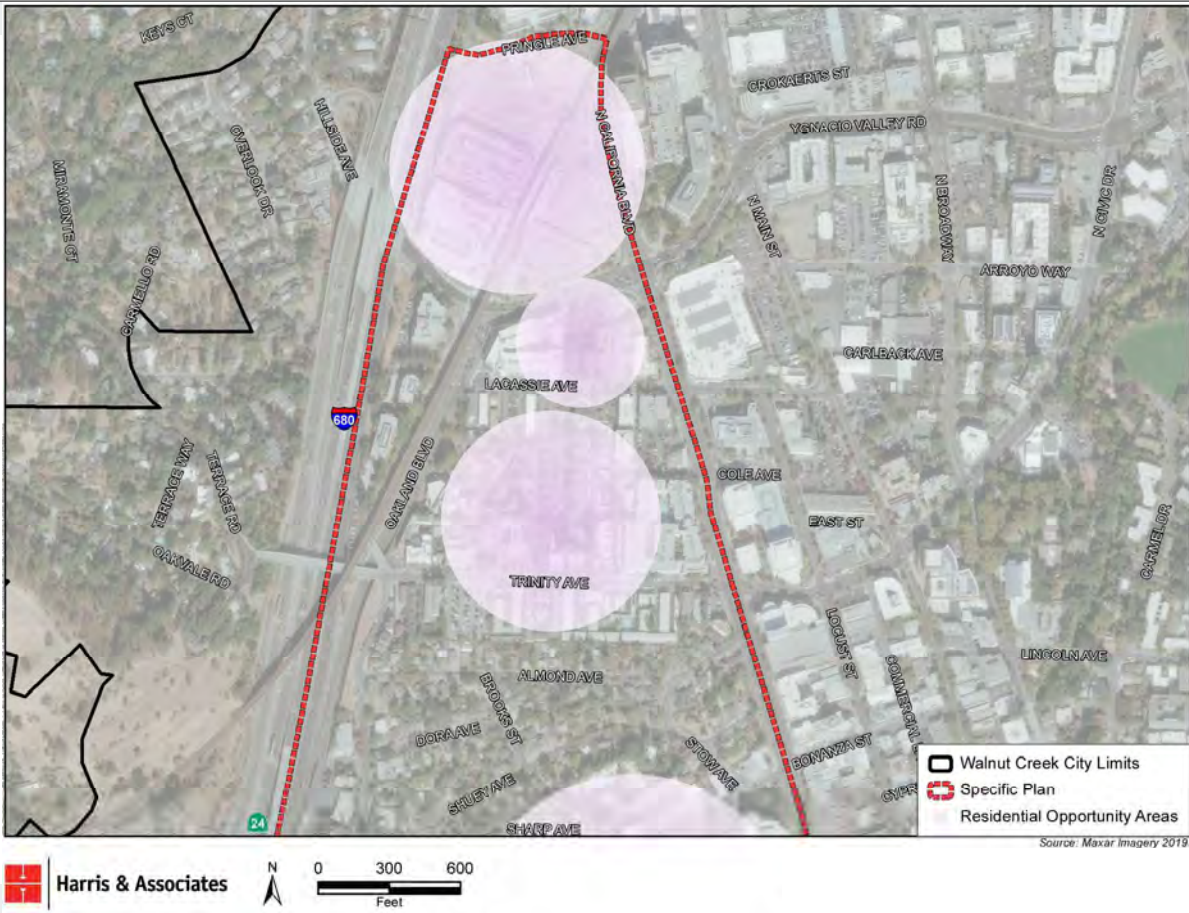
- Crime
- Implications of evacuation and public transit
- Focus on climate change



## PRELIMINARY SITE INVENTORY



# HOUSING OPPORTUNITY AREAS

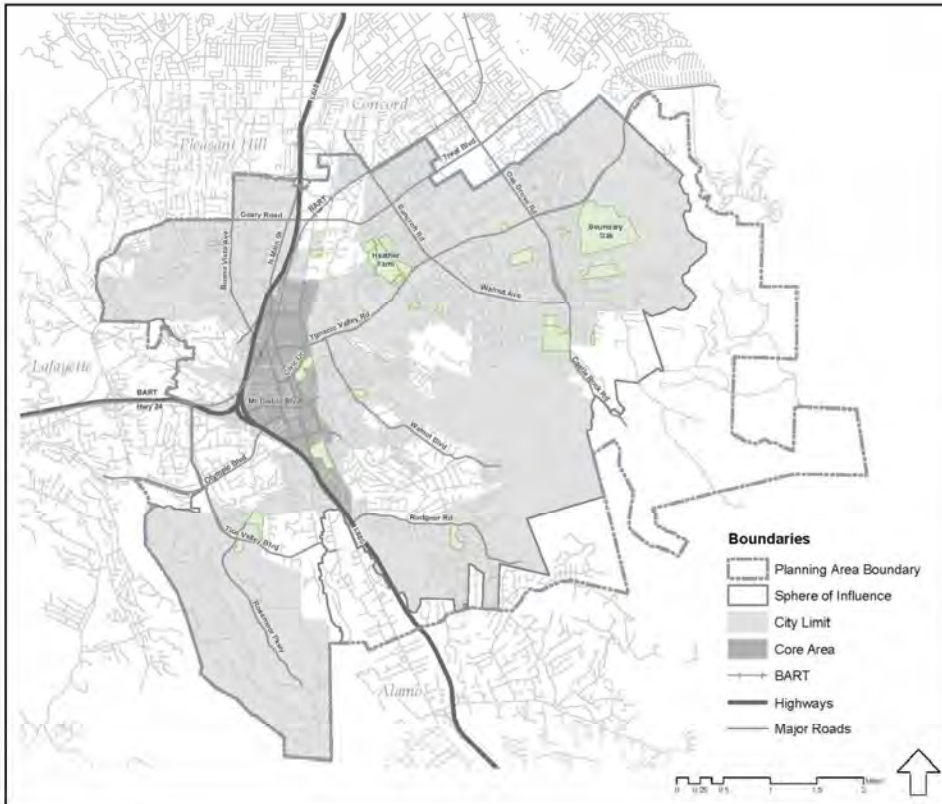
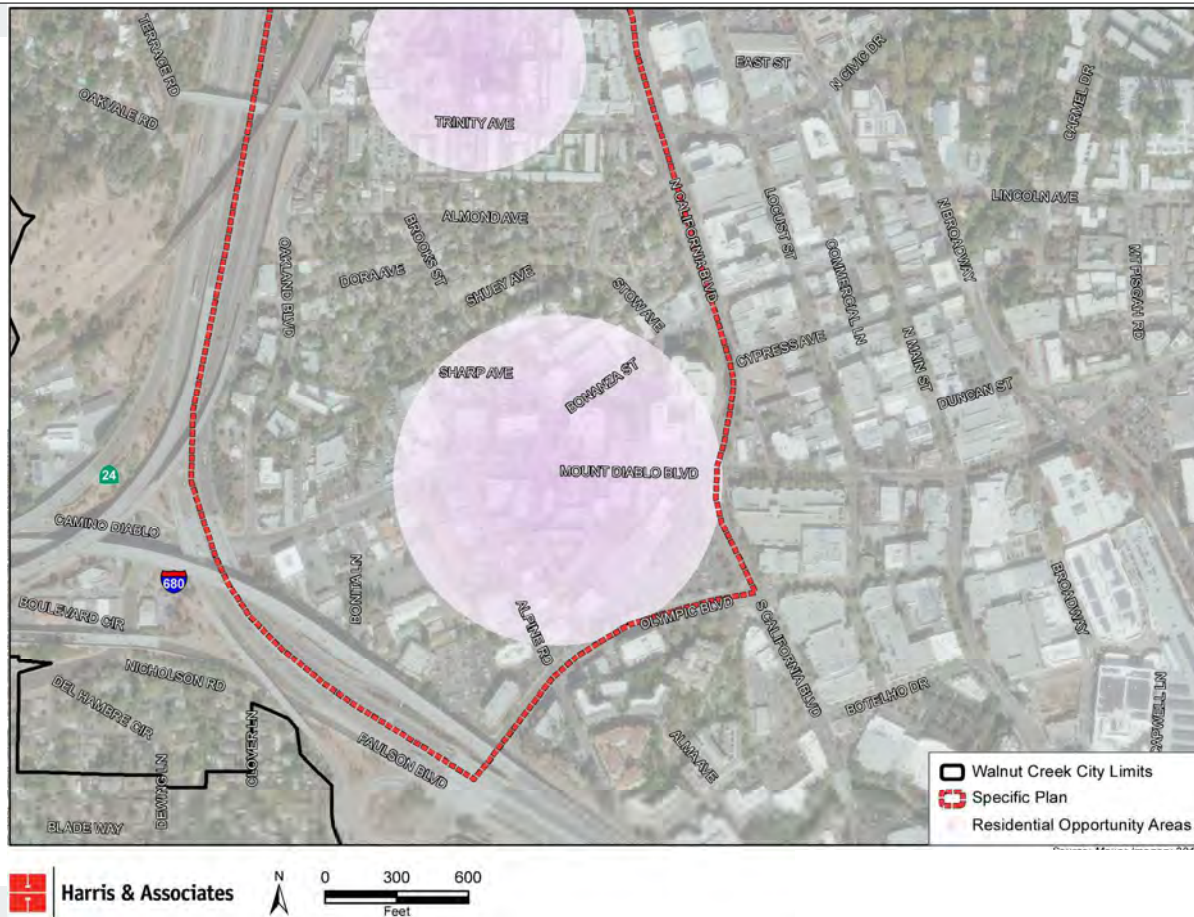


# HOUSING OPPORTUNITY AREAS





# HOUSING OPPORTUNITY AREAS



# HOUSING OPPORTUNITY AREAS

- Which of the areas shown should be prioritized? Or are there other areas of the city where new housing can be developed?

Type your answers in the Q&A.





# HOUSING PLAN



## GOALS, OBJECTIVES, POLICIES AND PROGRAMS

- **Key Legal requirements**

- Programs/actions to address local housing constraints (those that are under the City's control or influence)
- Specific actions to encourage development of housing on identified Sites (Site Inventory)
- Specific actions to address identified fair housing issues (i.e., affordability, environmental factors, discrimination, displacement, etc.)
- Engage community to identify local housing needs and obtain input (to be incorporated into programs/actions)



## HOUSING ELEMENT GOALS

- **New Housing Development**
  - Ensure capacity for new development while preserving natural topography and amenities.
- **Affordable Housing**
  - Give priority, collaborate regionally, and encourage innovation.
- **Special Needs Housing**
  - Housing for all residents.
- **Removal of Government Constraints**
  - Ensure consistency with recent State laws and assist in the application process.



## HOUSING ELEMENT GOALS

- **Housing Preservation**
  - Replacement of existing units and covenant renewal.
- **Fair Housing**
  - Promote fair housing.
- **Energy Conservation and Sustainable Development**
  - Design and approach.
- **Administration and Implementation**
  - Review and public input.





## ONGOING PROPOSED PROGRAMS

- Provide adequate supply of residentially zoned land at sufficient densities.
- Encourage a mix of land uses and residential densities in Downtown.
- Assist in the development of lower income housing.
- Give priority to affordable housing and housing that meets the needs of special needs groups.
- Require replacement of demolished units at equivalent affordability.



## UPDATED PROPOSED PROGRAMS

- Ensure local land use regulations do not present a burden to the development of emergency shelter, transitional housing, and permanent supportive housing for homeless persons.
- Pursue State funding for affordable housing.
- Promote fair housing through the identification of development opportunities.





## NEW PROPOSED PROGRAMS

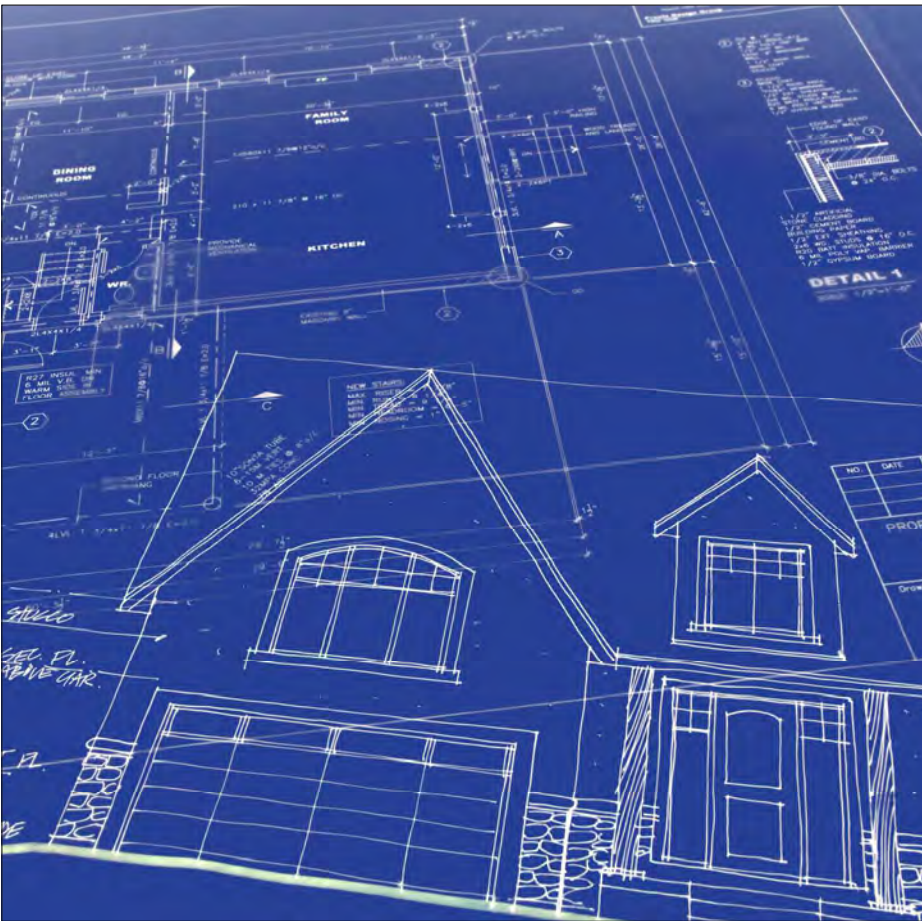
- Update zoning and land use regulations for compliance with recent State laws.



## WHICH FAIR HOUSING-RELATED ISSUES ARE MOST PRESSING IN THE CITY?

- ☐ Discrimination during the sale, leasing, or accommodation process
- ☐ Denial or withholding of housing accommodations
- ☐ Tenant harassment
- ☐ Unfair sale or rental agreement cancellation or termination
- ☐ Housing separation or segregation
- ☐ Other (add comments in the Q&A)





## HOW CAN THE CITY BETTER PROVIDE SAFE, SECURE HOUSING FOR FUTURE GENERATIONS?

- ☐ Make available housing options in all price ranges, especially affordable housing
- ☐ Create opportunities to consider a broad range of housing options (e.g., apartments, condos, single-family)
- ☐ Provide opportunities for multi-generational housing
- ☐ Other (add comments in the Q&A)

## OTHER QUESTIONS?

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Type any additional questions or comments in the Q&A.





# NEXT STEPS

## SURVEYS ARE STILL AVAILABLE

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- Complete Online Housing and Safety Element Surveys
  - Housing Element Survey
    - Survey link be found at [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)
  - Safety Element Survey
    - Survey link be found at [www.walnut-creek.org/SEU](http://www.walnut-creek.org/SEU)





# DRAFT HOUSING & SAFETY ELEMENTS

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- Survey results and workshop input will be incorporated into the Drafts
- Draft documents will be released for public review – Summer 2022
- Public hearings will be held on the Drafts



## MORE INFORMATION & CONTACT US

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- Visit the Housing and Safety Element webpages:
  - Housing Element
    - [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)
  - Safety Element
    - [www.walnut-creek.org/SEU](http://www.walnut-creek.org/SEU)
- Provide input, suggestions & concerns. All ideas are welcome!
  - Email [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)
    - Potential sites for location of new housing
    - Properties interested in redeveloping commercial property with housing
    - Include Contact Information

# THANK YOU!



Andrew Smith  
(925) 943-5899 x2213  
[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Questions? Comments?

Visit [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU) and  
[www.walnut-creek.org/SEU](http://www.walnut-creek.org/SEU)

## **Community Workshop #2 (April 20, 2022)**

### Poll Results Summary

**Poll Report**

**Report Generated:** 4/21/2022 10:16

**Topic:** Webinar ID

**Actual Start Time**

**Housing & 846 6639 6418**

**4/20/2022 17:36**

**Poll Details**

#	Submitted Date/Time	1.Which affordable housing strategy is most important?
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:33	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Other (Add comments in the Q&A)
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Encourage ADUs
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Encourage ADUs
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Subdivide single family lots for more units
1	4/20/2022 18:32	Subdivide single family lots for more units
1	4/20/2022 18:32	Allow housing in commercially zoned areas
#	Submitted Date/Time	1.Which fair housing related issues are most pressing in the City?
2	4/20/2022 19:01	Discrimination during the sale, leasing, or accommodation process.
2	4/20/2022 19:01	Other (Add comments in the Q&A)
2	4/20/2022 19:01	Housing separation or segregation
2	4/20/2022 19:01	Discrimination during the sale, leasing, or accommodation process.
2	4/20/2022 19:01	Tenant harassment
#	Submitted Date/Time	1.Which actions are most effective at reducing risks from hazards?
3	4/20/2022 18:39	Providing neighborhood trainings
3	4/20/2022 18:39	Reducing development near open space
3	4/20/2022 18:39	Reducing development near open space
3	4/20/2022 18:39	Providing emergency supplies to residents
3	4/20/2022 18:39	Providing neighborhood trainings
3	4/20/2022 18:39	Providing neighborhood trainings;Providing emergency supplies to residents
3	4/20/2022 18:39	Providing neighborhood trainings
3	4/20/2022 18:39	Providing neighborhood trainings
3	4/20/2022 18:39	Providing neighborhood trainings
#	Submitted Date/Time	1.Which of the areas shown should be prioritized? Or are there other areas of the city where new housing can be developed? Type your answers in the Q&A.
4	4/20/2022 18:50	Please type answers in the Q&A
4	4/20/2022 18:50	Please type answers in the Q&A
4	4/20/2022 18:50	Please type answers in the Q&A
4	4/20/2022 18:50	Please type answers in the Q&A
4	4/20/2022 18:50	Please type answers in the Q&A

#	Submitted Date/Time	1.Which of the following safety-related hazards are of concern to you?
5	4/20/2022 18:37	Wildfire Related-Impacts;Extreme Weather-Related Impacts
5	4/20/2022 18:37	Climate Change-Related Impacts;Drought-Related Impacts;Wildfire Related-Impacts
5	4/20/2022 18:37	Climate Change-Related Impacts
5	4/20/2022 18:37	Wildfire Related-Impacts
5	4/20/2022 18:37	Drought-Related Impacts
5	4/20/2022 18:37	Drought-Related Impacts;Extreme Heat-Related Impacts;Wildfire Related-Impacts
5	4/20/2022 18:36	Drought-Related Impacts
5	4/20/2022 18:37	Wildfire Related-Impacts
5	4/20/2022 18:37	Drought-Related Impacts;Extreme Heat-Related Impacts;Wildfire Related-Impacts
5	4/20/2022 18:36	Extreme Heat-Related Impacts
5	4/20/2022 18:37	Climate Change-Related Impacts
5	4/20/2022 18:37	Extreme Heat-Related Impacts
#	Submitted Date/Time	1.How can the City better provide sage, secure housing for future generations?
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
6	4/20/2022 19:03	Create opportunities to consider a broad range of housing options (e.g. apartments, condos, single family)
6	4/20/2022 19:03	Create opportunities to consider a broad range of housing options (e.g. apartments, condos, single family)
6	4/20/2022 19:03	Provide opportunities for multi-generational housing
6	4/20/2022 19:03	Create opportunities to consider a broad range of housing options (e.g. apartments, condos, single family)
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
#	Submitted Date/Time	1.The City partners with non-profit organizations to offer fair housing counseling. Have you sought fair housing services? Why or why not? (Add comments in the Q&A)
7	4/20/2022 18:29	No
7	4/20/2022 18:29	No
7	4/20/2022 18:29	No
7	4/20/2022 18:29	No
7	4/20/2022 18:30	No
7	4/20/2022 18:29	No
7	4/20/2022 18:29	No
7	4/20/2022 18:30	No
7	4/20/2022 18:29	No
7	4/20/2022 18:29	Yes
7	4/20/2022 18:29	No
#	Submitted Date/Time	1.How prepared is the City in the event of an emergency?
8	4/20/2022 18:41	Well Prepared
8	4/20/2022 18:41	Very Well Prepared
8	4/20/2022 18:41	Somewhat prepared
8	4/20/2022 18:40	Prepared
8	4/20/2022 18:40	Other (Add comments in the Q&A)
8	4/20/2022 18:41	Prepared

#	Submitted Date/Time	1.Do you think the City is adequately enforcing the building code to ensure owners maintain the condition of their property?
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	No
9	4/20/2022 18:21	No
9	4/20/2022 18:21	Yes
9	4/20/2022 18:20	No
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes

## **Community Workshop #2 (April 20, 2022)**

### Q&A Summary



# Question Report

Report Ge

4/21/2022 10:16

Topic Webinar ID

Actual Start Time

Actual Duration ( # Question

Housing & 846 6639 6418

4/20/2022 17:36

112

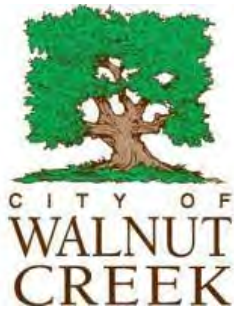
32

## Question Details

#	Question	Answer	Question Time	Answered Time
1	Heloo	[Answered verbally]	4/20/2022 17:46	4/20/2022 17:46
2	What are you doing to increase the participation in the survey? What is the outreach to the Seniors in the City?	[Answered verbally]	4/20/2022 18:24	4/20/2022 18:32
3	Haven't needed fair housing services.	[Answered verbally]	4/20/2022 18:30	
4	Will the report provide a plan to educate the WC residents about Fair Housing purposes and programs?	[Answered verbally]	4/20/2022 18:30	4/20/2022 18:32
5	What is being done to reach renters about these issues? We often don't get city updates on anything.	[Answered verbally]	4/20/2022 18:31	4/20/2022 18:36
6	Have not experienced need for them, but are aware that they exist.	[Answered verbally]	4/20/2022 18:31	
7	Housing affordability: Give density bonus in exchange for more low-income units.	[Answered verbally]	4/20/2022 18:33	
8	I have reached out for fair housing help. it took so long to get back to me that I had moved and could no longer get help.	[Answered verbally]	4/20/2022 18:33	
9	Safety Hazards: Every item listed is related to climate change!	[Answered verbally]	4/20/2022 18:37	
10	All but the first item are a direct result of Climate Change	[Answered verbally]	4/20/2022 18:37	
11	Neighborhood trainings and also general trainings at library, community centers, non-profit agencies	[Answered verbally]	4/20/2022 18:40	
12	Would you be able to rank the answers to these questions rather than just one choice.	Feel free to provide your ranking in the Q&A	4/20/2022 18:40	4/20/2022 18:47
13	Renters may have difficulties adequately preparing for emergencies due to space constraints and landlord policies. For example, storing enough water can be a violation of leases	[Answered verbally]	4/20/2022 18:42	
14	Would you consider rank choices in the answers to the safety questions.	[Answered verbally]	4/20/2022 18:42	
15	When will a draft report be ready for public viewing? At this time, I'm most interested in seeing the review of the last housing element results.	[Answered verbally]	4/20/2022 18:43	
16	more affordable housings	[Answered verbally]	4/20/2022 18:43	
17	Civic Dr.	[Answered verbally]	4/20/2022 18:50	
18	in unincorporated areas within the WC city limits	[Answered verbally]	4/20/2022 18:50	
19	New housing areas: Higher density ought to be consired in the Shadelands area as well as downtown.	[Answered verbally]	4/20/2022 18:50	
20	I believe it's your responsibility to id sites throughout the city	[Answered verbally]	4/20/2022 18:51	4/20/2022 18:56
21	South side of Bonanza St. west of California Blvd.	[Answered verbally]	4/20/2022 18:51	
22	Thank you for these location options, but not clear what land is available for new uses?	[Answered verbally]	4/20/2022 18:51	
23	Does the City have plans to increase support for preservation of housing?	[Answered verbally]	4/20/2022 18:54	
24	Have you identified goals that didn't provide adequate results and consider changing the methods to achieve goals	[Answered verbally]	4/20/2022 18:56	4/20/2022 18:57
25	Are you considering new funding sources to support affordable housing.	[Answered verbally]	4/20/2022 18:57	4/20/2022 18:58
26	What is affordable housing	[Answered verbally]	4/20/2022 19:02	4/20/2022 19:02
27	social housing	[Answered verbally]	4/20/2022 19:03	

28	The safety element addresses preparation to respond to disasters - but does not appear to address reducing the quantity and magnitude of disasters - especially those that global heating is exacerbating. The city needs to take climate action ASAP, working to phase out the use of fossil fuels for transportation and in buildings.	[Answered verbally]	4/20/2022 19:12	
29	Appreciate that Fair Housing is getting increased attention--there is still a long way to go in educating all people about recognizing and responding to it.	[Answered verbally]	4/20/2022 19:13	
30	Thank you for a very informative evening	[Answered verbally]	4/20/2022 19:23	
31	will you send everyone participating receive notice of when the draft is released? summer 2022 is a broad span of time	[Answered verbally]	4/20/2022 19:26	
32	Thank you for the informative and interactive presentation! I will be sure to relay the information back to the Youth Commission.	[Answered verbally]	4/20/2022 19:28	

**Community Workshop #2 (April 20, 2022)**  
Workshop Minutes



City of Walnut Creek  
Housing Element Update

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# MEETING MINUTES

**Name of Meeting:** Walnut Creek: *Together for Housing* – Community Workshop #2  
**Date of Meeting:** April 20, 2022  
**Time:** 6PM PST  
**Location:** Zoom  
**Subject:** General Plan Update – Housing and Safety Elements

**Attendees:**

NAME	COMPANY/AGENCY
Andrew Smith	City of Walnut Creek
Nancy Bragado	Bragado Planning
Hitta Mosesman	Harris & Associates
Dima Galkin	Harris & Associates
Community Participant 1	
Community Participant 2	
Community Participant 3	
Community Participant 4	
Community Participant 5	
Community Participant 6	
Community Participant 7	
Community Participant 8	
Community Participant 9	

**Distribution:** Email  
**Date issued:** April 25, 2022

**Purpose of Meeting:** To discuss Walnut Creek's housing and safety element updates and elicit participants' opinions on those matters.

## Agenda:

- Introductions and Meeting Guidelines
- Background – Housing and Safety Elements
- Community Survey Results
- Preliminary Site Inventory
- Housing Plan
- Next Steps

Throughout the meeting, Hitta Mosesman (Harris & Associates) and Dima Galkin (Harris & Associates) introduced a total of 10 polling questions. Below, each question and their corresponding list of choices are listed. Beside each choice is the percentage of participants that selected it. Occasionally, participants shared comments or posed questions. Each of those are included, as well as the responses of city staff and consultants.

## Polling

- **Polling Question 1:** Do you think that the City is adequately enforcing the building code to ensure that owners maintain the condition of their property?
  - Yes (75%)
  - No (25%)
- **Polling Question 2:** The City partners with nonprofit organizations to offer fair housing counseling. Have you sought fair housing services? Why or why not?
  - **Response:** 10 of 11 respondents have not sought out fair housing services.

## Comments and Questions

- **Community Participant 3:** What is being done to reach renters about these issues? We often don't get city updates on anything.
- **Community Participant 1:** What are you doing to increase the participation in the survey?
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** We sent a mailer out to all residential addresses in the city, whether they be owners or renters. We've also been doing quite a bit of outreach on our social media accounts. We have made use of our emailing lists – we've had a number for a long time that people sign up for. We had two in particular for people who wanted to stay up to date regarding housing and affordable housing – that's about 6,000 subscribers there. We also had fliers available at the city council table downtown.
- **Community Participant 1:** What is the outreach to the Seniors in the City?
  - **Andrew Smith (Senior Planner) Verbal Response:** I'm glad that you asked! We intended to place an ad in the Rossmoor news. Thank you for reminding us to do that.
- **Community Participant 2:** Will the report provide a plan to educate the WC residents about fair housing purposes and programs?
  - **Nancy Bragado (Bragado Consulting) Verbal Response:** This is an important part of the element and so, to kind of set up that section, we have been reaching out to different providers of fair housing and to broaden the outreach to people who need affordable housing services. There will no doubt be some very specific programs that address this issue.
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** When a draft comes out of the Housing Element, we encourage everyone to take a look at it and there will be opportunities to provide



comments directly to city staff. This is actually a requirement of the law. It must be publicly available before it is submitted to the State for review.

- **Community Participant 4:** Have not experienced need for them [non-profit organizations] but are aware that they exist.

#### Polling

- **Polling Question 3:** Which affordable housing strategy is most important?
  - Allow housing in commercially zoned areas (64%)
  - Encourage ADUs (14%)
  - Subdivide single family lots for more units (14%)
  - Other (Add comments in the Q&A.) (7%)

#### Comments and Questions

- **Community Participant 5:** Give density bonus in exchange for more low-income units.

#### Polling

- **Polling Question 4:** Which of the following safety-related hazards are of concern to you?
  - Climate Change-Related Impacts (25%)
  - Drought-Related Impacts (42%)
  - Extreme Heat-Related Impacts (33%)
  - Wildfire-Related Impacts (50%)
  - Extreme Weather-Related Impacts (8%)
  - Other (Add comments in the Q&A) (0%)

#### Comments and Questions

- **Community Participant 5:** Safety Hazards: Every item listed is related to climate change!
- **Community Participant 2:** All but the first item is a direct result of Climate Change

#### Polling

- **Polling Question 5:** Which actions are most effective at reducing risks from hazards?
  - Providing neighborhood trainings (67%)
  - Reducing development near open space (22%)
  - Opening a call-in hotline to report issues (0%)
  - Requiring evacuation drills at community centers and local schools (0%)
  - Building cooling centers (e.g., libraries, recreation centers) (0%)
  - Providing emergency supplies to residents (22%)
  - Other (Add comments in the Q&A) (0%)

#### Comments and Questions

- **Community Participant 4:** Neighborhood trainings and general trainings at library, community centers, non-profit agencies

- **Community Participant 1:** Would you be able to rank the answers to these questions rather than just one choice.
  - **Nancy Bragado (Bragado Consulting) Verbal Response:** Feel free to provide your ranking in the Q&A
- **Anonymous:** Renters may have difficulties adequately preparing for emergencies due to space constraints and landlord policies. For example, storing enough water can be a violation of leases.
- **Community Participant 1:** Would you consider rank choices in the answers to the safety questions.
- **Community Participant 2:** When will a draft report be ready for public viewing? At this time, I'm most interested in seeing the review of the last housing element results.
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** Right now, the draft – so the community outreach process we have undertaken with workshops, we did not want to complete that draft without input from the community. The projection is that it will be available for public view this summer.

### Polling

- **Polling Question 6:** How prepared is the City in the event of an emergency?
  - Very Well Prepared (17%)
  - Well Prepared (17%)
  - Prepared (33%)
  - Somewhat Prepared (17%)
  - Not At All Prepared (0%)
  - Other (Add comments in the Q&A) (17%)
- **Polling Question 7:** How can the City better create equitable, just communities? Type your answers in the Q&A. Some examples may be:
  - To provide more opportunities for residents to give input on City policies
  - To continue protecting residential neighborhoods from exposure to environmental hazards (i.e., pollution)
  - To support more affordable housing choices
  - To provide more information on fair housing laws and resources
    - **Responses:**
      - **Community Participant 7:** More affordable housings (one up vote)
- **Polling Question 8:** Which of the areas shown should be prioritized? Or are there other areas of the city where new housing can be developed? Type your answers in the Q&A.
  - **Responses:**
    - **Community Participant 3:** Civic Dr.
    - **Community Participant 2:** Unincorporates areas within the city limits
    - **Community Participant 5:** New housing areas: Higher density ought to be considered in the Shadelands area as well as downtown.
    - **Community Participant 6:** I believe it's your responsibility to id sites throughout the city
      - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** That is true, we do have to identify parcel by parcel and that will be done. The purpose of our polling, at this meeting, was to identify which areas we should be focusing on.





- **Community Participant 4:** Thank you for these location options, but not clear what land is available for new uses?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** There will be more information provided. There are legal requirements that require us to provide evidence that demonstrate that those sites are available for housing. We wanted to get input from the community prior to completing this section.
- **Community Participant 8:** South side of Bonanza St. west of California Blvd.

### Comments and Questions

- **Community Participant 6:** Does the City have plans to increase support for preservation of housing?
  - **Hitta Mosesman (Harris & Associates):** One of the require sections of the HE is to identify any units that are at risk of turning over into market rate units.
- **Community Participant 6:** Have you identified goals that didn't provide adequate results and consider changing the methods to achieve goals?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** There are legal requirements that address many of your comments, questions, and concerns. As to whether those goals were successful in the last housing element cycle, that is a requirement of the law that it has to be analyzed. Specifically, we need to identify what was developed and what percentage of those units were allocated to different income levels.
- **Community Participant 6:** Are you considering new funding sources to support affordable housing?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The law requires that we analyze those resources available for the development of affordable housing. Affordable housing costs more than the revenues that are derived from it. As a result, a public subsidy is required to fill the gap between the cost and revenues. Those subsidies typically come from the state and federal funding sources.
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** We are always on the lookout for additional funding opportunities. Often times as the city, where we are most helpful, is assisting in the affordable housing developers getting funding from the state, regional, and federal level.

### Polling

- **Polling Question 9: Which fair housing related issues are most pressing in the city?**
  - Discrimination during the sale, leasing, or accommodation process (40%)
  - Denial or withholding of housing accommodations (0%)
  - Tenant harassment (20%)
  - Unfair sale or rental agreement cancelation or termination (0%)
  - Housing separation or segregation (20%)
  - Other (Add comments in the Q&A) (20%)

### Comments and Questions

- **Community Participant 1:** What is affordable housing?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** It is basically housing that is affordable to those that make, generally, average incomes or below average incomes for the county area.

There is a general rule that people should spend no more than 30-35% on their gross housing cost. Affordable housing is for those that are spending more than 30-35% of their income housing.

### **Polling**

- **Polling Question 10:** How can the City better provide safe, secure housing for future generations?
  - Make available housing options in all price ranges, especially affordable housing (56%)
  - Create opportunities to consider a broad range of housing options (e.g., apartments, condos, single-family) (33%)
  - Provide opportunities for multi-generational housing (11%)
  - Other (Add comments in the Q&A) (0%)

### **Comments and Questions**

- **Community Participant 6:** Social housing
- **Community Participant 5:** The safety element addresses preparation to respond to disasters - but does not appear to address reducing the quantity and magnitude of disasters - especially those that global heating is exacerbating. The city needs to take climate action ASAP, working to phase out the use of fossil fuels for transportation and in buildings.
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** We are updating our sustainability action plan and we are addressing those specific issues that you mentioned. This is, however, separate from the safety element.
- **Community Participant 4:** Appreciate that Fair Housing is getting increased attention--there is still a long way to go in educating all people about recognizing and responding to it.
- **Community Participant 1:** Thank you for a very informative evening.

### **Closing Remarks**

Meeting adjourned at 7:40PM

These meeting minutes are the understandings of the preparer, Nathan Romine. If there are any discrepancies, please notify the preparer within 2 weeks.

**Community Workshop #2 (April 20, 2022)**  
Archived Meeting Items

## 2021–2029 Housing Element

### Appendix A. Community Engagement

#### Video Link (City Website):

**Other Meetings and Events**

2022

2021

2020

2019

2018

2017

2016

2015

2014

2013

2012

2011

2010

2009

Name	Date	Duration	
Housing and Safety Element: Second Community Workshop April 2022	May 3, 2022	01h 26m	<a href="#">View Video</a>
Housing Element Update - First Workshop	Mar 21, 2022	00h 52m	<a href="#">View Video</a>

<https://www.walnut-creek.org/government/public-meeting-agendas-and-videos>

#### Meeting Video (City Website):

 **City of WALNUT CREEK**



# Walnut Creek

*Together for Housing*

**GENERAL PLAN UPDATE**  
**Housing & Safety Elements**  
Community Workshop #2  
April 20, 2022

00:02 / 1:26:07

Housing and Safety Element: Second Community Workshop April 2022

[https://walnutcreek.granicus.com/player/clip/4484?view\\_id=12&redirect=true](https://walnutcreek.granicus.com/player/clip/4484?view_id=12&redirect=true)

## **C4 AFFORDABLE HOUSING DEVELOPER PANEL (APRIL 20, 2022)**

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- Summary
- Meeting Minutes

**C4 Affordable Housing Developer Panel**  
**(April 20, 2022)**  
Summary

## **C4 AFFORDABLE HOUSING DEVELOPER PANEL SUMMARY**

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The Contra Costa County Collaborative (C4 Collaborative) held a panel discussion with affordable housing developers on April 20, 2022. The panelists discussed the challenges of building affordable housing, and identified incentives, solutions, and project characteristics most conducive to realizing affordable housing including finding local funding, land acquisition, form-based codes, community opposition, the strict sequence of events that must be followed to secure tax credit funding, permit processing timelines, and labor shortages, among others. The developers reported that SB 35 permit streamlining, and overall permit streamlining is very important to successful outcomes and cited the City of Sacramento’s process as exemplary. Panelists indicated that commercial and institutional sites present challenges but are more feasible if cities have supportive general plan designations and zoning in place. The best incentives that cities can offer were identified as: reduced requirements for public facilities, reduced parking requirements (and no required parking structures), and prioritized permit streamlining by all relevant departments. Those present indicated a preference for project sizes of 70-100 units, or 120-140 units to make beneficial use of density bonuses, appeal to investors, and avoid the need for construction elevators.

Requirements specifically identified as constraints include: private (balconies) open space, storage units, and extra programs such as TDM plans. Community acceptance of affordable housing is still a problem but partnering and support from city staff and elected officials is very helpful. Overall, developers requested flexibility in project design and amenities. It was also noted that the operations and management of affordable housing projects is also challenging at this time due to a lack of qualified property managers and other labor shortages.



**C4 Affordable Housing Developer Panel**  
**(April 20, 2022)**  
Meeting Minutes



## C4 Panel Discussion with Affordable Housing Developers

April 20, 2022

1:00m – 2:30pm PST

Location: Via [Zoom](#)

*24 Participants*

Summary notes from the C4 Panel Discussion

Please see Zoom recording for full presentation

### Welcome and Panelists Introduction

- Laura Stetson, MIG, Moderator
- Joan Chaplick, MIG, Facilitator
- Panelists:
  - Elizabeth Kuwada, Mercy Housing
  - Dixie Baus, Eden Housing
  - Sarah Walker, National Community Renaissance
  - Parker Evans, Mutual Housing

### 1. What is affordable housing and how does it get financed?

- Income restricted housing, 60% area median income (AMI) level and below, depends on the income level set per county. Finances are versatile, often financed with tax credit and tax-exempt bonds, not only taxes from the federal government grants. Funding depends on each cycle, depending on approval is when the housing built
- How can we provide the local community members that are serving our community with affordable housing?

### 2. Challenges with affordable housing- every step of development process has challenges

- Finding local funding to leverage
- Land acquisition
- Form based codes vs Traditional zoning – form-based codes require more concessions than traditional zoning
- Community opposition
- Sequence of events that must happen, competitive
- Market rate vs affordable – market rate can do things in parallel, affordable housing has a strict sequence of events
- Tax credits are very competitive, only offered twice a year (rigid sequencing)
- Supply and demand
- Shortage of labor in the state and region – especially in Northern California
- Money isn't the only solution or only problem – increased state funding has led to more capital than purchasers.
- Scope of the competition has changed

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- Entitlements: getting a project the entitled quickly allows for project to be financed/competed sooner. Density bonus and SB 35 very helpful where cities have embraced.
3. What is it like partnering with cities who offer SB35 projects, streamline processes? Can save years. Some cities (Oakland and San Francisco) have good processes in place. City of Sacramento's streamlined process is even better than SB 35 process. Full entitlement in 90 days. Good coordination with multiple departments. City of Sacramento gold standard – no PC, no design review. They have design guidelines set up with a checklist of the objective standards.
  4. Commercial Districts/Institutional sites, land costs provide a challenge. Is it the next place to go?
    - downside to purchasing commercial property: holding costs. Takes time to get financing.
    - Small/mid sized developers don't have resources to chase commercial properties.
    - Sparingly going for church sites and adaptive reuse. Can be complicated to go from commercial to residential. Could be structural challenges and high dollar retrofits. Church sites look vast and easy but are not. High risk. Changing land use designation and zoning changes are time consuming. Also, lots of conversations with congregations. Can be frustrating. New zoning would help.
    - Adaptive reuse can be more expensive than tear down and build
  5. Best incentives that cities can offer to facilitate affordable housing (besides cash). What can cities can do?
    - Ex. Are TDM plans really needed?
    - Don't require them to build parking structures.
    - Lots of public facilities add cost – parks etc.
    - Prioritize for streamlining by Planning, Buildings and Public Works departments.
  6. Density bonuses. Best density varies based on cities and location. Too big or too small can be difficult
    - Project size of 70 – 100-unit range, 120-140 units good for investors and securing tax credits
      - Ideal acreage? 30-35 du/acre. 3 story walk up with surface parking ideal
      - 4 -6 stories wood frame good too
      - avoid construction elevator (over 65 feet)
    - Depends on units not on density
    - Financing and operating costs need to be considered, need 100+ units to cover cost of some services

7. Infill housing more expensive than greenfield housing? Tax credits need access to grocery stores, etc. Example of housing elements that provide a map of best tax credit locations.
8. Requirements that are constraints
  - Restrictive height limits are difficult to overcome
  - Design character can more easily be addressed
  - Requirements for mixed use hurts them a lot – they have higher costs, are a huge hurdle for tax credit applications. There is no public funding to support mixed use.
  - Mixed-use option some cities allow is to put leasing office and other active uses on ground floor instead of retail.
  - Open space and balconies are expensive, will go for waivers
  - Typically ask for waivers for: height, private outdoor space (balconies), storage units, parking count.
9. Community acceptance of affordable housing
  - Partnering and support from city staff is helpful
  - Still seeing community opposition to housing, but elected officials have used political will to help developers build housing
10. Operations are a challenge at this time due to the pandemic
  - Short-staffed property managers, etc.
  - Streamline the data that is required
11. Resident amenities, what kind of affordable housing amenities are available on sites?
  - Community room
  - Play space or outdoor space
  - Flexibility is key, don't layer on requirements
12. Question from the chat: Any suggestions for how we can we meet the State requirement to geographically distribute our lower income sites (AFFH) when so many sites won't ever qualify for tax credits?
  - TCAC opportunity map: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>
  - Long-standing debate on providing housing in high opportunity areas v. neighborhoods that need new housing and investment. State of CA decision is AFFH - which discourages investment in challenging neighborhoods in need, instead building the housing in high opportunity neighborhoods. Has required a shift in how many affordable housing developers have done business. Could end up creating greater inequities
  - For HE sites inventory suggest providing some housing element sites in areas of need, as well as high opportunity areas. Some lower opportunity sites have areas with the best transit access and other reasons to support new housing.

13. Cost of construction for C3 requirements for stormwater, new regulations
  - The stormwater regulations are a challenge
  - Work with the city to come up with a solution to get projects built
  - So many unhidden costs go into housing construction
14. Examples of how city's have helped streamline affordable housing
  - Sacramento has a 0 set up fee for affordable housing (policy!)
  - When it comes to the closing time of 180 days, city staff need to prioritize affordable housing developers and be aware of the timeline so that all stakeholders signing off on the plan can move quickly

***See recording for full presentation and Q&A***

***Other notes from Q&A:***

- Affordable housing developers do 100% affordable housing projects.

From the chat:

Amalia's colleague just opened an RFP for surplus Successor Agency land in unincorporated CCC (N Richmond, Bay Point, and Rodeo); please check it out.  
<https://www.contracosta.ca.gov/CivicAlerts.aspx?AID=2991>

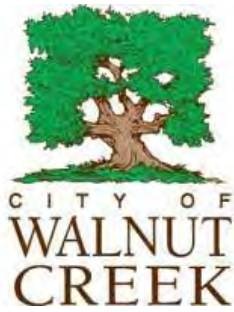
## **WALNUT CREEK HOMELESSNESS TASK FORCE MEETING (MAY 4, 2022)**

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- Meeting Minutes



**Walnut Creek Homelessness Task Force Meeting**  
**(May 4, 2022)**  
Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# MEETING MINUTES

**Name of Meeting:** Walnut Creek: Homelessness Task Force Meeting  
**Date of Meeting:** May 4, 2022  
**Time:** 2PM PST  
**Location:** Zoom  
**Subject:** Housing Element Update

**Distribution:** Email  
**Date issued:** May 4, 2022

**Purpose of Meeting:** To join the Walnut Creek Homelessness Task Force meeting and share an update on the Walnut Creek Housing Element Update..

Hitta Mosesman (Harris & Associates) attended the Homelessness Task Force meeting to share information about the Walnut Creek Housing Element Update, answered questions from participants, and invited them to become a part of the process.

## Comments and Questions

- **Taskforce Member 1:** What is the City going to do about the needs identified in the survey?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The input will be synthesized with the data analysis required and the Housing Element will contain a chapter called the Housing Plan that will have specific goals, objectives, programs and actions. The draft Housing Element will be available for public review for 30 days before submittal to HCD.
- **Taskforce Member 2:** Will unhoused residents be invited to join stakeholder meetings? Please extend an invitation to Donna Columbo. It would be good to hold a lunchtime meeting at the Trinity Center to collect input.
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** We will make sure to reach out to the Trinity Center and invite them to the stakeholder meetings.
- **Taskforce Member 3:** Please add Nancy's email address in the chat.

## **COMMUNITY ADVOCATE & AFFORDABLE HOUSING PROPERTY STRATEGY SESSION (MAY 25, 2022)**

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- Invitations
- Meeting Agenda
- Meeting Minutes

**Community Advocate & Affordable Housing  
Property Strategy Session  
(May 25, 2022)**  
Invitations

## Irlanda Martinez

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**From:** Irlanda Martinez  
**Sent:** Thursday, May 19, 2022 11:16 AM  
**To:** [REDACTED]  
**Cc:** Hitta Mosesman; Dima Galkin; Nancy Bragado; Andrew M Smith  
**Subject:** Walnut Creek Housing Element - Community Organization Input

Good morning,

I am contacting you on behalf of the City of Walnut Creek. The City is currently working on their Housing Element Update and believe that input from community organizations in the region is critical to developing goals, policies, and programs to provide expanded affordable housing. We would really appreciate an hour of your time to get some input on things the City can do to encourage and facilitate affordable housing.

Due to the pandemic, we are proposing a Zoom call. Please let us know (No later than 5/24/2022) if you would be available during the week by using our doodle poll at the below link:

<https://doodle.com/meeting/participate/id/bDkDXW6a>

This meeting would give you the opportunity to share your ideas on the barriers and possible incentives for building affordable housing.

We appreciate your time on this and hope we can help foster collaboration between the City of Walnut Creek and local community organizations to help address the City's affordable housing needs.

Thank you,

**Irlanda Martinez (She/They)**  
**Project Manager**



**Harris & Associates**

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c: (714) 920-5415  
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## Irlanda Martinez

---

**From:** Irlanda Martinez  
**Sent:** Wednesday, May 18, 2022 5:24 PM  
**To:** [REDACTED]  
**Cc:** Hitta Mosesman; Dima Galkin; Nancy Bragado; Andrew M Smith  
**Subject:** RE: Walnut Creek Housing Element - Community Organization Input

Hi Leslie,

I wanted to follow up with you once more. The City would really like to have you join our Housing Element conversation, as we feel the Trinity Center can provide important information to help us create better housing solutions for the community. We hope that you can make it – If you would like to, please provide your availability either through email or using the below link:

<https://doodle.com/meeting/participate/id/bDkDXW6a>

Thank you and have a great evening!

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Monday, May 16, 2022 2:33 PM

[REDACTED]

**Cc:** Hitta Mosesman <Hitta.Mosesman@weareharris.com>; Dima Galkin <Dima.Galkin@weareharris.com>; 'Nancy Bragado' <nb@bragadopanning.com>; 'Andrew M Smith' <amsmith@walnut-creek.org>  
**Subject:** RE: Walnut Creek Housing Element - Community Organization Input

Good afternoon,

Hope everyone had a restful weekend. I am following up on the below email – If you could please provide your availability using the link provided, we would really appreciate it. Your input is important to the City and will help shape the City's Housing Element goals, policies, and programs.

Please let us know if you have any questions.

Regards,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Tuesday, May 10, 2022 4:47 PM

[REDACTED]

**Cc:** Hitta Mosesman <[Hitta.Mosesman@weareharris.com](mailto:Hitta.Mosesman@weareharris.com)>; Dima Galkin <[Dima.Galkin@weareharris.com](mailto:Dima.Galkin@weareharris.com)>; Nancy

Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>; Andrew M Smith <[amsmith@walnut-creek.org](mailto:amsmith@walnut-creek.org)>

**Subject:** Walnut Creek Housing Element - Community Organization Input

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Due to the pandemic, we are proposing a Zoom call. Please let us know (No later than 5/16/2022) if you would be available during the next two weeks by using our doodle poll at the below link:

<https://doodle.com/meeting/participate/id/bDkDXW6a>

This meeting would give you the opportunity to share your ideas on the barriers and possible incentives for building affordable housing.

We appreciate your time on this and hope we can help foster collaboration between the City of Walnut Creek and local community organizations to help address the City's affordable housing needs.

Thank you,

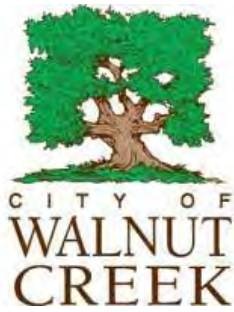
**Irlanda Martinez (She/They)**  
**Project Manager**



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**Community Advocate & Affordable Housing  
Property Strategy Session  
(May 25, 2022)  
Meeting Agenda**



## City of Walnut Creek Housing Element Update

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# AGENDA

**Name of Meeting:** Community Advocates and Affordable Housing Groups Stakeholder Meeting  
**Date of Meeting:** May 25, 2022  
**Time:** 3 – 4 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 24, 2022

**Purpose of Meeting:** Obtain Input from Community Advocates and Affordable Housing Groups on City's Regional Housing Needs Allocation (RHNA)

### 6th Cycle Housing Element Update – Overview (Harris & Associates)

#### Solutions to Meet RHNA (All)

- a. In your experience, what is the biggest housing need in Walnut Creek?
- b. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
- c. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- d. Do you work with or know of a church that might be interested in developing housing (per recently passed SB 1851)?
- e. What other available state programs or legislation could Walnut Creek focus on in terms of developing affordable housing?
- f. Are you aware of any programs or incentives to build around major transportation areas such as BART stops?

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)

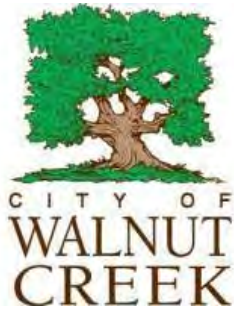


**Attachment 1**

**Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
Extremely Low / Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (120% AMI or above, which is considered market rate)	2,304
<b>TOTAL</b>	<b>5,805</b>

**Community Advocate & Affordable Housing  
Property Strategy Session  
(May 25, 2022)  
Meeting Minutes**



City of Walnut Creek  
Housing Element Update

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# MINUTES

**Name of Meeting:** Community Advocates and Affordable Housing Groups Stakeholder Meeting  
**Date of Meeting:** May 25, 2022  
**Time:** 3 – 4 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 26, 2022

**Attendees:**

1. Hitta Mosesman, Harris & Associates
2. Irlanda Martinez, Harris & Associates
3. Nancy Bragado, Bragado Planning (on behalf of the City of Walnut Creek)
4. Participant 1
5. Participant 2
6. Participant 3
7. Participant 4
8. Participant 5
9. Participant 6
10. Participant 7

**Purpose of Meeting:** Obtain Input from Community Advocates and Affordable Housing Groups on City's Regional Housing Needs Allocation (RHNA)

**Introductions of Attendees (Irlanda Martinez)**

**Focus Group Discussion Exploring Housing Solutions in Walnut Creek. The questions and participants responses were as follows:**

1. In your experience, what is the biggest housing need in Walnut Creek?
  - a. More affordable units (with emphasis on deeply affordable)
  - b. For seniors and people with families

- i. Affordable housing managers receive calls very frequently for these types of units - not affordable.
      - ii. HUD identifies seniors as most rapidly growing homeless population.
      - iii. Historically senior (market) housing appears to avoid NIMBYism.
    - c. Workforce housing
    - d. Local government needs to approve more housing to increase supply to ease price increases.
    - e. Children of Walnut Creek residents cannot afford to live in Walnut Creek.
      - i. What about first time homebuyers' program for those who went to high school in Walnut Creek?
        - 1. Pleasanton has a first time homebuyer program, provide education at least regarding credit and how important it is.
        - 2. Harris will send link to attendees with first time homebuyer program info on City's website.
- 2. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?**
- a. Any way to increase project-based vouchers, big subsidy that last a long time.
  - b. Finding funding important.
- 3. What are Fair Housing issues that you associate with Walnut Creek?**
- a. Do not have first-hand experience of fair housing issues in Walnut Creek.
  - b. One organizer shared one experience in Contra Costa County, but not Walnut Creek: On a call yesterday, a person of color stated that when called about an apartment, everything seemed fine but when she showed up in person, she was denied the apartment.
  - c. During East Bay Housing Org. meetings there has been a focus on the importance of AFFH rules. The State is also emphasizing the AFFH in this Cycle's Housing Element Update.
  - d. Harris explained that AFFH must be done at same time as the Housing Element and gave detail on the data presented in AFFH.
  - e. There is a great need for mental health services. How that affects housing should be considered.
- 4. Do you work with or know of a church that might be interested in developing housing (per recently passed AB 1851)?**
- a. Multi-Faith Action Coalition & Hope Solutions working together to put housing on their property.
  - b. Grace Presbyterian Church plans to put 8 tiny homes in parking lot.
  - c. Clayton Valley Pres. Church (not sure if in WC) is considering it.
  - d. Trinity Center developing Trinity Commons (workforce housing).
  - e. St. Paul's/RCD project on church land.
  - f. Orinda Community Church is looking at providing more senior housing.
- 5. How can the City help develop affordable housing on church properties?**
- a. Zoning requirements (Clayton Valley) and other congregations.
    - i. Overlay zone for expedited approval.
  - b. In house City staff expertise to provide guidance and information - Keep trying to get this.
  - c. Walnut Creek submitted a breakthrough grant for this but did not receive an award.
  - d. LISK should be opportunities next year. Expanding into Contra Costa County
- 6. Funding non-profits is challenging. How can the City help non-profits secure more funding? Are there any organizations in Walnut Creek that help preserve affordability if units are converting to market rate?**





- a. Shelter Inc. receives \$5,000 per year from Walnut Creek in grant funding. However, administration costs are up to \$3,000 per year in staff time.
  - i. Increased funding from City would provide more impact.
- b. Pleasant Hill is preserving naturally occurring workforce housing.
  - i. City made loan and approved regulatory agreement helped preserve and property qualify for welfare tax exemption.
- c. Nonprofit affordable housing developers in East Bay area do acquire projects at risk for turning to market rate.
- d. Habitat for Humanity does a lot of housing rehabilitation.

**7. Can the City help people find where affordable units are?**

- a. A referral service would be helpful.
  - i. Affordable housing properties have lots of people apply but not qualifying. 250 applicants at Oaks Apartments since February.
  - ii. Minimum income to qualify for their property is \$53,000 and lots of people not qualify.
- b. Ivy Hill Apartments also has a hard time qualifying people because HUD program has changed.
  - i. If City can have info on City's website about affordable units available or check waitlists, it would be helpful. Waitlists are very long.

**8. Closing Comments**

- a. Equity is important. Would like to see a commitment to Equity and Housing Justice that goes beyond the minimum requirements of the AFFH.
  - a. City can do this by making sure affordable sites are scattered throughout the City and close to services. In AFFH, the programs and policies should be specifically tied to those issues.

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)

**Attachment 1**

**Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
Extremely Low / Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (120% AMI or above, which is considered market rate)	2,304
<b>TOTAL</b>	<b>5,805</b>

## **MARKET RATE DEVELOPER STRATEGY SESSION (MAY 25, 2022)**

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- Invitations
- Meeting Agenda
- Meeting Minutes

**Market Rate Developer Strategy Session  
(May 25, 2022)**  
Invitations

## Irlanda Martinez

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**From:** Irlanda Martinez  
**Sent:** Wednesday, May 18, 2022 5:30 PM  
**To:** [REDACTED]  
**Cc:** Andrew M Smith; Nancy Bragado; Hitta Mosesman; Dima Galkin  
**Subject:** RE: Walnut Creek Housing Element - Market Rate Developer Input

Hi everyone,

I wanted to follow up one last time in case anyone wants to join the City in a conversation about the City's Housing Element Update and its housing goals, policies, and programs to provide expanded housing.

If you would like to attend, please provide your availability using the below link:

<https://doodle.com/meeting/participate/id/e1wl2nVb>

Have a great evening,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Monday, May 16, 2022 2:22 PM

[REDACTED]

**Cc:** 'Andrew M Smith' <amsmith@walnut-creek.org>; 'Nancy Bragado' <nb@bragadoplanning.com>; Hitta Mosesman <Hitta.Mosesman@weareharris.com>; Dima Galkin <Dima.Galkin@weareharris.com>  
**Subject:** RE: Walnut Creek Housing Element - Market Rate Developer Input

Good afternoon,

Hope everyone had a restful weekend. I am following up on the below email – If you could please provide your availability using the link provided, we would really appreciate it. Your input is important to the City and will help shape the City's Housing Element goals, policies, and programs.

Please let us know if you have any questions.

Regards,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez

**Sent:** Wednesday, May 11, 2022 7:01 PM

**Cc:** Andrew M Smith <[amsmith@walnut-creek.org](mailto:amsmith@walnut-creek.org)>; Nancy Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>; Hitta Mosesman <[Hitta.Mosesman@weareharris.com](mailto:Hitta.Mosesman@weareharris.com)>; Dima Galkin <[Dima.Galkin@weareharris.com](mailto:Dima.Galkin@weareharris.com)>

**Subject:** Walnut Creek Housing Element - Market Rate Developer Input

Good afternoon,

I am contacting you on behalf of the City of Walnut Creek. The City is currently working on their Housing Element Update and believe that input from developers in the region is critical to developing goals, policies, and programs to provide expanded housing. We would really appreciate an hour of your time to get some input on things the City can do to encourage and facilitate housing development.

Due to the pandemic, we are proposing a Zoom call. Please let us know (No later than 5/16/2022) if you would be available during the next two weeks by using our doodle poll at the below link:

<https://doodle.com/meeting/participate/id/e1wl2nVb>

This meeting would give you the opportunity to share your ideas on the barriers and possible incentives for building housing.

We appreciate your time on this and hope we can help foster collaboration between the City of Walnut Creek and local developers to help address the City's housing needs.

Thank you,

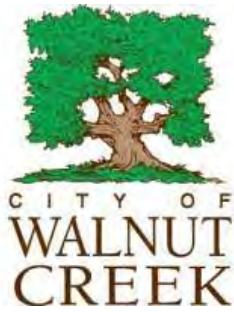
**Irlanda Martinez (She/They)**  
**Project Manager**



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**Market Rate Developer Strategy Session**  
**(May 25, 2022)**  
Meeting Agenda





## City of Walnut Creek Housing Element Update

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# AGENDA

**Name of Meeting:** Market Rate Housing Developers Stakeholder Meeting  
**Date of Meeting:** May 25, 2022  
**Time:** 1 – 2 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 24, 2022

**Purpose of Meeting:** Obtain Input from Market Rate Housing Developers on City's Regional Housing Needs Allocation (RHNA)

### 6th Cycle Housing Element Update – Overview (Harris & Associates)

#### Solutions to Meet RHNA (All)

- a. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?
- b. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?
- c. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
- d. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?
- e. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

- f. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?
- g. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- h. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)

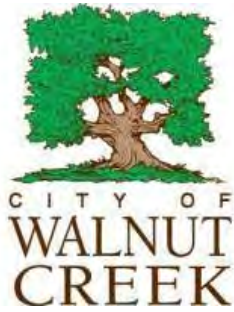


**Attachment 1**

**Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

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**Market Rate Developer Strategy Session**  
**(May 25, 2022)**  
Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# MINUTES

**Name of Meeting:** Market Rate Housing Developers Stakeholder Meeting  
**Date of Meeting:** May 25, 2022  
**Time:** 1 – 2 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 226, 2022

**Attendees:**

1. Hitta Mosesman, Harris & Associates
2. Irlanda Martinez, Harris & Associates
3. Andrew Smith, City of Walnut Creek
4. Nancy Bragado, Bragado Planning (on behalf of the City of Walnut Creek)
5. Participant 1
6. Participant 2
7. Participant 3
8. Participant 4

**Purpose of Meeting:** Obtain Input from Market Rate Housing Developers on City's Regional Housing Needs Allocation (RHNA)

**Introductions of Attendees (Hitta Mosesman)**

**Focus Group Discussion Exploring Housing Solutions in Walnut Creek. The questions and participants responses were as follows:**

1. **What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?**
  - a. City departments (especially the Engineering Division) can make big deals of small things, extending the approval process significantly.
    - i. Developers will get about 50 comments on plan checks.

- ii. Engineering Division does not pay attention to streamlining. City needs to train employees to be aware of such laws.
  - iii. Knows small developers who refuse to develop in Walnut Creek because it is too costly to get through the engineering process.
- b. There seems to be a disconnect between the City Council and City staff when it comes to development. The City Council asks for many concessions.
  - i. Ever since the Housing Accountability Act (HAA) and the Density Bonus Act were implemented, there seems to be tension.
- c. Design Review Commission (DRC) hinders the process and slows things down.
  - i. Even with objective design standards, the DRC still looks at the project and slows things down.
- d. Development fees are extremely high (particularly City impact fees)
  - i. End up spending ~\$535,000 per unit.
  - ii. Public art fee, tree removal fee, etc.

**2. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?**

- a. It would be helpful if the City provided a list of properties they own that are available for development.
  - iii. City informed developers they do not have surplus properties and have already sold them.
- b. Does the City have funds available for housing development?
  - i. City informed developers they have a limited amount. Applications are on a first come first serve basis.
    - 1. It also seems like in-lieu fees are decreasing with the density bonus benefit because they are opting to build affordable housing in exchange for density bonus, rather than pay the in-lieu fee.
- c. Certainty helps – Need to know development will be allowed for certain.
  - i. Especially because there could be tenants to relocate and a business that could be making some profit.
- d. Looking for underutilized/vacant land – something that is not generating enough revenue.
- e. Friendly condemnations (See note 3c) could help commercial sites with large parking lots when the “big box guys” make it difficult for housing developers.

**3. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?**

- a. City of Sacramento has adopted a zero impact fee for affordable housing development.
- b. City of Seattle has great programs that facilitate and expedite development
- c. City of San Francisco did a “friendly condemnation” on a property owned by a family for a long time. The condemnation allowed them to trade a property they weren’t using for a different one, giving the City land they could use for development.
  - i. Used as an economic development tactic.

**4. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?**

- a. Streamlining is very important – City needs to make the process move along much more quickly.
  - i. Years ago, the City of Dublin would process thousands of units per year.



- ii. City would organize staff into teams (engineering, fire, traffic, etc.) with a planner heading the team. Project would get assigned to the team and within a week, the developer would have a standing meeting.
    - iii. The whole team would review the project before this meeting and give comments.
  - b. Capacity building – City needs to train all its staff in HAA and Density Bonus because developers spend a lot of time catching everyone up.
  - c. City should look at all of their land and see where they can do conversion to residential.
  - d. Specific plans with an EIR help mitigate CEQA expenses.
    - i. Walnut Creek is better than other cities about this.
- 5. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?**
- a. Looking to build small lot clusters with single family ownership units.
    - i. This will depend on the Density Bonus conversation they have with the City and how much of it they can get.
  - b. Would like to build in sites away from the Downtown area.
  - c. Would like to develop in underutilized commercial buildings.
- 6. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?**
- a. Increasing Density Bonus allowances beyond what is allowed by the State.
    - i. Density Bonuses provide developers with a lot of flexibility.
    - ii. Helps developers who operate in the lower-density world.
  - b. Joint Powers Agreements help as well.
  - c. Unlock financing for affordable development.
- 7. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?**
- a. Some interest, but given that many churches are historic, building in churches comes with its own set of challenges.

*Attachment:*

- 1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)



**Attachment 1****Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

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## **AFFORDABLE HOUSING DEVELOPER STRATEGY SESSION (MAY 26, 2022)**

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- Invitations
- Meeting Agenda
- Meeting Minutes

**Affordable Housing Developer Strategy Session  
(May 26, 2022)**  
Invitations

## Irlanda Martinez

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**From:** Irlanda Martinez  
**Sent:** Wednesday, May 18, 2022 5:31 PM  
**To:** [REDACTED]  
**Cc:** Hitta Mosesman; Dima Galkin; Nancy Bragado; Andrew M Smith  
**Subject:** RE: Walnut Creek Housing Element - Affordable Housing Developer Input

Hi everyone,

I wanted to follow up one last time in case anyone wants to join the City in a conversation about the City's Housing Element Update and its housing goals, policies, and programs to provide expanded housing.

If you would like to attend, please provide your availability using the below link:

<https://doodle.com/meeting/participate/id/aKrNg58e>

Have a great evening,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Monday, May 16, 2022 2:15 PM

[REDACTED]  
**Cc:** Hitta Mosesman <Hitta.Mosesman@weareharris.com>; Dima Galkin <Dima.Galkin@weareharris.com>; 'Nancy Bragado' <nb@bragadoplanning.com>; 'Andrew M Smith' <amsmith@walnut-creek.org>  
**Subject:** RE: Walnut Creek Housing Element - Affordable Housing Developer Input

Good afternoon,

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Please let us know if you have any questions.

Regards,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Tuesday, May 10, 2022 4:40 PM

[REDACTED]  
**Cc:** Hitta Mosesman <[Hitta.Mosesman@weareharris.com](mailto:Hitta.Mosesman@weareharris.com)>; Dima Galkin <[Dima.Galkin@weareharris.com](mailto:Dima.Galkin@weareharris.com)>; Nancy Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>; Andrew M Smith <[amsmith@walnut-creek.org](mailto:amsmith@walnut-creek.org)>  
**Subject:** Walnut Creek Housing Element - Affordable Housing Developer Input

Good afternoon,

I am contacting you on behalf of the City of Walnut Creek. The City is currently working on their Housing Element Update and believe that input from affordable housing developers in the region is critical to developing goals, policies, and programs to provide expanded affordable housing. We would really appreciate an hour of your time to get some input on things the City can do to encourage and facilitate affordable housing.

Due to the pandemic, we are proposing a Zoom call. Please let us know if you would be available during the next two weeks by using our doodle poll at the below link:

<https://doodle.com/meeting/participate/id/aKrNg58e>

This meeting would give you the opportunity to share your ideas on the barriers and possible incentives for building affordable housing.

We appreciate your time on this and hope we can help foster collaboration between the City of Walnut Creek and the development community to help address the City's affordable housing needs.

Thank you,

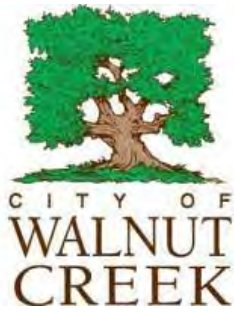
**Irlanda Martinez (She/They)**  
**Project Manager**



**Harris & Associates**

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**Affordable Housing Developer Strategy Session  
(May 26, 2022)**  
Meeting Agenda



## City of Walnut Creek Housing Element Update

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# AGENDA

**Name of Meeting:** Affordable Housing Developers Stakeholder Meeting  
**Date of Meeting:** May 26, 2022  
**Time:** 2 – 3 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 24, 2022

**Purpose of Meeting:** Obtain Input from Affordable Housing Developers on City's Regional Housing Needs Allocation (RHNA)

### 6th Cycle Housing Element Update – Overview (Harris & Associates)

#### Solutions to Meet RHNA (All)

- a. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?
- b. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?
- c. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
- d. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?
- e. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?



- f. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?
- g. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- h. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?

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1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)

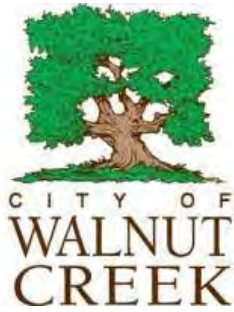


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**Affordable Housing Developer Strategy Session  
(May 26, 2022)**  
Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# MINUTES

**Name of Meeting:** Affordable Housing Developer Stakeholder Meeting  
**Date of Meeting:** May 26, 2022  
**Time:** 2-3 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 24, 2022

**Attendees:**

1. Hitta Mosesman, Harris & Associates
2. Irlanda Martinez, Harris & Associates
3. Andrew Smith, City of Walnut Creek
4. Nancy Bragado, Bragado Planning (on behalf of the City of Walnut Creek)
5. Participant 1
6. Participant 2

**Purpose of Meeting:** Obtain Input from Affordable Housing Developers on the City's Regional Housing Needs Allocation (RHNA)

**Introductions of Attendees (Hitta Mosesman)**

**Focus Group Discussion Exploring Housing Solutions in Walnut Creek. The questions and participants responses were as follows:**

**Solutions to Meet RHNA (All)**

1. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?
  - a. Ygnacio Valley road project a few months ago
    - i. AB35 helped this project a lot

- ii. WC seems to be very pro-housing
- iii. AH Developers are depending on state laws to pass so that they can build housing. For instance, SB35 is about to end, and they are dependent on that for streamlining
- iv. AB 2011 - streamline housing production in strip malls
  - 1. Does WC have any overlays to prezone some of those sites? This would be helpful
- b. Height limits and parking issues are two big barriers
  - i. The approval process can be tricky when you don't have streamlining because a lot of things that are not about zoning get thrown in and it becomes lengthy
- c. There is another parking law that is going through the assembly
  - i. Ygnacio project required twice the amount of parking than what they provided
  - ii. They got a Density Bonus that gave them a small height increase
  - iii. Remove parking minimums and building heights
- 2. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?
- 3. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
  - a. Some cities have adopted maximum parking requirements
    - i. Some communities have also set their fees to be exempt for 100% affordable developments
    - ii. Oakland - Most projects can be approved administratively unless there is a huge problem. In this case, it would be taken to a review board.
- 4. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?
  - a. The City has helped them with getting the City to
    - i. Andy - for new construction and land acquisition, they have about 2 million and are expecting another 2 million that will be paying in-lieu fees. Not a lot will come in in the future because developers are using the
  - b. Andy - City impact fees (parks, art, and one more - affordable housing is exempt from all those)
    - i. Eve - WC has been a leader in promoting funding for AH
  - c. Andy - Especially with SB35 and other state laws, they seem to be doing away with a lot of the local regulatory impositions.
    - i. He is wondering if in the current regulatory environment, is speed of approval one of the main things that the City can do?
      - 1. Yes, for State funding, a lot of the require for the developer to already have entitlements, so getting that approved quickly is very helpful.
        - a. Knowing that there is a path to approval that could be like, 6 months
        - b. As far as funding, even when there isn't a lot, it helps to have some regularity of knowing how much money the city has available.
      - 2. Regularity applies to all levels



- a. Having certainty about the entitlement process helps a lot.
  - b. Even something like height limit and AFR flexibility.
  - d. Hitta - SP areas have a building height map and other areas where height limits don't apply.
    - i. Andy - WC has height limits everywhere and in finding them is a little tricky.
      - 1. In west downtown, there is community benefit zoning to get concessions from MR developers, which adds some complexity
      - 2. Hitta - would something on the City's website that provided all the information in one place be helpful? (maybe a GIS map?)
      - 3. Andy - Look for a local SB35 replacement
        - a. Hitta - some cities have by-right zoning for affordable developments.
          - i. SB35 provides by-right AH development without the requirement of doing community outreach.
          - ii. Consider that if the State does not extend, the City should. Even when they use SB35, they still do community meetings but it's nice that they can rely on the rug not being suddenly pulled.
5. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?
6. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?
- a. Yes, they looked at a church, an office location (they didn't begin that process because they thought it needed a specific plan, which was unclear at first - commercial to residential), they also have an older apartment complex that they would like to redevelop.
    - i. Make all the height you need one concession as opposed to one level is one concession.
    - ii. Andy - Can meet offline to touch base on the two sites they want to develop
  - b. More staff time could help
7. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- o City does have an overlay district that allows for housing in non-residential zones
    - i. Clarifying the language in this overlay could help because it creates opportunity for housing but they're unsure if it helps because it is confusing.
      - Clear up language that talks about 95% affordable OR specific plan for the commercial zones that allow affordable housing (see below)
    - ii. Andy - City does have two overlay zones (North downtown specific plan). They do have mixed use
      - All commercial zones (excluding shadeless park and automobile zones) allow affordable housing by right for 95% affordable projects with a CUP. This is allowed in the base zoning district.
    - iii. Hitta - With the CUP requirement, does that present a constraint?
      - It's more of a hurdle because a CUP tends to need discretionary approval, so if they have to choose between two sites, they will go with the one that does not require a CUP.

- Doesn't feel like CUPs present that much of a constraint, but going to a group for discretionary approval tends to reduce the number of units they can build, etc.
- 8. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?
  - a. Yes, a lot of churches already use their basements to
    - i. Adding new buildings on a parking lot can also help mitigate the effects on utilities because they do not have enough capacity.
    - ii. Flexibility with units, parking, and height helps a lot with these kinds of projects because they usually have to deal with a lot of anomalies, such as a church not wanting to remove trees and whatnot.
    - iii. St. Paul's Commons, 1924 Trinity
  - b. Yes, they did a project like this in Berkeley
    - i. To make it feasible, they need to hit at least 50+ units. Economies of scale help a lot. (Program to help accommodate
    - ii. Is there a way to do a pre-application/pre-meeting? A process to book 30 mins with a planner.
      - Andy - City has a formalized process to do a review
        - a. 100-200 bucks. Send as many documents as they want to discuss
        - b. Week to two-week turnaround to meet with staff so they can provide comments
        - c. For affordable development, can just email Andy
- 9. Final thoughts
  - a. Andy - church property conversation.



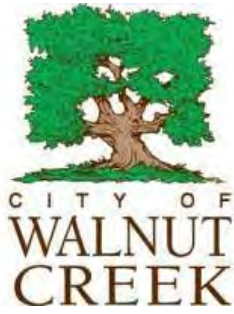
## **BAYROCK MULTIFAMILY STRATEGY SESSION (MAY 27, 2022)**

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- Meeting Agenda
- Meeting Minutes

## **Bayrock Multifamily Strategy Session (May 27, 2022)**

### Meeting Agenda



**City of Walnut Creek  
Housing Element Update**

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# AGENDA

**Name of Meeting:** Bayrock Multifamily Stakeholder Meeting  
**Date of Meeting:** June 1, 2022  
**Time:** 1 – 2 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 27, 2022

**Purpose of Meeting:** Obtain Input from Bayrock Multifamily, LLC on City's Regional Housing Needs Allocation (RHNA)

## **6th Cycle Housing Element Update – Overview (Nancy Bragado)**

### **Solutions to Meet RHNA (All)**

- a. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?
- b. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?
- c. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
- d. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?
- e. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

- f. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?
- g. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- h. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)



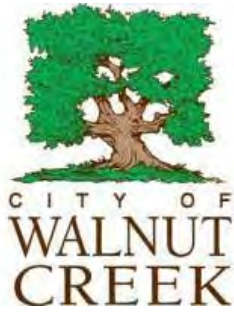
**Attachment 1**

**Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
Extremely Low / Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (120% AMI or above, which is considered market rate)	2,304
<b>TOTAL</b>	<b>5,805</b>

## **Bayrock Multifamily Strategy Session (May 27, 2022)**

### Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# AGENDA

**Name of Meeting:** Bayrock Multifamily Stakeholder Meeting  
**Date of Meeting:** May 31, 2022  
**Time:** 1 – 1:30 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 27, 2022

**Purpose of Meeting:** Obtain Input from Bayrock Multifamily, LLC on City's Regional Housing Needs Allocation (RHNA)

## 6th Cycle Housing Element Update – Overview (Nancy Bragado)

### Solutions to Meet RHNA (All)

Bayrock suggestions are provided in blue font, below, documented by Nancy Bragado.

- a. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?

NIMBY issues are a problem. Average household incomes haven't kept pace with cost of housing, can accept state affordable housing bonus requirements, but Walnut Creek affordable housing requirements shouldn't be more stringent than state law

- b. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?

There are many opportunities in town. Under the old zoning code, Office Commercial zoning allowed residential with Conditional Use Permit. City changed requirement with zoning district changes. Didn't add more MU zoning, but got rid of OC (allowed residential with use permit). This lessened opportunities. Now OC Zoning would require zone change and environmental



review. City staff may say that the zone change was to shift OC areas to MU-R/-C, but he isn't sure it that is the case.

- c. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?

Yes, in Berkeley the city allows an additional floor of housing through a CUP in addition to state density bonus allocations. This is a huge incentive. This could occur in WC with simple municipal code text amendment. CUP still offers discretion. Best incentive he has seen in Bay Area.

- d. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?

Lending market has changed with rates going up – volatility of interest rates is challenging as rates determine feasibility. Ex. He is selling the WC DMV site because found a buyer who has access to institutional low cost of capital, which provides a better rate. This is what allows them to go forward. Uncertainty of hard costs to build is the biggest impediment to new housing construction. Volatility is risky.

- e. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

Fee waivers, fee deferrals help. Streamlining has occurred at state level. Need to educate staff on state law. Need to collaborate with city attorney and staff. State law changes every year. Making sure all staff is educated would make process faster and more cost effective. City staff in WC is open to education, developer friendly, communicative. However, developers shouldn't have to educate staff on state law and staff needs to have a better understanding of what a feasible proposal is.

- f. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?

Yes. This is his 3<sup>rd</sup> entitlement in 4 years. More sites could be made available through GP amendments to allow mixed use in more GP land use designations. Pleasant Hill is currently doing GP amendments to allow residential density to occur on key sites. Broader changes may be pursued through their GPU currently underway.

- g. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?

Make sure GP offers flexibility in housing proposals. What that means is unique city to city. Lowering parking requirements where appropriate (transit proximity) is important. Generally flexible development standards is also important. Ex. Common area open space requirements, private open space requirements flexibility.

- h. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?



Yes, City should understand the streamlining provisions of the law then step aside to let 100% affordable housing happen on these sites. The affordable housing development community is savvy and understands the opportunities. These are great opportunities.

***Additional Notes:***

Surplus sites: Ex. City corporate yard. Is it available?

School district collaboration: declining enrollment may allow for intensification or redevelopment of school sites. School or admin sites can be used.

City should have an aggressive strategy to have funds available to seek and take advantage of sites if/when they become available. The HE should identify the strategy to seek sites and have funds ready to go when opportunities arise. There may be state funds available for this purpose. Could also collaborate with local developers to buy opportunity sites.

Look at other sites creatively, for example – Shadelands was traditionally a business district, but the city allowed a large senior development to occur there. This could happen for other business/industrial properties in the future. Due to work from home, office needs are changing. Retail needs are also changing. Be flexible to understand where retail may be sustainable in the long term. Could be potential MF sites on what will become excess office and retail sites.

Cities of Dublin/Pleasanton/San Ramon have changed from Office to mixed-use/residential to create new housing sites.

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)

**Attachment 1**

**Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

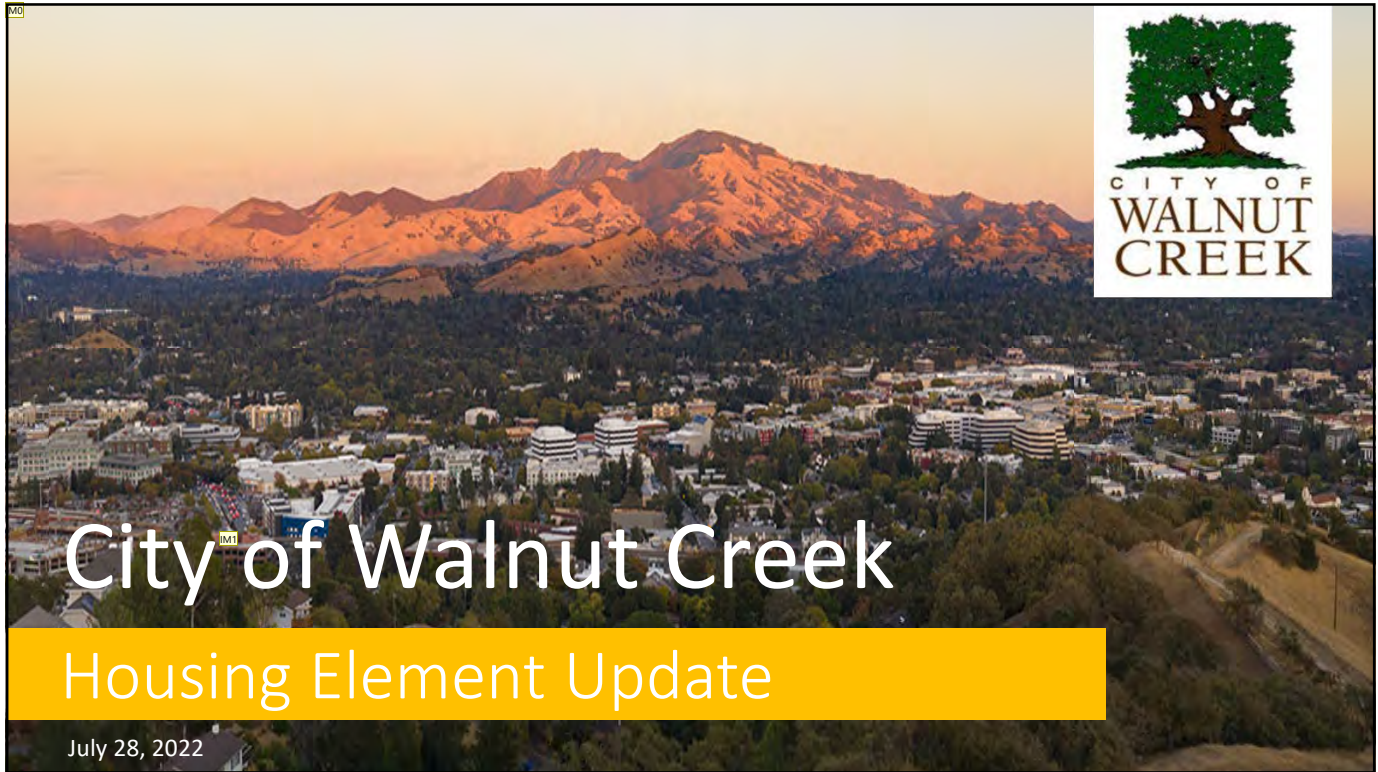
<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
Extremely Low / Very Low (0% - 50% AMI)	1,657
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Above Moderate (120% AMI or above, which is considered market rate)	2,304
<b>TOTAL</b>	<b>5,805</b>

## **PLANNING COMMISSION MEETING (JULY 28, 2022)**

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- Presentation
- Meeting Minutes

**Planning Commission Meeting (July 28, 2022)**  
Presentation



1

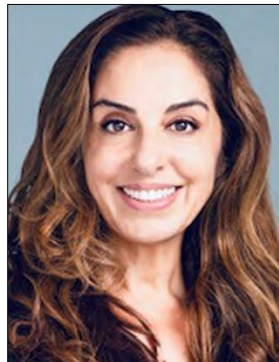
## INTRODUCTIONS



Andrew Smith  
City of Walnut Creek  
(Senior Planner)



Nancy Bragado  
Bragado Planning  
(Consultant)



Hitta Mosesman  
Harris & Associates  
(Housing Element Lead)



Irlanda Martinez  
Harris & Associates  
(Project Manager)

2

**IM0** Make logo more pronounced

Irlanda Martinez,  
2022-07-25T21:24:00 006

**IM1** Add a slide with AFFH

Irlanda Martinez,  
2022-07-25T21:39:27.084



## HOUSING ELEMENT REQUIREMENTS



Required by state law



Must be updated, submitted, and certified by state every 8 years



City receives number of housing units to plan for (City does not determine this number)



3

## REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

### 2023-2031 Walnut Creek RHNA

Income Category	RHNA
Extremely Very Low/Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (over 120% AMI)	2,304
<b>Total Units</b>	<b>5,805</b>

JMG



# Of Units (By Income Category) To Meet Expected Population Growth (8 Years)



Buffer increases RHNA to 6,330 new units

4

**IMO** Change colors in table

Irlanda Martinez,  
2022-07-25T21:25:13.031

**HMO 0** Complete

Hitta Mosesman,  
2022-07-26T01:16:11.193

# SITES INVENTORY



HCD Template – Appendix C



Must accommodate at least 6,330 total units at different affordability levels



Draft Housing Element Update - capacity for 6,521 units (3,132 lower-income units)



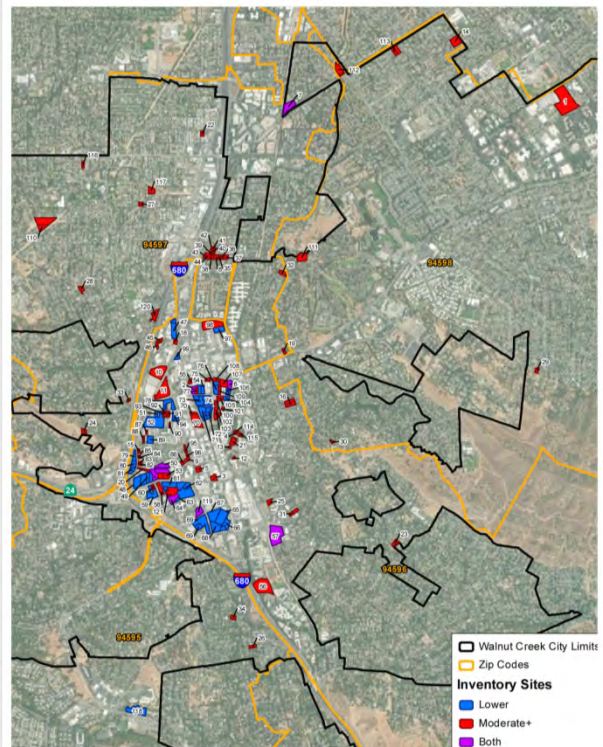
City is not anticipating any rezoning!

Forward-thinking planning has accommodated housing needs

5

## SITES MAP

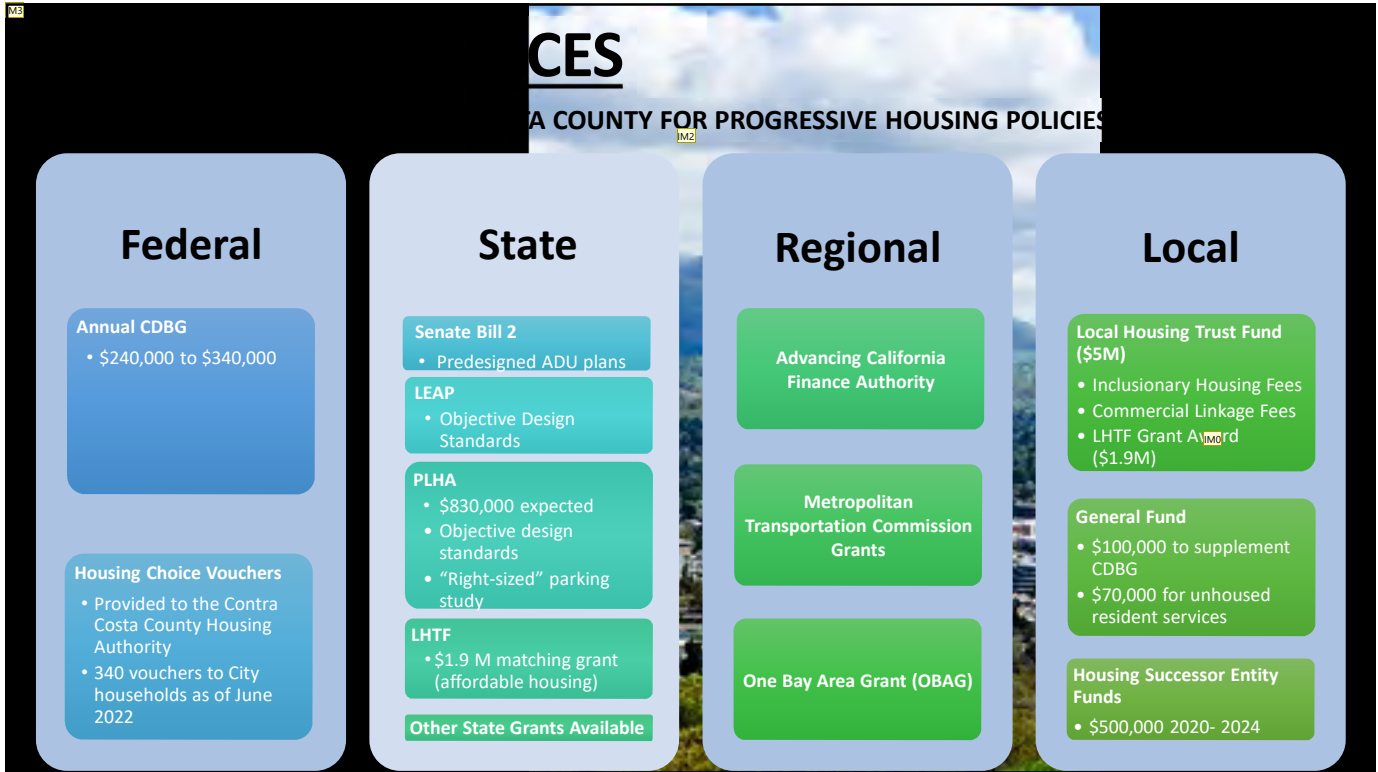
- 121 sites adequate for housing development
- Sites located near transit and jobs
- Consistent with state planning guidance



6

**IMO** Add a slide with the map of the sites

Irlanda Martinez,  
2022-07-25T21:38:41.167



7

## AT RISK AFFORDABLE UNITS



Income-restricted units at risk of converting to market rate must be identified in Housing Element Update



202 units at risk (3 projects)

- Low risk of conversion (Section 8)
- All owned by nonprofits



Potential funding sources identified in Housing Resources section



8

## Slide 7

---

**IM0** Staff to confirm amounts for both of these

Irlanda Martinez,  
2022-07-25T20:47:06.040

**HM0 0** Done during the conversation - I recall we settled on \$4.2 (amount in budget).

Hitta Mosesman,  
2022-07-26T01:16:52.221

**IM1** Modify the background picture - Something in the US (suburban)

Irlanda Martinez,  
2022-07-25T21:26:05.186

**HM1 0** Deleted picture to streamline

Hitta Mosesman,  
2022-07-26T01:20:10.211

**IM2** Hard to read - make it more pronounced

Irlanda Martinez,  
2022-07-25T21:26:36.784

**HM2 0** Complete

Hitta Mosesman,  
2022-07-26T01:39:38.064

**IM3** Fix bullets

Irlanda Martinez,  
2022-07-25T21:28:07.413

**HM3 0** Complete

Hitta Mosesman,  
2022-07-26T01:39:43.918

## Slide 8

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**IM0** Andy will check on this.

Irlanda Martinez,  
2022-07-25T21:00:40.191

**HM0 0** Complete.

Hitta Mosesman,  
2022-07-26T01:53:52.617

## CONSTRAINTS & PROGRAMS



9

## REVIEW – 5<sup>TH</sup> CYCLE HOUSING ELEMENT PROGRAMS PROGRESS

- City's leadership proactive approach to housing opportunities = 2,216 units developed or approved (418 affordable units)
- 5<sup>th</sup> Cycle RHNA = 2,235
- **99% of 5<sup>th</sup> Cycle RHNA Achieved (Total #)**



10



## REVIEW – ACCOMPLISHMENTS

Great strides with multiple programs from the 5<sup>th</sup> Cycle Planning Period

### Housing Accomplishments

- Walnut Creek Transit Village – 600 units
- Accessory Dwelling Unit Code Changes – removed limits to increase use
- Objective Design Guidelines – streamlining development
- Regional Collaboration – more regional homelessness resources
- Inclusionary In-Lieu & Commercial Linkage Fees – more affordable housing funding

### Special Needs Housing Accomplishments

- Seniors – City funding Eden Housing Council for Hope & Opportunity
- Large Families and Female Headed Households – 129 lower income units
- People with Disabilities
  - Arboleda - 15 units for disabled households
  - St. Paul's Commons - 44 affordable units for special needs populations
- Emergency Shelter for Families/Individuals – Community Development Block Grant COVID funds for emergency rent & utility assistance

11

## PUBLIC PARTICIPATION

- Administrative record – Appendix A
- City conducted a robust public outreach process that included the following:



12

**IM0** Change picture - No empty chairs

Irlanda Martinez,  
2022-07-25T21:29:56.881

**HM0 0** Complete

Hitta Mosesman,  
2022-07-26T01:56:22.860

**IM1** Replace this with the graphic we created

Irlanda Martinez,  
2022-07-25T21:21:17.276

**HM1 0** Complete

Hitta Mosesman,  
2022-07-26T01:57:11.641

**IM2** Add photo

Irlanda Martinez,  
2022-07-25T21:23:57.871

**HM2 0** Complete

Hitta Mosesman,  
2022-07-26T01:56:39.113

# COMMUNITY QUESTIONNAIRE <sup>IM1</sup>

Published March 10, 2022 - received 112 responses



## HOUSING TAKEAWAYS – AFFORDABILITY PRIMARY ISSUE

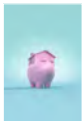


### Most important factors in choosing housing

- Cost
- Desirable neighborhood



**64%** wanting to buy home but cannot afford to



**78%** think housing is not affordable



**59%** have left City (or know someone who has) due to high housing costs



### Top program priorities

- Allow housing in commercially zoned areas
- More fair housing services

13



- ☐ Many unchanged from 5th Cycle Housing Element while others modified to add specificity, reflect current practice or adhere to new legal requirements
- ☐ New goals, policies, and programs added to build upon Walnut Creek's success & implement RHNA

H-1.B. Encourage and Incentivize Accessory Dwelling Units (ADUs)

H-1.C. Technical Assistance to Developers

H-2.N. Assist with Development of Lower-Income Housing

H-2.I. Provide Density Bonus Ordinance Training/Education

H-2.P. Advertise Available Resources

H-4.C. Update the City's Zoning Ordinance and Policies to Comply with Current Laws

H-5.D. Continue Preservation and Monitoring of Existing and Future Affordable Units

H-6.D. Displacement Prevention

H-6.E. Legal Assistance for Renters

14

**IM0** Fix formatting

Irlanda Martinez,  
2022-07-25T21:27:45.684

**HM0 0** Complete

Hitta Mosesman,  
2022-07-26T02:04:25.684

**IM1** Make edits to HEU

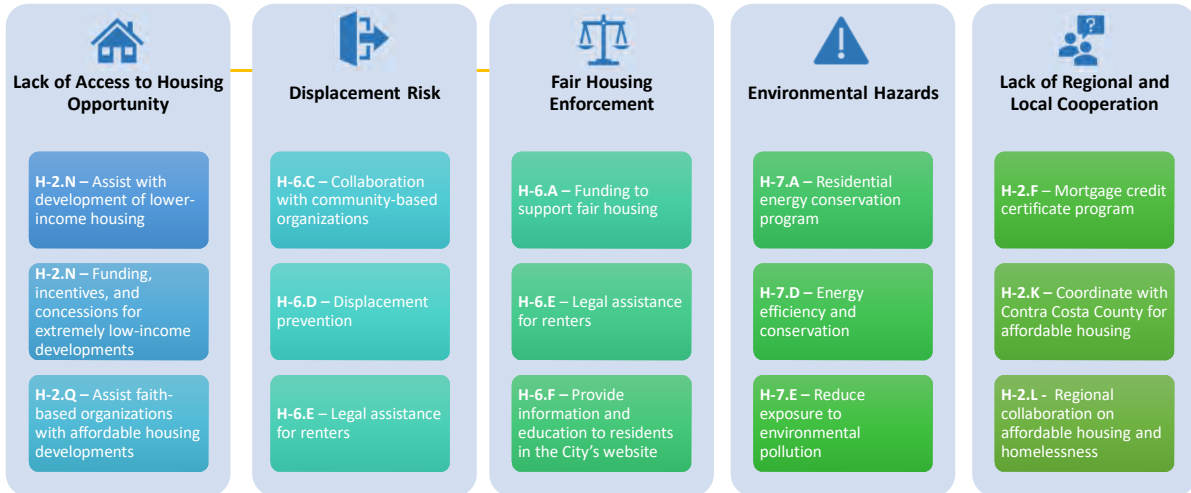
Irlanda Martinez,  
2022-07-25T21:28:06.102

**HM1 0** Will be done after PC  
meeting

Hitta Mosesman,  
2022-07-26T02:24:25.071

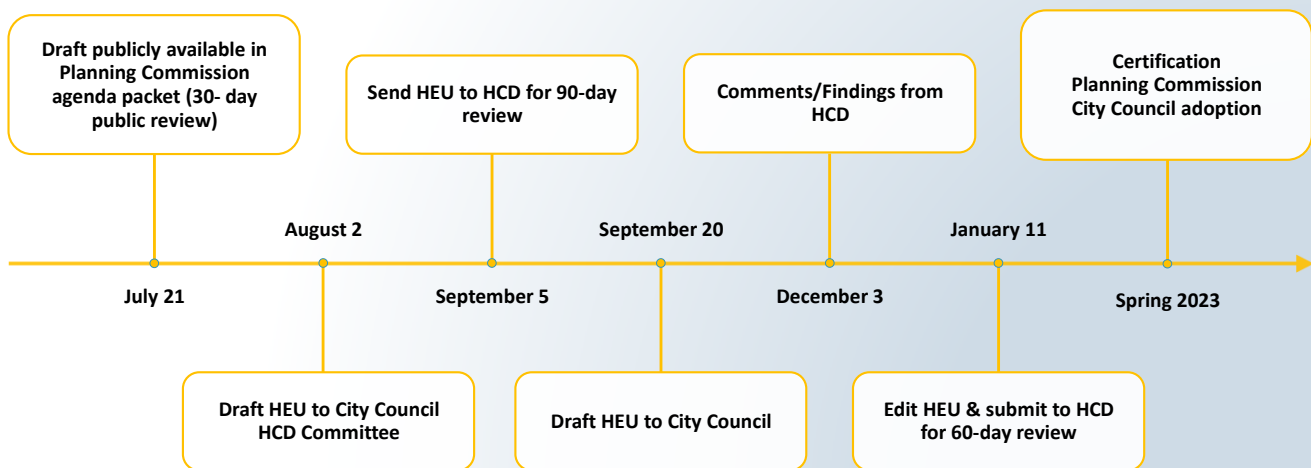
## AFFIRMATIVELY FURTHERING FAIR HOUSING

- Factors that contribute to fair housing issues in Walnut Creek and the programs adopted to mitigate them include but are not limited to:



15

## REVIEW PROCESS



16



# QUESTIONS & FEEDBACK

17



## Thank You!

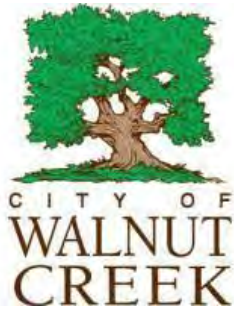
Questions? Comments? Please contact:  
Andy M. Smith, Senior Planner  
(925) 943-5899, ext. 2213  
[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Visit the City's website at:  
[walnut-creek.org/heu](http://walnut-creek.org/heu)

18

**Planning Commission Meeting (July 28, 2022)**  
Meeting Minutes





City of Walnut Creek  
Housing Element Update

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# MEETING MINUTES

**Name of Meeting:** Walnut Creek: *Planning Commission Meeting*  
**Date of Meeting:** July 28, 2022  
**Time:** 7PM PST  
**Location:** Zoom  
**Subject:** 2023-2031 Housing Element Update - General Plan Amendment - Citywide

**Attendees:**

NAME	COMPANY/AGENCY
Andrew Smith	Walnut Creek
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates
Steve Reiser, Chair	Planning Commission
Melissa Ward, Vice Chair	Planning Commission
Peter Lezack, Commissioner	Planning Commission
Bob Pickett, Commissioner	Planning Commission
Ken Strongman, Commissioner	Planning Commission
Brandt Andersson, Commissioner	Planning Commission
Pamela Nieting, Commissioner	Planning Commission
Community Participant 1	
Community Participant 2	
Community Participant 3	
Community Participant 4	

**Purpose of Meeting:** Review the Housing Element Update and confer on motion to authorize transmittal to HCD.

**Agenda:**

- Introductions and Meeting Guidelines
- Housing Elements Presentation
- Questions and Comments

Hitta Mosesman (Harris & Associates) presented the Housing Element to the Planning Commission and Community participants viewing remotely. Hitta (Harris & Associates) and Andrew Smith (Senior Planner, Walnut Creek) reviewed and responded to comments and questions that the planning commission members and participants presented. All comments and questions are listed below along with the verbal responses provided by Hitta and Andy.

Commission Questions/Comments

- **Commissioner Lezack (Planning Commission)** - How did the City do percentage wise in individual income categories and how do those percentages stack up against other Cities in California (are we on par, doing better, worse?) and what are the ramifications to a City if they fail to meet their RHNA targets (or at various income levels)?
- **Hitta Mosesman (Harris & Associates)** - Very few cities if any met all of their affordable housing targets for the 5th cycle. Of the 2,200 RHNA, 418 were affordable which is good for Walnut Creek considering the current climate. What makes it difficult to meet those targets is the means for subsidizing affordable housing isn't available right now. Redevelopment used to help but now funding must come from the state and there just isn't enough to fill the gap between what it costs to build vs the revenue that will be obtained from it. There are no repercussions for not meeting RHNA at this time. City is tasked with meeting figures, but state recognizes developers build, not cities and counties and the state acknowledges the funding has made it difficult to achieve these goals. The states position is If we build more housing, the more housing supply there is, the less rents and prices will skyrocket leading to stabilization of growth in those costs.
- **Commissioner Andersson (Planning Commission)** – A lot of cities whose primary concern is being able to find sites. Since Walnut Creek has the sites, what is the greatest concern with passing muster with HCD?
- **Hitta Mosesman (Harris & Associates)** – We have done significant analysis to provide substantial evidence of ability to redevelop the sites included on the list. Looked at prior redevelopment patterns and conducted analysis of ratio of improvement value to land value. Data points provide evidence of redevelopment potentials. City made it easy because there has been so much building – including a lot of affordable housing unit, with current zoning, development standards, and in the current market. Also shown density bonus has been used very successfully as well. What we have provided should meet the state's requirement and we feel they will be happy with the information/evidence provided. Based on what we understand, our experience, and what we have seen to date, the City should meet the states requirements.
- **Commissioner Nieting (Planning Commission)** – Have had to read a few housing elements and this was very thorough and transparent. You discussed the developer's forum and educating them – it might be helpful/beneficial to have that done for the housing crisis act. WC ahead of the game using the density



bonus but there is more education that can be done which also ties to the funds used from SB2 with reference to the objective guidelines.

- First question, you approximated 196 total ADUs – what is limiting the low or very low number of total ADUs as there are a lot of neighboring jurisdictions doing deed restricted ADUs in order to increase the low or very low. Secondly, in following assembly bill 1851 housing on church properties, in the housing element you identified 9%-40% of church sites and 50%-60% of retail, how did we come up with 9%-40%. Did we contact churches to define areas of eligibility?
- **Hitta Mosesman (Harris & Associates)** - Regarding ADUs, HCD guidance wants us to look at the average number of ADUs that have been permitted in the past 2-3 years, limiting what you can show per year based on that. So, we look at the actuals and we look conservatively based on their guidance and our experience. Deed restricted can be challenging because it's not required - some cities provide incentives like waiving fees and if city wants to do that they can as well. But for the purposes of the housing element and the stage we're at along with the deadline, we would have to look at as an additional program and take City's direction on how to handle moving forward. HCD wants to see that the City took a forward step for future planning.
- **Commissioner Nieting (Planning Commission)** - At this point the City has taken a good step forward and the next cycle for ADUs might be more forward planning.
- **Hitta Mosesman (Harris & Associates)** - There is the housing element itself and what we're planning for, but the City also has to prepare an annual progress report, so if you estimate a figure but end up with more, then those units can count towards your RHNA. HCD requires a buffer because they know actual projects may not occur the same way as planned but as long as City is meeting overall number and accomplish affordable ADUs above what was estimated for affordable that is good. For the faith-based properties, we estimated based on the parking lot space, how much of the property could be developable.
- **Andrew Smith (Walnut Creek)** – Also confirmed that the City met with faith-based property holders and had discussion on that.
- **Vice Chair Ward (Planning Commission)** – Sites inventory doesn't include sites where zoning would have to be changed but it does seem that some of the most successful areas for development have been where office buildings business parks or failing shopping centers have been. Should we expand and look for blighted underutilized areas where despite zoning needing to be changed, would be a viable option where housing could go based on development history? What is the barrier to expanding efforts, changing commercial zones.
- **Andrew Smith (Walnut Creek)** - City can take additional pro housing measures that are not in the housing element providing HCD is okay. Can up zone just not downzone. A lot of considerations including having to balance economic development, land use, etc. Because the housing element has very tight timeline, we're not undertaking that effort at this time but can do so outside of the housing element.
- **Chair Reiser (Planning Commission)** – Regarding the sites Inventory, how is an income category assigned to a site?
- **Hitta Mosesman (Harris & Associates)** - The state has criteria for any non-vacant site that were saying could be developed with affordable housing. The sites in the blue had a number of factors that point to it being right for redevelopment and based on development trends, it has the possibility to be developed – conditions right for affordable housing on those sites (they're underutilized and have the least amount

of investment in them, least amount of barrier to development). The less barriers that exist the more feasible development is.

- **Andrew Smith (Walnut Creek)** – In some ways, HCD equates density to affordability. In order to count towards affordable housing, there has to be a certain minimum density threshold met. Market rate zoning does not typically have higher density and the income being proposed is not going to meet affordable housing standards
- **Chair Reiser (Planning Commission)** - No enforcement that anyone who buys the lot has to stick with that income category correct?
- **Andrew Smith (Walnut Creek)** – Correct
- **Chair Reiser (Planning Commission)** – Would like to note that 112 respondents to the survey is impressive.

#### Public Questions/Comments

- **Community Participant 1** – Regarding the goals on 8-15, very general and minimal measurements. In order to make real progress, there needs to be more measurements to track manually. For instance, building goals are set up in a way that can be reviewed annually, tracked and you can then start to take action. Look at language regarding time frames for approval and development. Some developments take over a year to get approvals – and this may have to do with regulations but if there was a way to leverage legislation and take a look at that annual, what’s available to shorten time frames (reference hope village approval of 1 ye when construction is 140 days – should not take that long for approval. Maybe add some language around land use eligibility under AB2162. Will go through and provide written comments as well.
- **Community Participant 2** – Feel that the 2015-2023 easier to look at than the current housing element. This one is hard to navigate and is cumbersome. Surprised to see low-income properties still listed from last cycle. The last cycle also identified residential opportunity sites – based on what is listed, kind of hard to follow the rationale. There will need to be more funding for housing for seniors. Looked at goals with the specific and it’s not enough. Projects way too expensive for developers. Need to look into other housing options like manufactured homes and single occupancy homes other than what is already looked at every year. Need to look at planning that goes beyond what we currently have in the main core area being used. Also, regarding Sharp Ave – small site and feels the increase of units provided is too high. Will also provide written comments at a later time.
- **Community Participant 3** – Pleased to see affordable housing is being highlighted. As a member of the homeless task force and seeing journey of Hope Village, some of the goals of the housing element seem great but not sure if it will be possible based on prior performance. Happy about the focus on homeless and impressed with research. A lot of optimism that the City will be serious on increasing affordable housing units and meeting the goals. Looks forward to working with City on actualizing the number of units available to the homeless.

#### Follow up Commission Comments

- **Commissioner Lezack (Planning Commission)** – A lot of requirements form HCD and there are some limitations on housing element structure. Commend team for work on sites inventory. Agree that some additional inventory work outside of it also helpful. Sites inventory research is good but might want to reformat. Slightly skeptical to meet the goals in the next 8-year period given the prior track record but is hopeful that we can do everything possible to get the number as high as possible.



- **Andrew Smith (Walnut Creek)** – Elaborate regarding the formatting of Appendix C
- **Chair Reiser (Planning Commission)** – Formal recommendation to reformat within the bounds of what HCD allows.
- **Commissioner Lezack (Planning Commission)** - Not suggesting to change, just consider if we are able to reformat in a manner that makes it easier to follow.

Motion carried to authorize transmittal to HCD. Meeting adjourned at 8:29 PM

These meeting minutes are the understandings of the preparer, Kelly Morgan. If there are any discrepancies, please notify the preparer within 2 weeks.

## **HCD COMMITTEE MEETING (AUGUST 2, 2022)**

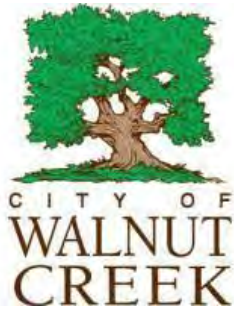
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- Meeting Minutes

## **HCD Committee Meeting (August 2, 2022)**

### Meeting Minutes





City of Walnut Creek  
Housing Element Update

---

# MEETING MINUTES

**Name of Meeting:** HCD Committee Meeting  
**Date of Meeting:** August 2, 2022  
**Time:** 9:00 AM PST  
**Location:** Zoom  
**Subject:** Draft Housing Element Update

**Attendees:**

NAME	COMPANY/AGENCY
City Representatives	Walnut Creek
Committee Members	California Department of Housing and Community Development Committee
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates

**Purpose of Meeting:** Presentation of the City of Walnut Creek's Draft Housing Element Update to the California Department of Housing and Community Development Committee.

The City of Walnut Creek's Draft Housing Element was presented to the HCD Committee. Questions and comments received from the presentation are provided below.

Public Comments

**Community Participant 1:**

- Vouchers are not high enough (Section 8 needs to be increased).
- Disingenuous to say we met 99% of the RHNA when the affordable levels were not even close.
- Folks trying to build ADUs cannot afford to do so.

**Community Participant 2:**

- H-6.C: Suggests this program includes looking at legislation for affordable housing.
  - Developers need to know what is available for affordable housing

- Walnut Creek homeless task force - We already have these forums. City should Include tiny homes/microhome villages since faith-based organizations.
  - Mentions are insignificant (wants to see a more concrete callout of these)
- Pg 7-30 & 31: Trinity commons and \_\_\_ commons are the same thing
  - Home solutions does not have property they are building on

#### HCD Member Comments

- ADU financial assistance.
- Program suggestion: Upgrading our aging housing stock - We need some grant writing consultants to look into funding to look for these grants.
- Program suggestion: Permitting process.
- Program suggestion: Work with AH development, particularly when dealing with microhomes. Utility hookup fees are high - look at adjusting this.
- Program suggestion: Helping AH developers better understand the opportunities and challenges.

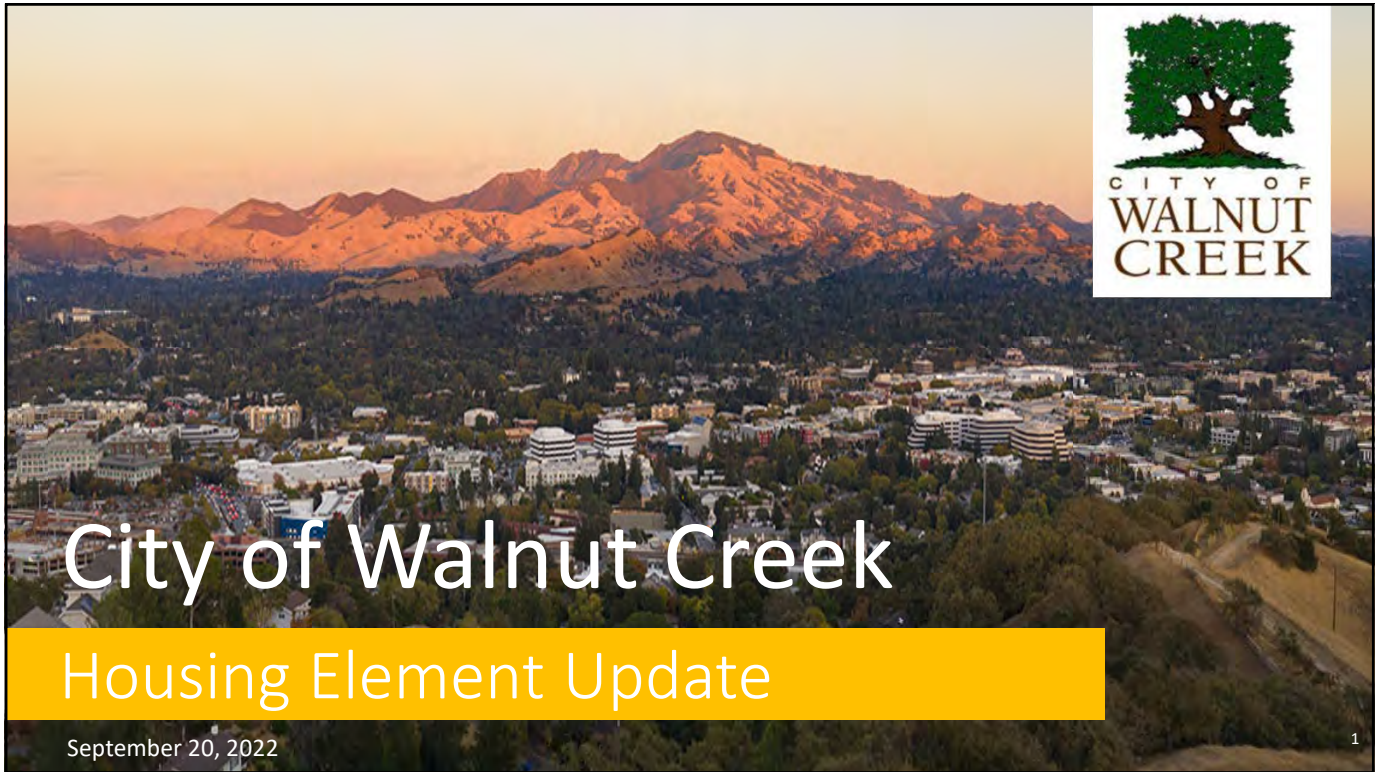
These meeting minutes are the understandings of the preparer, Irlanda Martinez. If there are any discrepancies, please notify the preparer within 2 weeks.

## **CITY COUNCIL MEETING (SEPTEMBER 20, 2022)**

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- Presentation
- Meeting Minutes

**City Council Meeting (September 20, 2022)**  
Presentation




1


## INTRODUCTIONS




Andrew Smith  
City of Walnut Creek  
(Senior Planner)



Nancy Bragado  
Bragado Planning  
(Consultant)



Hitta Mosesman  
Harris & Associates  
(Housing Element Lead)



Irlanda Martinez  
Harris & Associates  
(Project Manager)

2

## Housing Element Requirements



Required by state law



Must be updated, submitted, and certified by state every 8 years



City receives number of housing units to plan for (City does not determine this number)



3

3

## Regional Housing Needs Assessment (RHNA)

### 2023-2031 Walnut Creek RHNA

Income Category	RHNA
Extremely Very Low/Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (over 120% AMI)	2,304
<b>Total Units</b>	<b>5,805</b>



# Of Units (By Income Category) To Meet Expected Population Growth (8 Years)



Buffer increases RHNA to 6,330 new units

4

4



# SITES INVENTORY



HCD Template – Appendix C



Must accommodate at least 6,330 total units at different affordability levels



Draft Housing Element Update - capacity for 6,521 units (3,132 lower-income units)



City is not anticipating any rezoning!

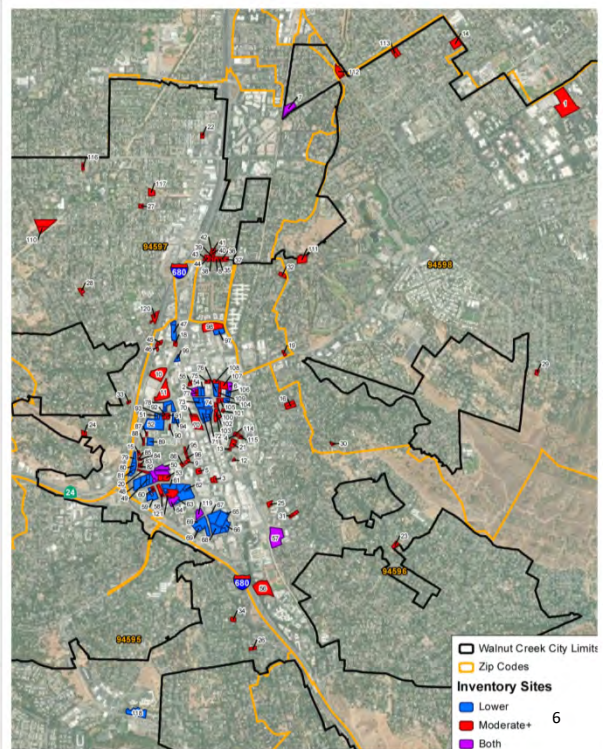
Forward-thinking planning has accommodated housing needs

5

5

## SITES MAP

- 121 sites adequate for housing development
- Sites located near transit and jobs
- Consistent with state planning guidance



6

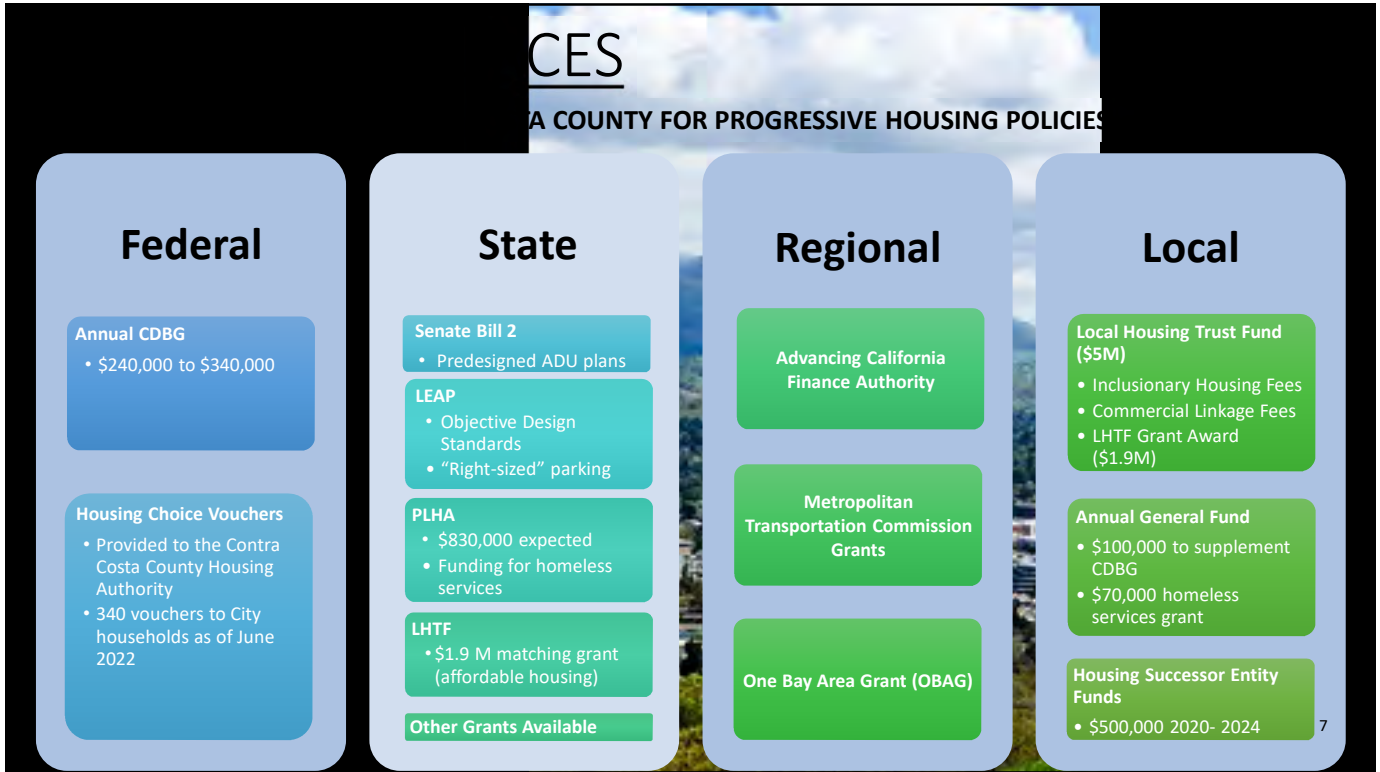
6



**IMO** Add slides with the split-up maps in case folks want to talk about the individual sites.

Irlanda Martinez,

2022-09-14T22:57:25.335



7

## AT RISK AFFORDABLE UNITS



Income-restricted units at risk of converting to market rate must be identified in Housing Element Update



202 units at risk (3 projects)

- Low risk of conversion (Section 8)
- All owned by nonprofits



Potential funding sources identified in Housing Resources section



8

8

## CONSTRAINTS & PROGRAMS



9

9

## REVIEW – 5<sup>TH</sup> CYCLE HOUSING ELEMENT PROGRAMS PROGRESS

- City's leadership on housing programs led to more housing:
  - 2,216 units assisted, rehabilitated, developed or approved (418 affordable units)
  - 5<sup>th</sup> Cycle RHNA = 2,235
  - **99% of 5<sup>th</sup> Cycle Total RHNA Achieved (Total #)**
    - Final numbers will be reported in April 2023



10

10

# REVIEW – ACCOMPLISHMENTS

Great strides with multiple programs from the 5<sup>th</sup> Cycle Planning Period

## Housing Accomplishments

- Walnut Creek Transit Village – 596 units
- Accessory Dwelling Unit Code Changes – removed limits to increase use
- Objective Design Guidelines (In Process) – streamlining development
- Regional Collaboration – more regional homelessness resources
- Inclusionary In-Lieu & Commercial Linkage Fees – more affordable housing funding

## Special Needs Housing Accomplishments

- Seniors – City funding for Contra Costa Senior Legal Services
- Large Families and Female Headed Households – 129 lower income units
- People with Disabilities
  - Arboleda - 15 units for disabled households
  - St. Paul's Commons - 44 affordable units for special needs populations
- Emergency Assistance for Families/Individuals – Community Development Block Grant COVID funds for emergency rent & utility assistance

11

11

# GOALS, POLICIES & PROGRAMS

- ☐ Many unchanged from 5th Cycle
- ☐ Others modified for specificity, modernization, or compliance with legal requirements
- ☐ Others added to build on success & implement RHNA

- **H-1.C.** Technical Assistance to Developers
- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-6.D.** Displacement Prevention

Training,  
Education &  
Awareness



- **H-2.N.** Assist with Development of Lower-Income Housing
- **H-2.P.** Advertise Available Resources
- **H-1.B.** Encourage and Incentivize Accessory Dwelling Units (ADUs)
- **H-5.D.** Continue Preservation and Monitoring of Existing and Future Affordable Units
- **H-6.E.** Legal Assistance for Renters

Investment of  
Resources



- **H-4.C.** Update the City's Zoning Ordinance and Policies to Comply with Current Laws

Ordinance  
Compliance

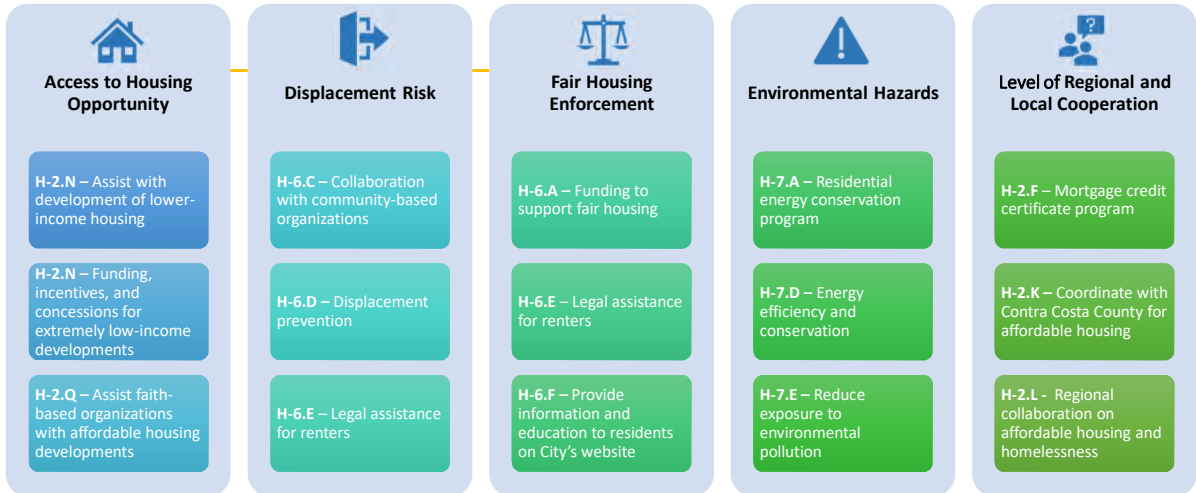


12

12

## AFFIRMATIVELY FURTHERING FAIR HOUSING

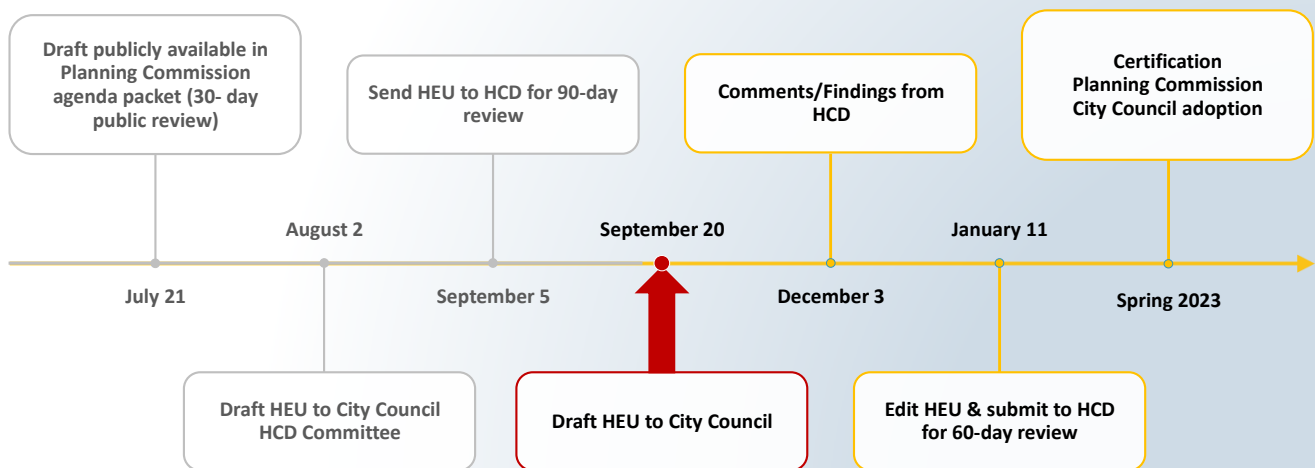
- Factors that contribute to fair housing issues in Walnut Creek and the programs adopted to mitigate them include but are not limited to:



13

13

## REVIEW PROCESS



14

14

**IM0** Change timeline bar color to the left of September 20 to show what has been done, change middle bar to thicker arrow and circle the September 20 to show we are here.

Irlanda Martinez,  
2022-09-14T22:46:12.226

**NB1** Still suggest moving slides 35 and 36 right after this slide

Nancy Bragado, 2022-09-19T19:16:56.854

## PUBLIC PARTICIPATION

- Administrative record – Appendix A
- City conducted a robust public outreach process that included the following:



15

## COMMUNITY QUESTIONNAIRE

Published March 10, 2022 - received 112 responses



### HOUSING TAKEAWAYS – AFFORDABILITY PRIMARY ISSUE

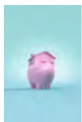


#### Most important factors in choosing housing

- Cost
- Desirable neighborhood



**64%** want to buy home but cannot afford to



**78%** think housing is not affordable



**59%** have left City (or know someone who has) due to high housing costs



#### Top program priorities

- Allow housing in commercially zoned areas
- More fair housing services

16

16



**IM0** Change picture - No empty  
chairs

Irlanda Martinez,  
2022-07-25T21:29:56.881

**HM0 0** Complete

Hitta Mosesman,  
2022-07-26T01:56:22.860

**IM1** Replace this with the graphic we  
created

Irlanda Martinez,  
2022-07-25T21:21:17.276

**HM1 0** Complete

Hitta Mosesman,  
2022-07-26T01:57:11.641

**IM2** Add photo

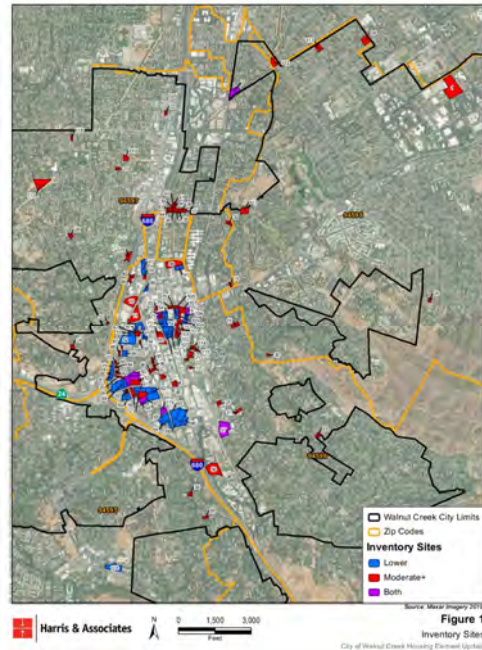
Irlanda Martinez,  
2022-07-25T21:23:57.871

**HM2 0** Complete

Hitta Mosesman,  
2022-07-26T01:56:39.113

## PC & HCD Committee Feedback

- Majority of questions addressed during the meetings
- Feedback:**
  - Sites Inventory maps and tables are difficult to read
- How we addressed it:**
  - Chapter 07, Figure 7-1 contains simplified maps and tables
  - Allow for high-level and detailed view of maps

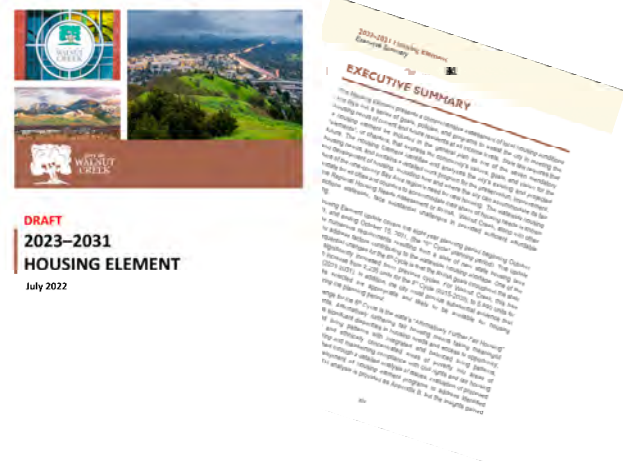


17

17

## PC & HCD Committee Feedback

- Feedback:**
  - Difficult for reader to quickly identify key topics and issues
- How we addressed it:**
  - Added an Executive Summary ahead of Chapter 1
- Planning Commission authorized submittal to HCD (State)**




18

18

## Public Input

- Majority of comments addressed within Housing Element
- Themes:**
  - Concern over suitability of sites
  - Concern over low production of very low-income units
  - Funding for affordable housing
- How we addressed it:**
  - Chapter 07, Table 7-16 contains a column detailing the reasons for selection of every site
  - Accessibility of information

NBO



Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Baseline	Very Low	Use Units of Capacity			Existing Use	Improvements	Reason for Selection?
								Low	Mid-Moderate	High			
2	1515, 1540-1550 N Main St	178-411-017	0.97	MU-B	102-49	134%	11	-	-	124	Under construction	1.64	Proposed development with a density bonus.
6	499 Ygnacio Valley Rd	178-422-003	0.87	MU-C	49-78	229%	-	95	1	-	84	Former gas station	Proposed 100% affordable development, with City financial support.
7	1350 Los Junco Way	148-180-022	2.09	MU-B	14-53	139%	-	20	20	-	42	Vacant	Proposed development by Habitat for Humanity.
47	2221 N Main Street	174-130-009	2.28	MU-FD	40-00	100%	53	30	-	-	85	Gas station and 1-story retail	NO. Underutilized retail/office properties (owned by a single owner. Adjacent to recent high-density residential development).
48	2452-2584 Mt. Diablo Blvd	178-020-004	3.40	MU-C	58-08	93%	118	48	-	-	187	Gas station and 1-story retail	NO. Underutilized retail/office properties.
49	2042 Mt. Diablo Blvd	178-030-003	1.48	MU-C	58-08	93%	51	30	-	-	81	1-story retail	NO. Underutilized retail/office properties.
50	1832 Shopp Ave	178-040-018	4.40	MU-B	58-08	100%	40	30	128	-	233	1-story retail, office, and single family homes	NO. Underutilized retail/office properties (owned by a single owner).
51	1829 Locust Ave	178-080-070	0.48	MU-B	58-08	100%	14	10	-	-	36	Parking lot	NO. Church parking lot.
52	1801 Locust Ave	178-080-070	0.30	MU-B	58-08	100%	14	10	-	-	36	Church and parking lot	NO. Church parking lot.
54	Arroyo Way	178-411-011	1.44	MU-B	102-49	100%	93	54	-	-	147	Parking lot and car storage lot	NO. Parking lot and car storage lot.
59	401 Diablo Blvd	184-041-014	1.83	MU-D	58-10	93%	42	-	-	-	42	Church and parking lot	NO. Church parking lot.
61	1919 Mt. Diablo Blvd	184-030-000	2.37	MU-C	58-08	93%	50	48	-	-	130	P-2 heavy office/retail	NO. Underutilized retail/office properties.
62	1815 Mt. Diablo Blvd	184-030-008	2.15	MU-C	58-08	93%	74	44	-	-	118	1-2 story office/retail	NO. Underutilized retail/office properties.
63	1123 S. California Blvd	184-030-046	0.40	MU-C	58-08	93%	194	-	-	-	198	1-story retail	NO. Underutilized retail/office property.
64	1870 Olympic Blvd	184-030-043	1.42	MU-D	58-10	93%	23	-	33	-	76	3-story office, 3-story apartments	Underutilized retail/office property. Designated in General Plan for mixed use (all of up to 1.5). Adjacent to recent high-density residential development.
65	2593 S. Main St	184-070-011	2.98	MU-C	58-08	93%	52	30	-	-	82	1-story retail	NO. Underutilized retail/office property.

19

19

## What we are doing well



**PRODUCING HOUSING** - achieved 99% of current (5<sup>th</sup> Cycle) RHNA



**FUNDING AFFORDABLE HOUSING** - inclusionary in-lieu and commercial linkage fees



**SUPPORTING ADUs** - streamlined permitting process; pre-approved plans coming soon



**PLANNING FOR MORE HOUSING** - West and North Downtown Specific Plans

20

20

**NB0** take out "one substantial"  
comment phrase

Add concern over low production  
of very low income units

Nancy Bragado, 2022-09-19T19:14:57.009

**EVO 0** Agree w/Nancy's comments.  
Maybe call them themes and not  
series.

Erika Vandenbrande,  
2022-09-19T20:42:53.129

## Where we are focusing

- **H-1.C.** Technical Assistance to Developers
- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-6.D.** Displacement Prevention

### Training, Education, & Awareness



- **H-2.N.** Assist with Development of Lower-Income Housing
- **H-2.P.** Advertise Available Resources
- **H-1.B.** Encourage and Incentivize Accessory Dwelling Units (ADUs)
- **H-5.D.** Continue Preservation and Monitoring of Existing and Future Affordable Units
- **H-6.E.** Legal Assistance for Renters

### Investment of Resources



- **H-4.C.** Update the City's Zoning Ordinance and Policies to Comply with Current Laws

### Ordinance Compliance



21

21

## Questions and Feedback

- Staff is available to answer questions from the public and City Council.



### Please consider the following questions for discussion:

- Do any of the existing policies, beyond those identified in the draft HEU for update, need to be modified?
- Although the draft HEU demonstrates that the City is able to accommodate its RHNA for this 6th Cycle, does Council wish to consider additional measures to encourage housing?
- *If yes*, does Council wish to include these as commitments in the HEU or preserve local flexibility to explore and experiment with new programs and policies prior to making a commitment?

22

22



# Thank You!

Questions? Comments? Please contact:  
 Andrew M. Smith, Senior Planner  
 (925) 943-5899, ext. 2213  
[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Visit the City's website at:  
[walnut-creek.org/heu](http://walnut-creek.org/heu)

23

23

## SITES MAP Table A1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
7	148-180-055	1250 Las Juntas Way	2.09	M-3	14.52	100%	42	-	22	20	-
	148-180-056										
	148-180-057										
	148-180-058										
	148-180-059										
	148-180-060										
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12	-	-	12	-
27	171-100-040	1690 2nd Ave	0.37	R-8	5.40	100%	1	-	-	-	1
116	171-032-036	SE of Geary Rd & Corale Dr	0.39	R-8	5.40	100%	2	-	-	-	2
117	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3	-	-	-	3
<b>Total</b>							<b>60</b>	<b>-</b>	<b>22</b>	<b>32</b>	<b>6</b>

24

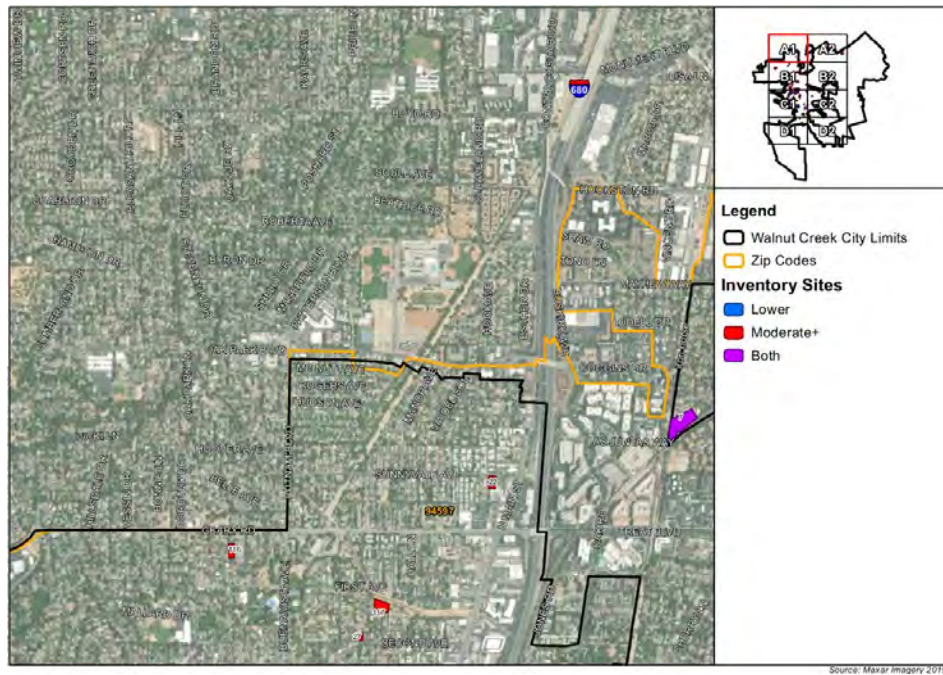
24

**NB0** Perhaps move the hidden slides to the end. At least on my computer, they slow down the slide show.

Nancy Bragado, 2022-09-19T19:20:46.233



## SITES MAP A1



25

25

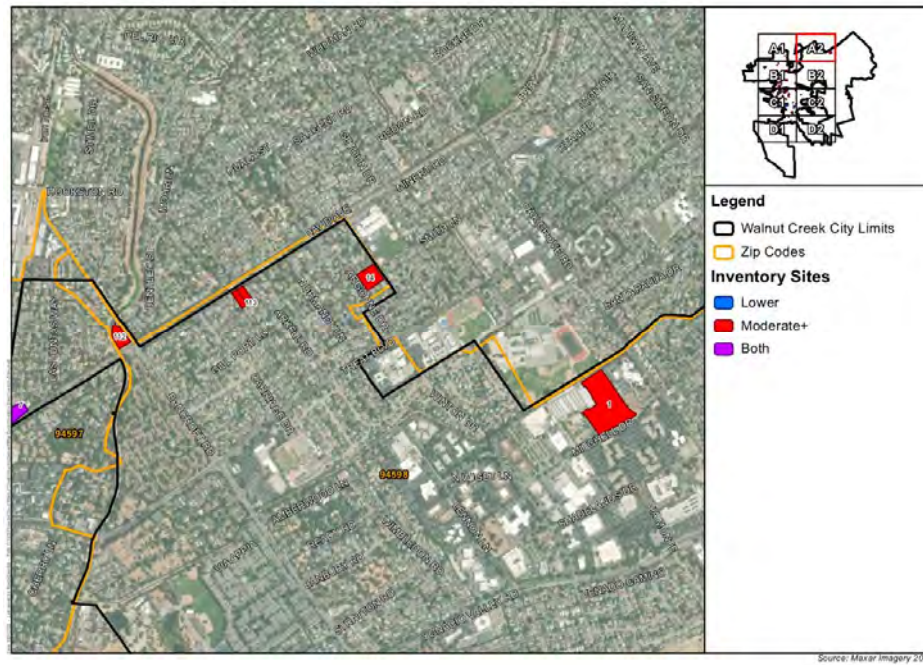
## SITES MAP Table A2

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
1	143-040-103	2800 Mitchell Drive	9.49	P-D	0	100%	254	-	-	-	254
7	148-180-055	1250 Las Juntas Way	2.09	M-3	14.52	100%	42	-	22	20	-
	148-180-056										
	148-180-057										
	148-180-058										
	148-180-059										
	148-180-060										
14	145-042-012	1835 Weaver Lane	1.9	P-D	4.40	100%	7	-	-	-	7
112	147-271-003 147-271-010	Along Bancroft Rd and Walnut Creek (Creek)	1.62	R-10	4.40	100%	6	-	-	-	6
113	145-151-020	730 Minert Rd	1.27	R-10	4.40	100%	15	-	-	-	15
	145-151-021	Southwest of Minert Rd and Arkell Rd									
Total							324	-	22	20	282

26

26

## SITES MAP A2



27

27

## B1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism <sup>1</sup>	Total Net Units	Very Low	Low	Moderate	Above Moderate
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135	11	-	-	124
6	178-402-003	699 Ygnacio Valley Rd	0.87	MU-C	49.78	100%	94	-	95	-	-
8	172-130-015 172-130-016	1394 Walden Rd	0.51	M-2.5	17.42	100%	6	-	-	-	6
9	178-140-001 178-140-006	1501 N California Blvd	0.58	MU-D	58.10	100%	27	-	-	-	27
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358	-	-	-	358
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	238	-	-	-	238
16	179-030-001 179-030-002	2680 Walnut Blvd 2670 Walnut Blvd	1.53	R-10	4.40	100%	12	-	-	-	12
18	174-150-044	2211 N Main St	0.45	MU-PD	40.00	100%	52	-	-	-	52
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12	-	-	12	-
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1	-	-	-	1
27	171-100-040	1690 2nd Ave	0.37	R-8	5.40	100%	1	-	-	-	1
32	173-030-033	2123 Walnut Blvd	0.56	R-20	2.20	100%	1	-	-	-	1
33	174-210-043	2109 Overlook Dr	0.2	M-3	14.52	100%	2	-	-	-	2
35	172-130-014	1388 Walden Rd	0.27	M-2.5	17.42	100%	3	-	-	-	3
36	172-130-053	1380 Walden Rd	0.33	M-2.5	17.42	100%	4	-	-	-	4
37	172-130-054	1374 Walden Rd	0.49	M-2.5	17.42	100%	7	-	-	-	7
38	172-130-017	1408 Walden Rd	0.42	M-2.5	17.42	100%	6	-	-	2	4
40	172-130-019	71 Shady Ln	0.26	M-2.5	17.42	100%	3	-	-	1	2
41	172-130-020	61 Shady Ln	0.25	M-2.5	17.42	100%	3	-	-	1	2
42	172-130-021	51 Shady Ln	0.25	M-2.5	17.42	100%	3	-	-	1	2
43	172-130-049	1424 Walden Rd	0.35	M-2.5	17.42	100%	5	-	-	1	4
44	172-130-069	1412 Walden Rd	0.46	M-2.5	17.42	100%	7	-	-	2	5
45	174-140-014 174-140-015 174-140-016	1620 Riviera Avenue 1630 Riviera Avenue 1638 Riviera Avenue	0.54	MU-PD	40.00	100%	19	-	-	19	-
46	174-140-018	1700 Riviera Avenue	0.29	MU-PD	40.00	100%	6	-	-	6	-
47	174-150-009 174-150-010 174-150-013 174-150-014 174-150-041 174-150-046 174-150-047 174-150-052 174-150-073	2221 N Main Street 2225 N Main Street 2255 N Main Street 2263 N Main Street Adjacent to 2241 N Main Street 2235 N Main Street 2241 N Main Street 2295 N Main Street 2329 N Main Street	2.08	MU-PD	40.00	100%	83	53	30	-	-

28

28

## SITES MAP TABLE B1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
48	178-020-006	2082-2084 Mt. Diablo Blvd	3.4	MU-C	58.08	95%	187	118	69	-	
	178-020-009	2074-2076 Mt. Diablo Blvd									
	178-020-011	2086-2094 Mt. Diablo Blvd									
	178-020-002	1220 Oakland Blvd									
	178-020-008	2098 Mt. Diablo Blvd									
	178-030-006	2044-2066 Mt. Diablo Blvd									
51	178-080-030	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	26	16	10	-	
52	178-080-075	1801 Lacassie Ave	5.2	M-0.75	58.08	100%	26	16	10	-	
54	178-411-011	Arroyo Way	1.44	MU-R	102.49	100%	147	93	54	-	
	178-411-013	1410 Arroyo Way									
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34	-	-	-	3
70	178-210-007	1766 Locust St	2.77	MU-C	49.78	95%	131	-	-	131	
	178-210-008	1551 Lacassie Ave									
	178-210-010	1785 N Main St									
	178-210-012	1707 N Main St									
	178-320-001	1816 N Main St									
	178-320-002	Main St & Lacassie Ave									
71	178-320-014	1800 N Main St	2	MU-R	102.49	100%	165	105	60	-	
	178-320-021	1770 N Main St		MU-C	49.78	95%					
	178-320-013	1750 N Main St									
	72	178-320-006		1735 N Broadway	1.58	MU-C					
178-320-007		1743 N Broadway	MU-R	102.49		100%					
178-320-012		1413 Cariback Ave									
178-320-020		1799 N Broadway									
73	178-330-001	Arroyo Way	1.98	MU-R	102.49	100%	202	129	73	-	
	178-330-004	East of Main St & Arroyo Way									
	178-330-007	1890 N Main St									
74	178-340-001	1401 Arroyo Way	1.96	MU-R	102.49	100%	200	127	73	-	
	178-340-002	1375 Arroyo Way									
	178-340-014	1400 Cariback Ave									
	178-340-017	Southwest corner of Arroyo Way and Broadway									
	178-411-007	577-581 Ygnacio Valley Rd									
75	178-411-008	587 Ygnacio Valley Rd	0.47	MU-C	49.78	95%	22	-	-	22	
	178-411-009	1991 N Broadway									
	178-412-010	N Broadway									
76	178-412-011	1910 N Broadway	1.63	MU-C	49.78	95%	77	49	28	-	
	178-412-012	Southeast of Ygnacio Valley Rd & Broadway									

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## SITES MAP TABLE B1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
77	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36	-	-	-	36
	178-550-001										
	178-550-002										
	178-550-003										
	178-550-004										
	178-550-005										
	178-550-006										
	178-550-007										
	178-550-008										
	178-550-009										
	178-550-010										
	178-550-011										
78	174-220-002	1756 Lacassie Ave	1.93	MU-D	58.10	95%	106	68	38	-	-
	174-220-033	1801 N California Blvd									
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd									
	174-220-039	245 Ygnacio Valley Rd									
	174-220-041	265 Ygnacio Valley Rd									
	174-220-043	255 Ygnacio Valley Rd									
87	178-071-002	1944 Trinity Ave	0.16	M-0.75	58.08	100%	8	-	-	8	-
90	178-080-007	1755 Cole Ave	0.2	M-0.75	58.08	100%	8	-	-	8	-
91	178-080-038	10 Lacassie Ct	0.41	M-0.75	58.08	100%	20	-	-	20	-
	178-080-022	20 Lacassie Ct									
	178-080-023	30 Lacassie Ct									
92	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18	-	-	18	-
	178-080-025	21 Lacassie Ct									
	178-080-026	1745 Lacassie Ave									
93	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12	-	-	12	-
94	178-080-072	1777 N California Blvd	1.25	MU-D	58.10	95%	68	44	24	-	-
	178-080-073										
97	173-110-018	1222-1250 Pine St	1.33	MU-C	49.78	95%	62	40	22	-	-
98	173-110-023	1201-1299 Parkside Dr	3.33	MU-C	49.78	95%	157	-	-	-	157
	173-110-024	Southwest corner of Parkside Dr & Civic Dr		P-D							
99	174-172-012	2101 N Main St	0.51	MU-C	49.78	95%	24	16	8	-	-
100	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60	-	-	-	60

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# SITES MAP Table

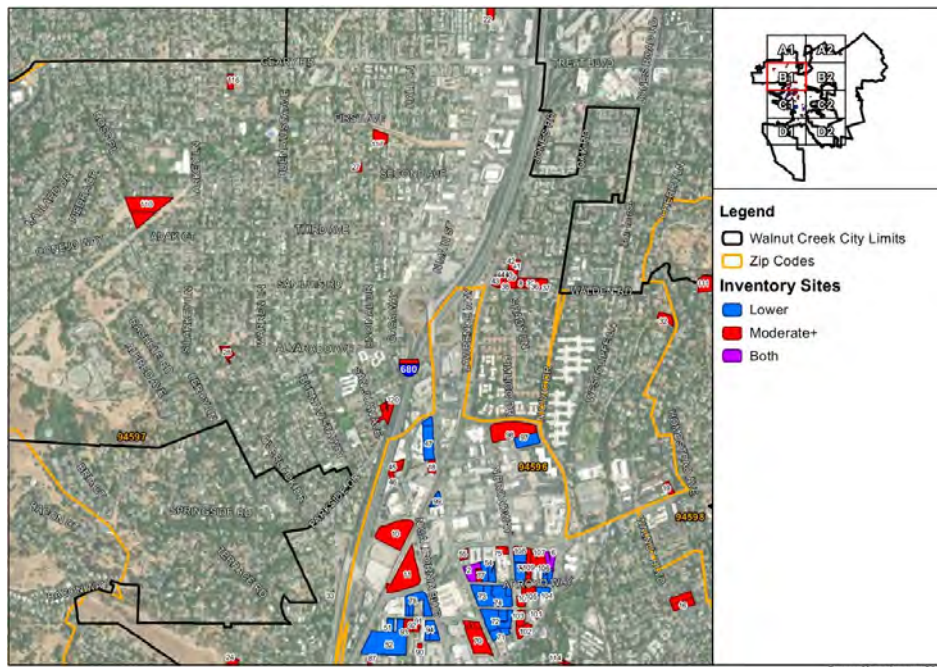
## B1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
101	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11	-	-	-	11
102	178-351-016	1700 N Broadway	0.72	MU-C	49.78	95%	34	-	-	34	-
103	178-351-018	1756-1790 N Broadway	0.6	MU-R	102.49	100%	61	-	-	-	61
104	178-352-020	1251 Arroyo Way	0.6	MU-C	49.78	95%	28	18	10	-	-
105	178-352-022	1267 Arroyo Way	0.49	MU-R	102.49	100%	50	-	-	-	50
106	178-402-004	1150 Civic Dr	0.66	MU-C	49.78	95%	31	20	11	-	-
	178-412-005	Northwest of Arroyo Way & Civic Dr									
107	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72	-	-	54	18
	178-412-003	635 Ygnacio Valley Rd									
108	178-412-013	605 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22	-	-	6	16
109	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41	-	-	-	41
110	171-150-001	2641-2643 Lorkey Ln	3.81	P-D	4.40	100%	6	-	-	-	6
	171-150-007	Northeast corner of Conejo Way and San Luis Rd									
111	173-042-009	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.58	R-20	2.20	100%	3	-	-	-	3
114	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6	-	-	-	6
116	171-032-036	SE of Geary Rd & Coralie Dr	0.39	R-8	5.40	100%	2	-	-	-	2
117	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3	-	-	-	3
120	174-050-013	2318 San Juan Ave	1.18	D-3	14.50	100%	12	-	-	-	12
	174-050-014	2314 San Juan Ave									
Total							3,413	1,016	667	359	1,371

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## SITES MAP B1



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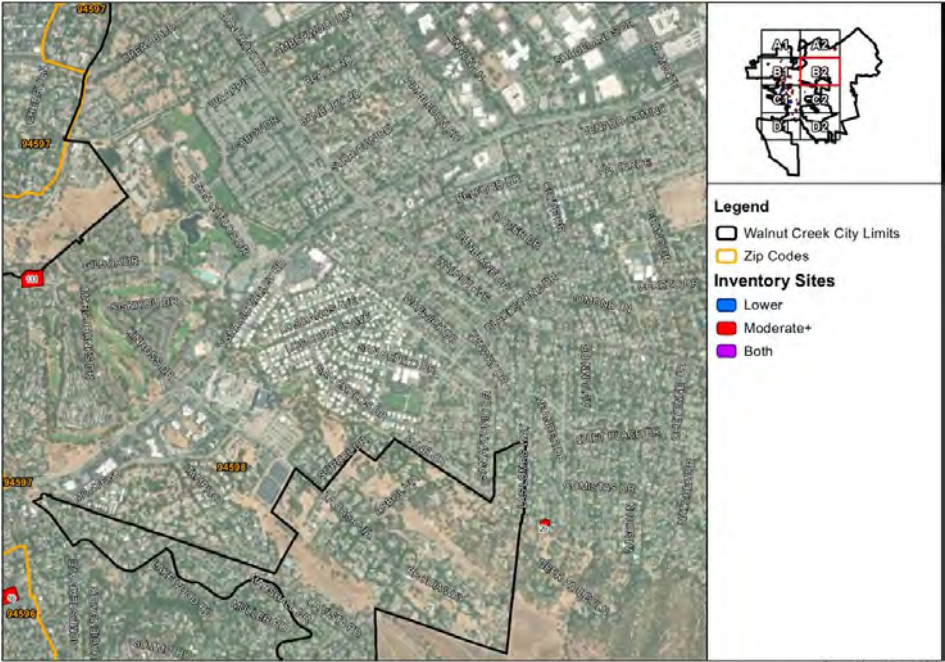
# SITES MAP Table B2

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
16	179-030-001	2680 Walnut Blvd	1.53	R-10	4.40	100%	12	-	-	-	12
29	179-030-002	2670 Walnut Blvd						-	-	-	1
111	173-042-007	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.58	R-20	2.20	100%	3	-	-	-	3
Total								16	-	-	16

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# SITES MAP B2



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# SITES MAP Table C1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135	11	-	-	124
3	178-230-028	1556 Mt Diablo Blvd	0.76	P-R	49.78	100%	30	-	-	-	30
4	178-230-029	1532 Mt Diablo Blvd									
4	178-290-008	1665 Carmel Dr	0.27	M-1	43.56	100%	8	-	-	-	8
5	178-160-028	1380 North California	0.67	P-R	49.78	100%	95	-	-	-	95
6	178-402-003	699 Ygnacio Valley Rd	0.87	MU-C	49.78	100%	94	-	95	1	-
9	178-140-001	1501 N California Blvd	0.58	MU-D	58.10	100%	27	-	-	-	27
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358	-	-	-	358
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	238	-	-	-	238
12	178-261-033	1487, 1493, 1500 Carmel Dr	0.15	P-D	43.56	100%	11	-	-	-	11
13	178-261-002	1229 Lincoln Ave	0.18	M-1	43.56	100%	3	-	-	-	3
15	178-010-036	1524 Oakland Blvd	0.27	P-D	29.04	100%	4	-	-	-	4
16	179-030-001	2680 Walnut Blvd	1.53	R-10	4.40	100%	12	-	-	-	12
	179-030-002	2670 Walnut Blvd									
21	178-290-001	1224 Lincoln Ave									
	178-290-002	1611 Carmel Dr									
	178-290-003	1615 Carmel Dr	0.93	M-1	43.56	100%	34	-	-	-	34
	178-290-004	1617 Carmel Dr									
	178-290-005	1619 Carmel Dr									
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1	-	-	-	1
25	183-270-006	15 Holcomb Ct	0.55	M-2	21.78	100%	11	-	-	-	11
26	184-402-004	130 Lancaster Rd	0.46	R-8	5.40	100%	2	-	-	-	2
31	180-020-006	1860 San Miguel Dr									
	180-020-009	1862 San Miguel Dr	0.62	M-3	14.52	100%	9	-	-	-	9
33	174-210-043	2109 Overlook Dr	0.2	M-3	14.52	100%	2	-	-	-	2
34	184-370-034	1611 Orchard Ln	0.55	R-20	2.20	100%	1	-	-	-	1
46	174-140-018	1700 Riviera Avenue	0.29	MU-PD	40.00	100%	6	-	-	6	-
51	178-080-030	1859 Locassie Ave	0.45	M-0.75	58.08	100%	26	16	10	-	-
52	178-080-075	1801 Locassie Ave	5.2	M-0.75	58.08	100%	26	16	10	-	-
53	178-040-060	1920-1930 Mt. Diablo Blvd.	1.66	MU-C	58.08	95%	91	-	-	91	-
	178-040-079	1902 Mt. Diablo Blvd.									
54	178-411-011	Arroyo Way	1.44	MU-R	102.49	100%	147	93	54	-	-
	178-411-013	1410 Arroyo Way									
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34	-	-	-	34
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219	-	-	-	219
57	183-260-027	1275 Newell Ave	5.25	M-1.5	29.04	100%	152	-	-	152	-

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# SITES MAP TABLE C1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
58	184-041-047	2005 Mt. Diablo Blvd									
	184-041-002	1111 Alpine Ave	1.02	MU-C	58.08	95%	55	-	-	55	-
	184-041-003	1119 Alpine Ave									
	184-041-004	1147 Alpine Ave									
	184-041-005	1149 Alpine Ave									
	184-041-006	1155 Alpine Ave		MU-D		95%					
	184-041-007	1161 Alpine Ave									
59	184-041-016	Mt Diablo Blvd	1.93	MU-D		95%	42	42	-	-	-
60	184-041-019	2027 Mt. Diablo Blvd									
	184-041-020	2021 Mt. Diablo Blvd	0.41	MU-C	58.08	95%	22	-	-	22	-
	184-050-010	1919 Mt. Diablo Blvd									
61	184-050-011	1909 Mt. Diablo Blvd	2.37	MU-C	58.08	95%	130	82	48	-	-
	184-050-012	1889 Mt. Diablo Blvd									
	184-050-013	1889 Mt. Diablo Blvd									
	184-050-014	1849 Mt. Diablo Blvd									
	184-050-015	1829 Mt. Diablo Blvd									
	184-050-016	1829 Mt. Diablo Blvd									
	184-050-062	1929 Mt. Diablo Blvd									
	184-050-048	1160 Alpine Ave		MU-D		95%					
	184-050-049	1148-1152 Alpine Ave									
	184-050-058	1815 Mt. Diablo Blvd									
62	184-050-059	1813 Mt. Diablo Blvd	2.15	MU-C	58.08	95%	118	74	44	-	-
	184-050-060	1821 Mt. Diablo Blvd									
	184-050-065	1101-1105 S. California Blvd									
63	184-050-066	1123 S. California Blvd	3.6	MU-C	58.08	95%	198	198	-	-	-
	184-050-063	1870 Olympic Blvd									
	184-050-070	1900 Olympic Blvd									
64	184-050-002	1248 Alpine Rd	1.62	MU-D	58.08	95%	76	23	-	53	-
	184-050-003	1238 Alpine Rd									
	184-050-004	1208 Alpine Rd									
70	178-210-007	1766 Locust St	2.77	MU-C	49.78	95%	131	-	-	131	-
	178-210-008	1551 Locassie Ave									
	178-210-010	1785 N Main St									
	178-210-012	1707 N Main St									
	178-320-001	1816 N Main St									
71	178-320-002	Main St & Locassie Ave	2	MU-R	102.49	100%	165	105	60	-	-
	178-320-014	1800 N Main St									
	178-320-021	1770 N Main St									
	178-320-013	1750 N Main St		MU-C	49.78	95%					

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## SITES MAP TABLE C1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
72	178-320-006	1735 N Broadway	1.58	MU-C	49.78	95%	145	93	52	-	-
	178-320-007	1743 N Broadway		MU-R	102.49	100%					
	178-320-012	1413 Cariback Ave									
	178-320-020	1799 N Broadway									
73	178-330-001	Arroyo Way	1.98	MU-R	102.49	100%	202	129	73	-	-
	178-330-004	East of Main St & Arroyo Way									
	178-330-007	1890 N Main St									
74	178-340-001	1401 Arroyo Way	1.96	MU-R	102.49	100%	200	127	73	-	-
	178-340-002	1375 Arroyo Way									
	178-340-014	1400 Cariback Ave									
	178-340-017	Southwest corner of Arroyo Way and Broadway									
75	178-411-007	577-581 Ygnacio Valley Rd	0.47	MU-C	49.78	95%	22	-	-	22	-
	178-411-008	587 Ygnacio Valley Rd									
	178-411-009	1991 N Broadway									
	178-412-010	N Broadway									
76	178-412-011	1910 N Broadway	1.63	MU-C	49.78	95%	77	49	28	-	-
	178-412-012	Southwest of Ygnacio Valley Rd & Broadway									
77	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36	-	-	-	36
	178-550-001										
	178-550-002										
	178-550-003										
	178-550-004										
	178-550-005										
	178-550-006										
	178-550-007										
	178-550-008										
	178-550-009										
	178-550-010										
178-550-011											
178-550-012											
78	174-220-002	1756 Lacassie Ave	1.93	MU-D	58.10	95%	106	68	38	-	-
	174-220-033	1801 N California Blvd									
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd									
	174-220-039	245 Ygnacio Valley Rd									
	174-220-041	265 Ygnacio Valley Rd									
	174-220-043	255 Ygnacio Valley Rd									
	174-220-045	1766 Lacassie Ave									

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## SITES MAP Table C1

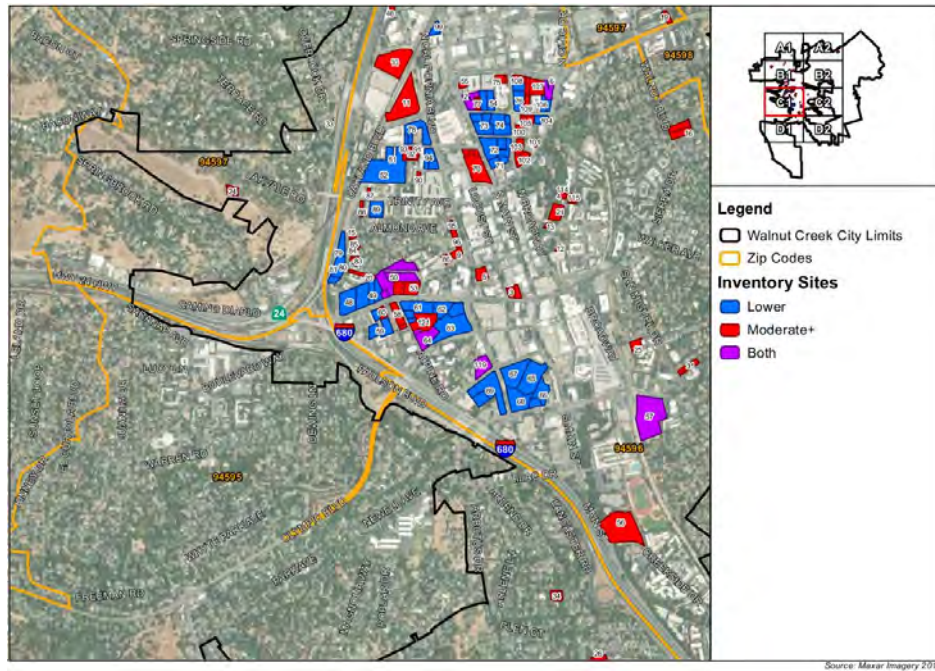
Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/acre)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
79	177-260-023	1443-1515 Oakland Blvd	0.76	MU-D	58.10	95%	41	26	15	-	-
80	177-280-014	1415 Oakland Blvd	0.69	MU-D	58.10	95%	38	24	14	-	-
81	177-280-018	1407 Oakland Blvd	0.82	MU-D	58.10	95%	45	28	17	-	-
82	178-010-015	1420 Oakland Blvd									
83	178-010-016	1428 Oakland Blvd	0.23	M-1.5	29.04	100%	4	-	-	4	-
84	178-010-028	1973-1977 Dana Ave	0.14	M-1.5	29.04	100%	3	-	-	3	-
86	178-040-001	1806 Bonanza St	0.27	MU-D	58.10	95%	14	-	-	4	10
87	178-071-002	1944 Trinity Ave	0.16	M-0.75	58.08	100%	8	-	-	8	-
88	178-072-006	1963 Trinity Ave	0.27	M-0.75	58.08	100%	8	-	-	-	8
89	178-072-009	Trinity Ave	1.06	M-0.75	58.08	100%	61	38	23	-	-
90	178-080-007	1755 Cable Ave	0.2	M-0.75	58.08	100%	8	-	-	8	-
91	178-080-008	10 Lacassie Ct	0.41	M-0.75	58.08	100%	20	-	-	20	-
	178-080-022	20 Lacassie Ct									
	178-080-023	30 Lacassie Ct									
92	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18	-	-	18	-
	178-080-025	21 Lacassie Ct									
	178-080-026	1745 Lacassie Ave									
93	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12	-	-	12	-
94	178-080-072	1777 N California Blvd	1.25	MU-D	58.10	95%	68	44	24	-	-
	178-080-073	1777 N California Blvd									
95	178-130-017	1711 Almond Ave	0.37	MU-D	58.10	95%	18	-	-	18	-
	178-130-022	1716 Stow Ave									
96	178-140-004	1721 Stow Ave	0.19	MU-D	58.10	95%	9	-	-	-	9
	178-140-007	Southwest corner of Stow Ave & California Blvd									
99	174-172-012	2101 N Main St	0.51	MU-C	49.78	95%	24	16	8	-	-
100	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60	-	-	-	60
101	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11	-	-	-	11
102	178-351-014	1700 N Broadway	0.72	MU-C	49.78	95%	34	-	-	-	34
103	178-351-018	1756-1790 N Broadway	0.6	MU-R	102.49	100%	61	-	-	-	61
104	178-352-020	1251 Arroyo Way	0.6	MU-C	49.78	95%	28	18	10	-	-
105	178-352-022	1267 Arroyo Way	0.49	MU-R	102.49	100%	50	-	-	-	50
106	178-402-004	1150 Civic Dr	0.66	MU-C	49.78	95%	31	20	11	-	-
	178-412-005	Northwest of Arroyo Way & Civic Dr									
107	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72	-	-	54	18
	178-412-003	635 Ygnacio Valley Rd									
108	178-412-013	605 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22	-	-	-	6
109	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41	-	-	-	41
114	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6	-	-	-	6
115	178-290-018	1654 Carmel Dr	0.33	M-1	43.56	100%	10	-	-	-	10
	178-290-019	1632 Carmel Dr									
121	184-050-005	1204 Alpine Rd	1.78	MU-D	58.10	95%	37	-	-	-	37
	184-050-027	1148-1152 Alpine Rd									
Total							4,367	1,340	707	724	1,596

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## SITES MAP C1



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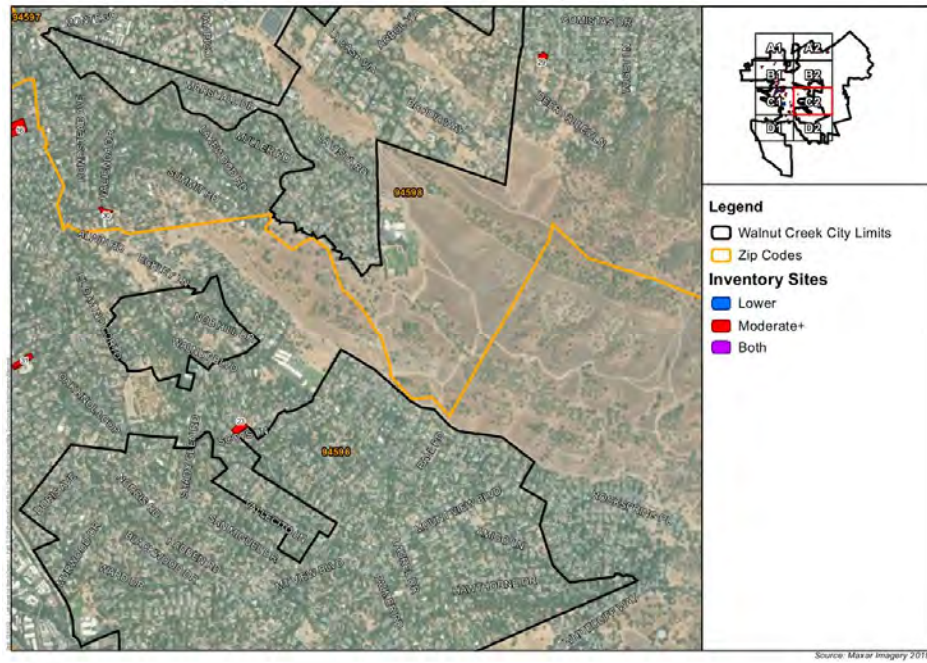
## SITES MAP TABLE C2

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
16	179-030-001	2680 Walnut Blvd	1.53	R-10	4.40	100%	12	-	-	-	12
	179-030-002	2670 Walnut Blvd									
23	180-210-034	1081 Scots Ln	0.59	R-15	2.90	100%	1	-	-	-	1
29	139-025-021	1032 Millbrook Ct	0.43	R-10	4.40	100%	1	-	-	-	1
30	179-100-011	Hacienda Dr	0.29	R-10	4.40	100%	1	-	-	-	1
31	180-020-008	1860 San Miguel Dr	0.62	M-3	14.52	100%	9	-	-	-	9
	180-020-009	1862 San Miguel Dr									
Total							24	-	-	-	24

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## SITES MAP C2



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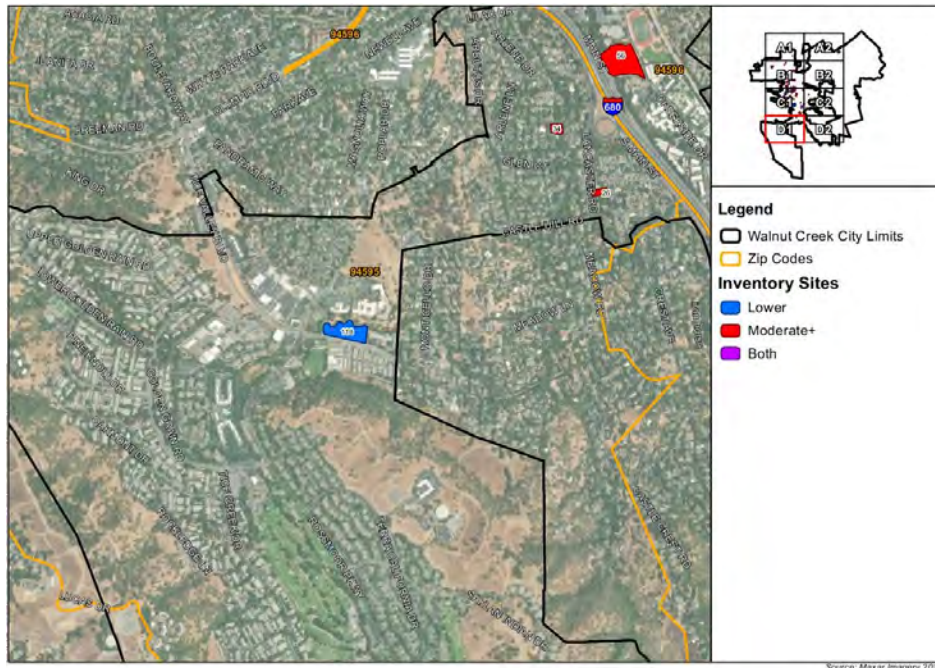
## SITES MAP TABLE D1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
26	184-402-004	132 Lancaster Rd	0.46	R-8	5.40	100%	2	-	-	-	2
34	184-370-034	1611 Orchard Ln	0.55	R-20	2.20	100%	1	-	-	-	1
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219	-	-	-	219
118	186-030-054	2100 Tice Valley Blvd	3.17	P-D	0.00	100%	6	6	-	-	0
<b>Total</b>							<b>228</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>222</b>

42

42

## SITES MAP D1



43

43

## SITES MAP TABLE D2

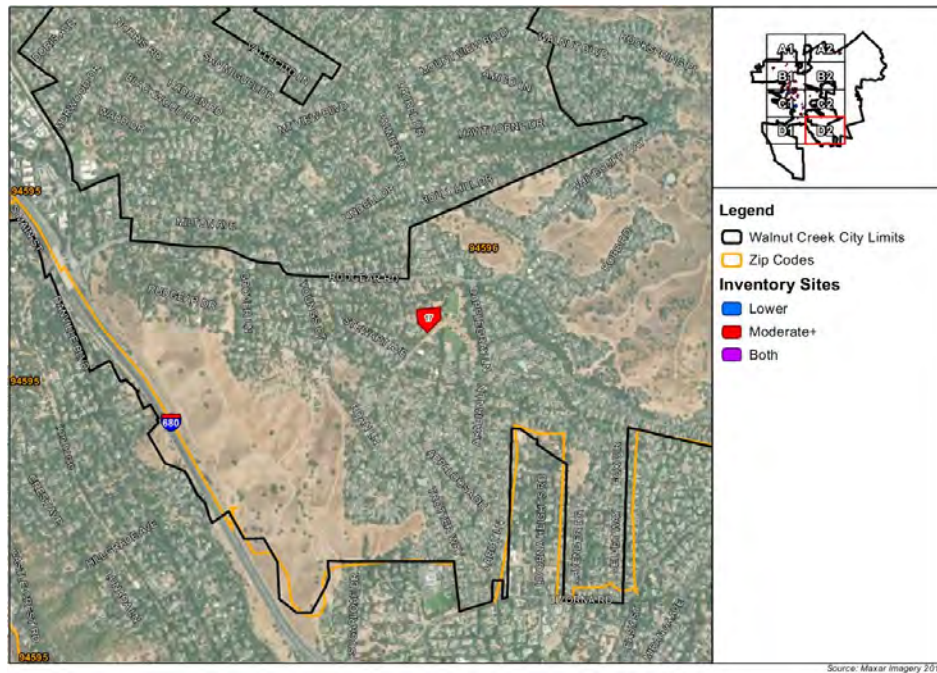
Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
17	182-010-022	50 Garron Ct	2.82	R-20	2.20	100%	3	-	-	-	3
	182-010-031	40 Garron Ct									
Total							3	-	-	-	3

44

44



## SITES MAP D2



45

45

## 5<sup>TH</sup> CYCLE RHNA PROGRESS - COMPARABLE CITIES - 2015-2021

[MO]

- Generally, cities are struggling to meet their RHNA requirements, especially for lower-income units
- Walnut Creek is below the Contra Costa County average
- Walnut Creek ranks 9<sup>th</sup> of 14 when compared to the County and comparable cities

		VL	Lo	Mod	Above Mod	Total	
1	Redwood City	RHNA	706	429	502	1,152	2,789
		% Permitted	61%	0%	205%	109%	
2	Mountain View	RHNA	814	492	527	1,093	2,926
		% Permitted	35%	3%	426%	175%	
3	Pleasanton	RHNA	716	391	407	553	2,067
		% Permitted	31%	16%	292%	98%	
4	Contra Costa County	RHNA	5,264	3,086	3,496	8,784	20,630
		% Permitted	31%	57%	204%	109%	
5	Danville	RHNA	196	111	124	126	557
		% Permitted	20%	44%	329%	95%	
6	Livermore	RHNA	839	474	496	920	2,729
		% Permitted	17%	122%	160%	84%	
7	San Ramon	RHNA	516	279	282	340	1,417
		% Permitted	16%	126%	623%	184%	
8	Palo Alto	RHNA	691	432	278	587	1,988
		% Permitted	14%	15%	109%	42%	
9	Walnut Creek	RHNA	604	355	381	895	2,235
		% Permitted	13%	19%	201%	90%	
10	Clayton	RHNA	51	25	31	34	141
		% Permitted	9%	0%	138%	76%	
11	Lafayette	RHNA	138	78	85	99	400
		% Permitted	6%	120%	508%	155%	
12	Concord	RHNA	798	444	559	1,677	3,478
		% Permitted	2%	2%	32%	16%	
13	Martinez	RHNA	124	72	78	195	469
		% Permitted	0%	1%	53%	22%	
14	Pleasant Hill	RHNA	118	69	84	177	448
		% Permitted	0%	57%	62%	35%	

46

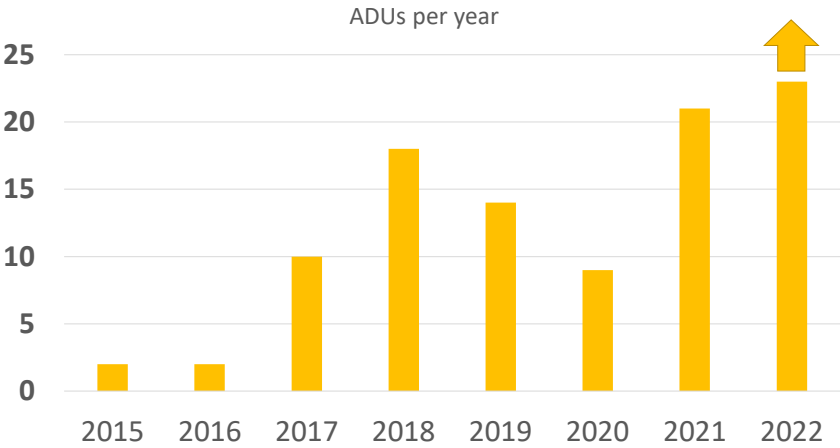
**IM0** Send new slide with RHNA  
progress info.

Irlanda Martinez,  
2022-09-14T22:25:25 102

**AS1** The total number for Clayton is  
off by about 1.1 million units.

Andrew M Smith,  
2022-09-16T02:48:23.864

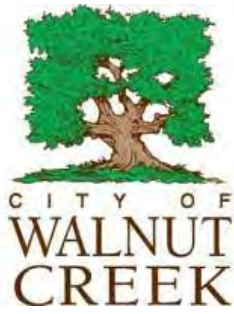
# ADU PRODUCTION



47

**City Council Meeting (September 20, 2022)**  
Meeting Minutes





City of Walnut Creek  
Housing Element Update

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# MEETING MINUTES

**Name of Meeting:** City Council Meeting  
**Date of Meeting:** September 20, 2022  
**Time:** 6:00 PM PST  
**Location:** Zoom  
**Subject:** Draft Housing Element Update

**Attendees:**

NAME	COMPANY/AGENCY
City Staff	Walnut Creek
City Council	Walnut Creek
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates

**Purpose of Meeting:** Presentation of the City of Walnut Creek's Draft Housing Element Update to the California Department of Housing and Community Development Committee.

The City of Walnut Creek's Draft Housing Element was presented to the City Council. Questions and comments received from the presentation are provided below.

Public Comments

**East Bay for Everyone:**

- Commit to reductions in parking minimums – parking is expensive in Walnut Creek
- It is legal to build one 4,000 sf single family homes but not four 1,000 sf homes - Look at correcting this.

**Jan Warren:**

- Do you plan on actually implementing the suggestions made by the affordable housing folks?
- When they sent an email, we redact names and she doesn't find this very helpful

HCD Member Comments

**Cindy Darling:**

- Asked about the property owners who asked about their properties.
  - Andy: Only one and they asked to be put back.
- What would be most helpful for us on the policy questions?
  - Andy: If there is anything we want to add or change.
- Heard from developers that connection fees are expensive.
  - Are there reduced connection fees?
  - Add policy on cooperating with utility companies to decrease the cost of connection fees.
- Policy on increasing public understanding.

**Loella Haskew:**

- Do we have any sites in case some don't pan out?
  - Andy: We have enough to cover our RHNA and some buffer

Discussion Questions

**Haskew:**

- Last question: Wants to keep local flexibility because law continues to change (supported by Darling).

**Silva:**

- Agrees on keeping flexibility but thinks that we need to be more specific and do more in order to help the City achieve more affordable housing.
  - What are other cities doing that we should be thinking about?
    - For instance, parking reductions like the comment we received. Where are we with that?
      - Staff: We anticipate to have the parking study by the beginning of next year.
- Public education needs to continue.
  - Suggests making the City Manager's office co-responsible for that because that is where a lot of their education comes out of.
- Assist faith-based organizations with affordable housing development.
  - Compiling an interest list is not aggressive enough.
  - Something similar to their site survey. After the first one, we could do it as a zoning change if churches want to do it.

**Darling:**

- Would be interested in measures that tackle multiple issues that are important for the council.
  - Facilitating the permitting process.

**Matt Francois:**

- Agrees on keeping flexibility.
- Curious about the disconnect between the construction cost between the Bay Area and the rest of California. .Would have liked to see more information on this.
- There is a discrepancy between their impact fees and other cities. Wants to make sure we are in line.
- Timeline for entitlements isn't tied to a policy and should be. He keeps hearing from the development community that it takes too long. Look for creative ways to streamline the process.
- Wants to do a joint meeting (Silva supported) with the planning commission to talk about .

**Kevin Wilk**

- Is not supportive of a joint meeting with the planning commission because he thinks it would lead to commissioners being less candid.

These meeting minutes are the understandings of the preparer, Irlanda Martinez. If there are any discrepancies, please notify the preparer within 2 weeks.

## **PLANNING COMMISSION MEETING (JANUARY 12, 2023)**

---

- Presentation
- Meeting Minutes

## **Planning Commission Meeting (January 12, 2023)**

### Presentation



1

## Housing Element Background

- City's housing development blueprint at all economic levels & special needs
- State certification every 8 years
- City's 2023-2031 minimum RHNA with buffer = 6,330 units
  - 6,521 units planned (3,132 lower-income units)

### 2023-2031 Walnut Creek RHNA

Income Category	Income Range (2022, 4-person family)	RHNA
Extremely Very Low/Very Low (0% - 50% AMI)	≤ \$68,500	1,657
Low (51% - 80% AMI)	\$68,501 - \$109,600	954
Moderate (81% - 120% AMI)	\$109,601 - \$150,700	890
Above Moderate (over 120% AMI)	> \$150,700	2,304
<b>Total Units</b>		<b>5,805</b>

Buffer increases  
RHNA to 6,330  
new units

2

## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

- HEU must include an assessment of:

**Fair Housing  
Outreach and  
Enforcement**



**Segregation and  
Integration Patterns**



**Disparities in Access  
to Opportunity**



**Disproportionate  
Housing Need and  
Displacement**



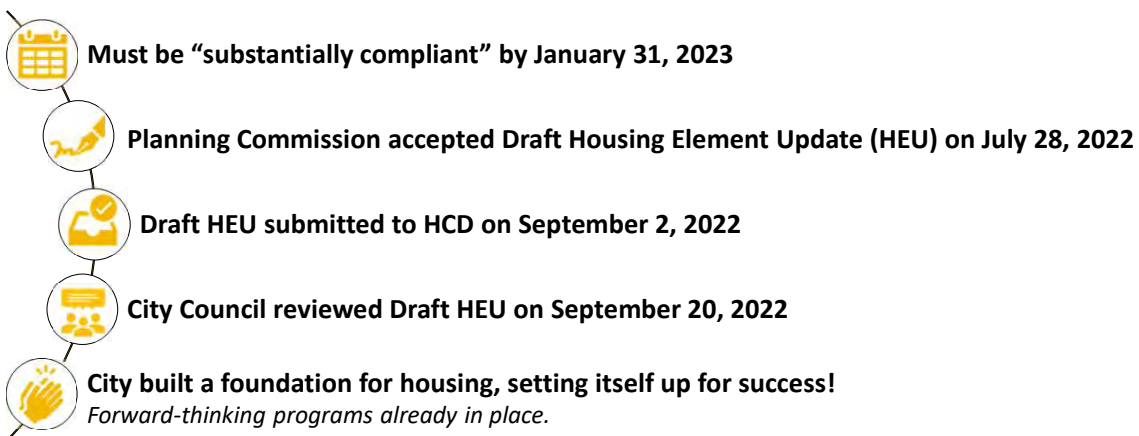
**Racially & Ethnically  
Concentrated Areas  
of Poverty**



- Determine contributing factors to fair housing issues (e.g. "Missing Middle") based on outreach, assessment of fair housing, and site inventory.
- Identify policies and programs to address fair housing issues and their contributing factors.

3

## **Housing Element Process**



4

## HCD Review



Official findings letter received  
12/5/2022



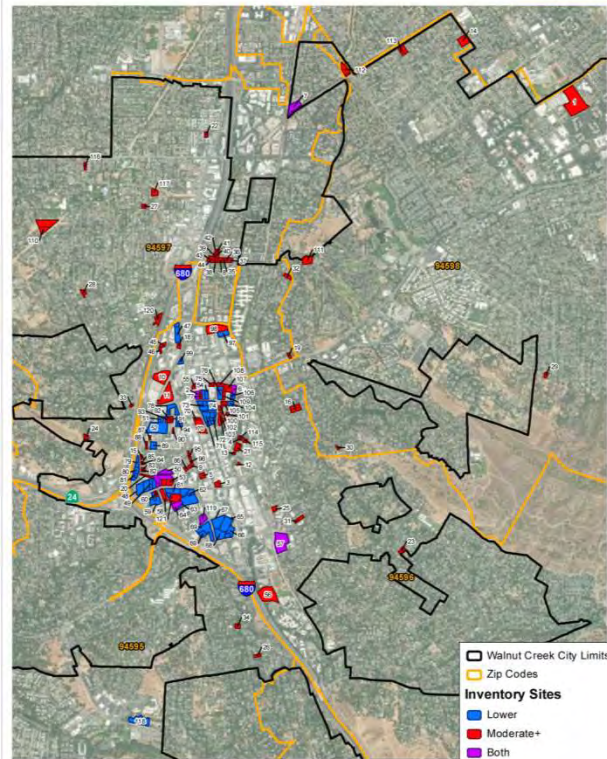
Two HCD calls to discuss required edits  
in December and email follow up



No new sites, no rezoning



Many comments related to fair housing  
• Focus on # of sites in Core Area



5

## HCD Review - Edits

☐ HCD comments resulted in edits to the following topics:



### Clean Up Zoning Code

- **Additional constraints analysis:**
  - Update Zoning Ordinance.
  - Current practices not reflected.
- **Programs added:**
  - Housing Accountability Act/Housing Crisis Act
  - Employee housing
  - ADUs
  - SB 9
- See Chapter 3 and Chapter 8



### Expand on Local Knowledge

- Add historic context
- How did current zoning come to be?
- Analyze City's trends and compare to regional trends
- See Appendix B



### Housing Mobility

- Justify downtown site concentration
- Service/Transportation/Jobs proximity
- Existing SF neighborhoods zoned for missing middle
- **Programs added:**
  - ADU Incentives
  - Support for faith-based organizations
  - SB 9 codification
  - Housing mobility education
  - Core Area connectivity
- See Chapter 7, Appendix B, and Chapter 8



### Public Comments

- Respond to public comments
- How were comments incorporated?
- See Appendix A



### Refine and Add Programs

- Add/modify programs based on findings.
- **Specific commitment for programs:**
  - Parking requirements
  - State and federal funding grant applications
- See Chapter 8

6



## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

- New draft includes changes to “Lack of Access to Opportunity” contributing factor.
- Includes programs to promote housing mobility and “Missing Middle” housing.
- Programs added or modified include:

**H-2.Q** • Assist Faith-Based Organizations With Affordable Housing Development

**H-2.R** • Amend Density Bonus Ordinance

**H-6.G** • Codify Senate Bill 9

**H-6.H** • Provide Missing-Middle Housing/Housing Mobility Education to Owners

**H-6.I** • Continue to Enhance Core Area Connectivity to Amenities and Services

7

## **Public Comments**

- 9 public comments received since end of public comment period (8/19/22)
- Responses in Appendix A



- Comments focused on the following:
  - Missing middle housing/housing mobility
  - Incentives/funding for Affordable Housing
  - ADU Incentives
  - Development streamlining
  - Development cost reduction
  - Renter protections
  - Environmental constraints
  - More commitment in Housing Plan
- Staff emailed responses to all comments and comments incorporated in HEU revisions

8



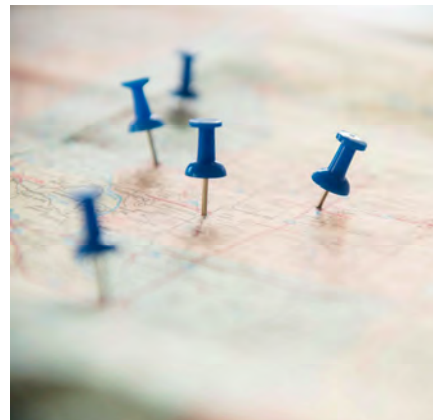
9

## Housing Element Compliance

### Without a compliant Housing Element:

- Subject to “Builder’s Remedy”
  - Cannot deny affordable housing development
  - Affordable housing development exempt from zoning

*Applies to projects at least 20% low-income OR 100% moderate-income*
- Ineligibility for state funding
- Fines/action by HCD’s Enforcement Unit



10



# Thank You!

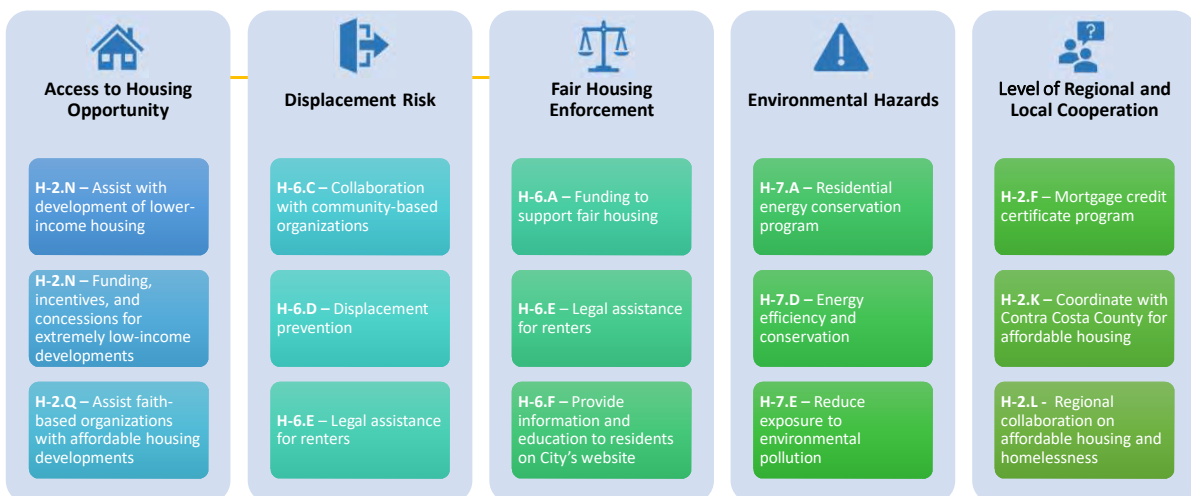
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11

## AFFIRMATIVELY FURTHERING FAIR HOUSING

- Factors that contribute to fair housing issues in Walnut Creek and the programs adopted to mitigate them include but are not limited to:

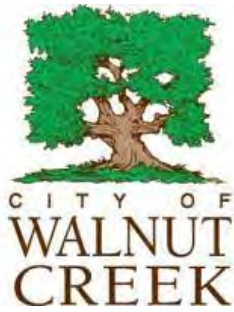


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12

## **Planning Commission Meeting (January 12, 2023)**

### Meeting Minutes



City of Walnut Creek  
Housing Element Update

# MEETING MINUTES

**Name of Meeting:** Planning Commission Meeting  
**Date of Meeting:** January 12, 2023  
**Time:** 6:00 PM PST  
**Location:** Zoom  
**Subject:** Draft Housing Element Update

**Attendees:**

NAME	COMPANY/AGENCY
City Staff	Walnut Creek
Planning Commission	Walnut Creek
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates

**Purpose of Meeting:** Presentation of the City's Second Draft Housing Element Update to Planning Commission. The Housing Element Update was modified in response to the Department of Housing and Community Development's comments.

Questions and comments received from the presentation are provided below.

Public Comments and Questions

- Supports the reduced parking requirements and increased ministerial approvals.
- Concerned about the lack of missing-middle housing and lack of affordability.
- Disappointed that no additional sites were selected and no rezoning happened.
- Under Appendix B, the discussion on renter protections is not substantial enough.
  - Receiving help filling out an application or receiving advice is not a tenant protection.

## Planning Commission Comments and Questions

### **Commissioner Pickett:**

- The zoning ordinance allows for mobile homes in single family neighborhoods, correct?
  - Staff: Yes, the zoning ordinance has treated mobile homes as single-family residences for decades. They are subject to all our zoning regulations and design standards.
- There are references to emergency shelters in the Housing Element. Is the management of emergency centers to protect the community somewhere in this document?
  - Staff: The Housing Element only speaks to allowing emergency centers by-right in some zones. However, it does not speak to management. However, regulations for this do exist in our zoning ordinance.
- Asked for clarification on SB 9 requirements and how it affects single-family neighborhoods

### **Commissioner Nieting:**

- Commends staff on adding the buffer and zoning for more than what is required.
- There has been additional legislation, such as AB2011, which might provide additional avenues to develop more affordable housing.
  - Staff: These laws were not analyzed, as they had not passed during the drafting and submittal of this Housing Element. These are some examples of legislations that will facilitate more housing, even if it is not on the sites we identified. For instance, there will likely be more development of housing in single family zones through ADUs.
- Noticed that there is support for development on sites owned by faith-based organizations, and that the Housing Element now includes programs to support this. This is positive.

### **Commissioner Lezak:**

- Can we count ADUs towards the RHNA?
  - Staff: Yes, it does. However, we are limited on how many we can estimate for the Housing Element. With changing legislation, there may even be an increase in the future.
- In terms of the Sites Inventory, the City has gone through an exercise required by the State. However, the reality may be different, given that it is easier to create a list of sites than it is to develop it. Because of this, it is expected that most of the affordable units will happen through ADUs. How do you count ADUs as affordable? How do we get these units built?
  - Staff: HCD does let us count some of the ADUs as affordable. In addition, the City has an Inclusionary Housing Ordinance, which requires developers to provide affordable units. Although the City cannot develop units, we can use these avenues to get the units developed.

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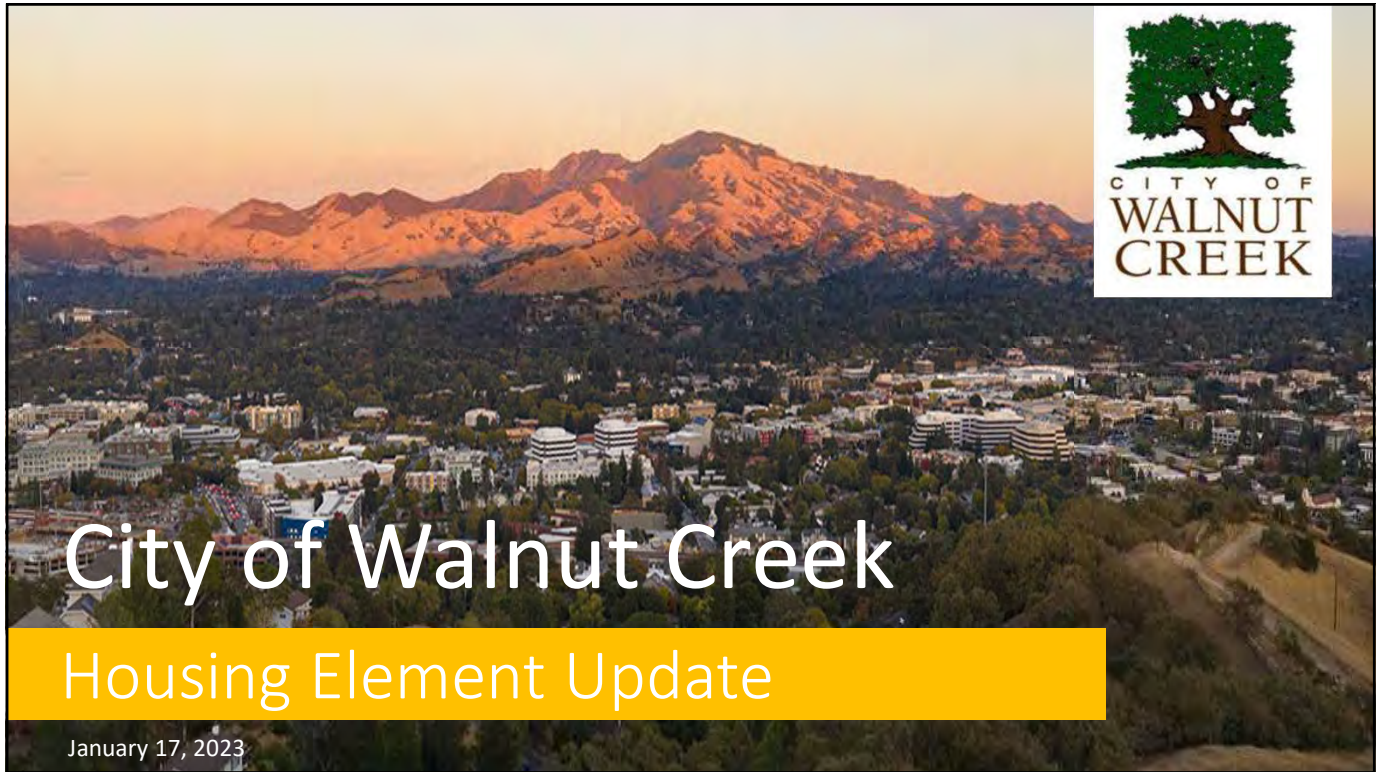
## **CITY COUNCIL MEETING (JANUARY 17, 2023)**

---

- Presentation
- Meeting Minutes



**City Council Meeting (January 17, 2023)**  
Presentation



1

## Housing Element Background<sup>NBO</sup>

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Enforcement



Segregation and  
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Disparities in Access  
to Opportunity



Disproportionate  
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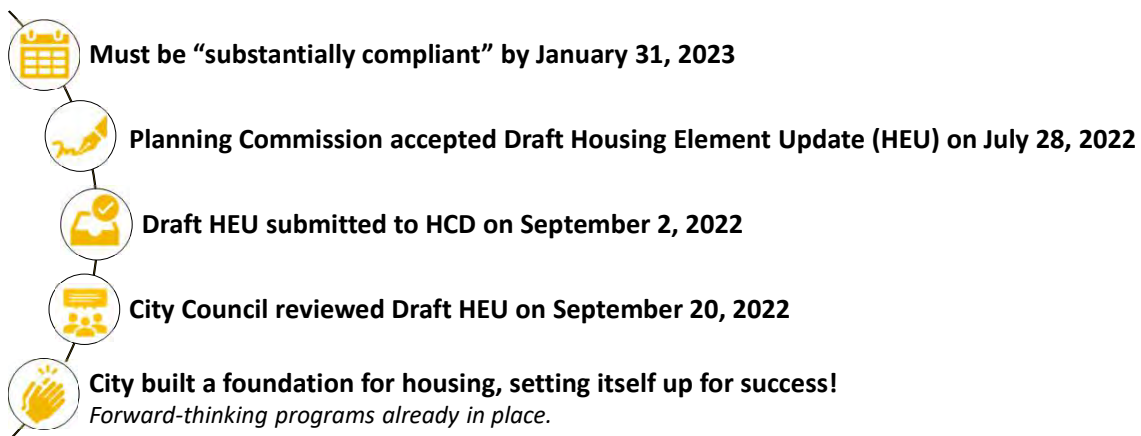
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4

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12/5/2022



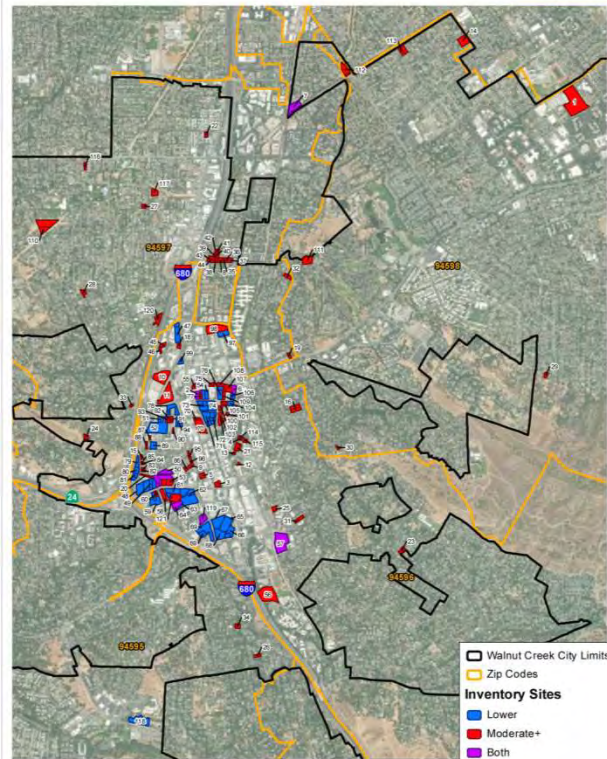
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- Add historic context
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### Refine and Add Programs

- Add/modify programs based on findings.
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**H-6.H** • Provide Missing-Middle Housing/Housing Mobility Education to Owners

**H-6.I** • Continue to Enhance Core Area Connectivity to Amenities and Services

7

## **Public Comments**

- ~15 public comments received since end of public comment period (8/19/22)
- Responses in Appendix A



- Comments focused on the following:
  - Missing middle housing/housing mobility
  - Incentives/funding for Affordable Housing
  - ADU Incentives
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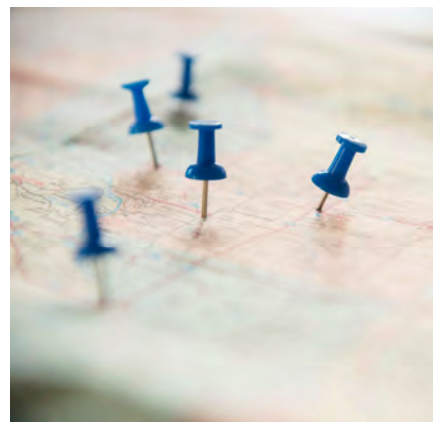


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## Housing Element Compliance

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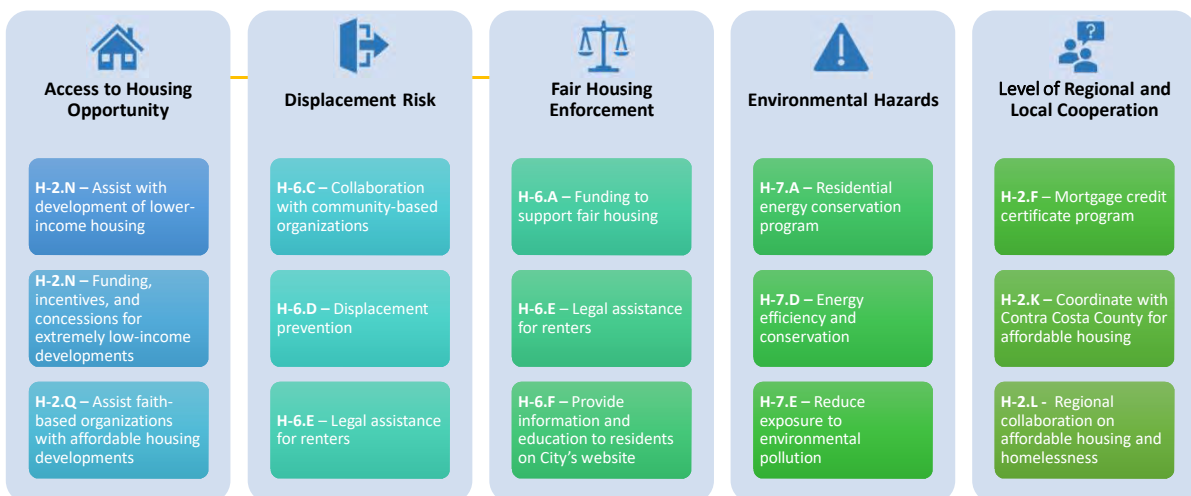
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- Factors that contribute to fair housing issues in Walnut Creek and the programs adopted to mitigate them include but are not limited to:



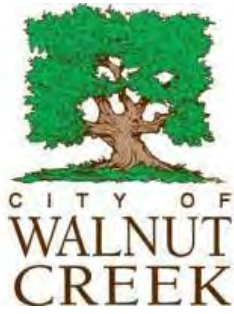
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12



## **City Council Meeting (January 17, 2023)**

### Meeting Minutes



City of Walnut Creek  
Housing Element Update

# MEETING MINUTES

**Name of Meeting:** City Council Meeting  
**Date of Meeting:** January 17, 2023  
**Time:** 6:00 PM PST  
**Location:** Zoom  
**Subject:** Draft Housing Element Update

**Attendees:**

NAME	COMPANY/AGENCY
City Staff	Walnut Creek
City Council	Walnut Creek
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates
Community Participant # 1	
Community Participant # 2	
Community Participant # 3	
Community Participant # 4	

**Purpose of Meeting:** Presentation of the City's Second Draft Housing Element Update to the City Council. The Housing Element Update was modified in response to the Department of Housing and Community Development's comments.

Questions and comments received from the presentation are provided below.

Public Comments and Questions

**Community Participant # 1:**

- Has sent a letter with recommendations. Does not believe that the HEU is compliant or that it will get certified by HCD.
- There are other cities like Atherton who are rezoning.

**Community Participant # 2:**

- Would like to see an update that lets residents know how many units are built every year. Would like that update to be easy to access so that residents can stay informed.

**Community Participant # 3:**

- Why is the City not open to the Builder's Remedy? Would bet that the City would get a lot more affordable housing built within a month of being subject to it than it does with its current requirements.

**Community Participant # 4:**

- Had concerns that the Housing Element would not be accepted, based on the letter. However, she did not know that staff had discussed with HCD.
- Would like to work with the City to support programs that will culminate more affordable housing.

**City Council Comments and Questions****Councilmember Darling:**

- In regard to the parking study, are we making a commitment to take a specific action?
  - Staff: We are making a commitment to take the findings from the study and bring recommendations to City Council.
- Have we planned on giving fee waivers for affordable housing?
  - Staff: We waive TIFF and Arts fees for affordable housing. The City has also significantly expedited the review process for affordable housing.
- Were there any undeveloped parcels in the areas outside of the core area that we did not include in the Sites Inventory?
  - Staff: No; we included everything of substantial size that we could find.

**Councilmember Francois:**

- In Chapter 2 of the Housing Element, there is no mention of CORE as a service for unhoused residents.
  - Staff: CORE is mentioned a couple of times but there is no description of services. We can add this to Chapter 2.
- One of the sites is a gas station. Is it fit for housing?
  - Staff: This site will get fixed for housing. We have talked to developers about it.
- In Appendix B, there are various statistics regarding White, Non-Hispanic residents that do not align with the data we found.
  - Staff: There was a confusion on the consultant's part and this will be addressed.
- How does staff determine the deadline for each program?
  - Staff: We consider workload and added some time for emergencies.
- There was a reference to the Missing Middle Housing. Can you explain what it is?
  - Staff: Missing middle is housing that is a bit more affordable by design and is somewhere between single family homes and large multifamily developments.

**Mayor Pro Tem Haskew:**

- Could we add a sentence that states the City acknowledges that state law overrides City policies/municipal codes.
  - Staff: Certainly

**Mayor Silva:**

- What happens after we adopt?
  - Staff: The Housing Element will be submitted to HCD to begin their 60-day review.
- Could we add a summary in the Executive Summary stating how we were conservative in determining the units?
  - Staff: Certainly
- What happens if the City is subject to Builder's Remedy?
  -

**Councilmember Wilk:**

- How can we force developers to build the affordable housing we need at the levels we need?



- Staff: This is a classic conundrum of affordable housing at the State level. Unless the City has a significant amount of funding to give subsidies, it cannot force developers to build anything.
- Are these numbers meant to be aspirational or hard and fast?
  - Staff: They are hard and fast in the way that the State will hold us accountable to.

These meeting minutes are the understandings of the preparer, Irlanda Martinez. If there are any discrepancies, please notify the preparer within 2 weeks.

## OTHER OUTREACH

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- City Newspaper (In a Nutshell) Spring 2022 Article
- Housing Element Flyer

## **Other Outreach**

City Newspaper (In a Nutshell) Spring 2022 Article



# IN A Nutshell



No. 197

Newsletter of the City of Walnut Creek

SPRING 2022

## LESHER CENTER FOR THE ARTS LOOKS TO THE FUTURE



BEN KRANTZ STUDIO

Many local businesses and operations are planning for how to re-emerge post-pandemic, and Walnut Creek's signature Leshner Center for the Arts is no exception. In partnership with the Diablo Regional Arts Association, Walnut Creek selected an experienced arts management firm to examine current operations and recommend a future path for entertainment at the Leshner Center. The goal was to balance artistic approach, audience development, and economic sustainability as visitors return to see the quality performances they have enjoyed for years at the theaters inside the Leshner Center. The City Council received a comprehensive report on the strategic planning effort undertaken at

its February 1 Council meeting, with several high priority recommendations presented to ensure the sustainability and success of the landmark venue. The Council asked City staff to work with the Diablo Regional Arts Association to prioritize and detail the next steps for implementation, which will be shared in the coming months. In the short term, some strategies identified are already underway. The new 2022 Leshner Center Presents Headliners series has kicked off, with performers ranging from Broadway's Brian Stokes Mitchell to the Dance Theatre of Harlem. The City is also working on enhanced marketing efforts, including a website redesign and digital advertising campaigns.

## Girl Scouts backing #SlowDownWalnutCreek

Three Girl Scout Cadettes in Walnut Creek's Troop #33568 are on a mission to help save deer and other wildlife that make their way into city neighborhoods. Working closely with the City's Public Works team, the girls have learned about City engineers' efforts to slow down neighborhood traffic. The City has made free street signs available to residents to encourage safer driving, and the Scouts added a new sign design to the mix reminding people to look out for deer on or near the roadways. Ava Scattergood, Sienna Fort and Julianne Cullen are the trio leading the charge for their Silver Award project. The girls are supporting the City's #SlowDownWalnutCreek social media campaign, and have already helped place 15 of the traffic calming signs in City neighborhoods. Visit the Neighborhood Streets Program webpage at [walnut-creek.org/neighborhoodstreets](http://walnut-creek.org/neighborhoodstreets) to request a free sign and find out more about our traffic safety programs.



Cadette Ava Scattergood with the new safety sign, part of her Silver Award project with fellow scouts Sienna Fort and Julianne Cullen.



## Outdoor dining here to stay in Walnut Creek

Among the lessons learned over the past two years is that Walnut Creek restaurants have become creative in leveraging outdoor dining spaces, and residents are enjoying the ability to dine in open-air locations. Even during winter months, outdoor dining's popularity has grown to the point where the City plans to extend the lifespan of the current options. The City Council in January directed staff to develop longer-term guidelines for the

types of structures that might work best, either with or without overhead coverings. The staff will also be considering how to balance the needs for downtown parking with the optimal uses of some parking spaces to expand the outdoor dining capacity. There is also a balancing act to support retail businesses that previously relied upon those parking spots outside their shops. The City Council will receive an update later this spring.





## HIGHLIGHTS

Check cable listings or [walnutcreektv.org](http://walnutcreektv.org) for the full schedule of shows.

For original programming, community events and more, visit the City's YouTube channel at [YouTube.com/CityofWalnutCreek](http://YouTube.com/CityofWalnutCreek).

## Monthly Mayor's Report

Check in each month to see a new update from Mayor Matt Francois, as he highlights programs and events from around the City.

## Diablo Ballet

Watch the world premiere of Cinderella's Wedding, a new program choreographed by Julia Adam and featuring a romantic score from Sergei Prokofiev, based on the story of Cinderella. You can also see the Ballet's rendition of the Nutcracker Suite on the City's YouTube channel.



## Coming Attractions

**Walnut Creek Concert Band:** the Band's traditional spring concert will be performed live on March 15th, and available on Walnut Creek TV and our YouTube channel soon after.

**Live! From the Library: March 8th** brings "An Evening with Author Elise Hooper," who is kicking off her book tour for her new novel Angels of the Pacific, which highlights the efforts of courageous U.S. and Filipino Army nurses during World War II. April's edition will focus on land conservation in a changing climate.

## Public Meetings

Catch recent City Council meetings, as well as those of our many commissions, including the Design Review, Arts, Transportation, and Parks, Recreation and Open Space Commissions. Our public meetings are also broadcast live on YouTube, Walnut Creek TV and Zoom.

# Here's what's happening ..... Coming to Lesher Center for the Arts

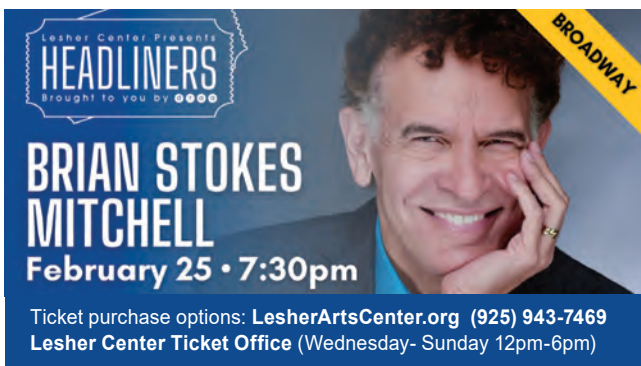
## Center REP Presents:

**Our Town, by Thornton Wilder, Directed by Markus Potter** April 15 - May 7

Wilder's Pulitzer Prize-winning drama of life in the mythical village of Grover's Corners, New Hampshire—is an allegorical representation of all life—is an American classic. It is the simple story of a love affair that asks timeless questions about the meaning of love, life, and death.

**Lesher Center Presents: Joey Alexander Trio** May 6

Over the past six years, 18-year-old Joey Alexander has become the most brilliantly precocious talent in jazz history—a renowned festival and concert-hall headliner; the youngest jazz musician ever nominated for a Grammy Award; and a media favorite.



## Lesher Center Presents:



**DANCE THEATRE OF HARLEM**  
April 29-30

With a powerful vision for ballet in the 21st century, DTH performs a forward-thinking repertoire that includes treasured classics, neoclassical works, and innovative contemporary works that use the language of ballet to celebrate Black culture.

## COMING SOON TO THE BEDFORD GALLERY



**Forced to Flee** February 26 – June 19, 2022

Throughout history, people have been forced to flee their homes for their own safety and survival due to war, oppression, natural disasters, and atrocious human rights violations. The refugee crisis has imposed severe impacts on the social, economic, and political structures of host countries, especially poor and developing nations. This powerful and timely exhibition illustrates the global challenges arising from the current refugee crisis affecting communities across the world. Forced to Flee was organized by Studio Art Quilt Associates, Inc.

Learn more at [bedfordgallery.org](http://bedfordgallery.org)

Charlotte S. Bird, Goodbye My Village, 2018

## WALNUT CREEK RECREATION & CENTER FOR COMMUNITY ARTS

## Recreation Events for the whole family

Registration information for all of these events can be found in the Arts and Recreation Winter 2022 guide at <http://bit.ly/ArtsRecEvents>



**Family Movie Nights in Civic Park return in March** with The Muppets on the 18th, The Bee Movie in April and Ant Bully in May. Bring a blanket, low lawn chairs and snacks; up to 6 people are included with a \$25 registration fee.

## Leprechaun Scavenger Hunt

Head to Shell Ridge Open Space and Old Borges Ranch March 18 – 20 for a St. Patrick's Day "Leprechaun Scavenger Hunt." Follow the clues during your visit, and once you reach your final step, take a selfie and submit it to the City to be entered into a raffle. \$10 per family.

## Create your own Easter Rec-Tivity Bag

March 31 – April 2

Skip the stuffing of the eggs and order your kit in time for Easter fun. You'll have everything you need for an egg hunt, including 20 pre-stuffed eggs, crafts, and Easter décor to save you time; bags are \$20, and pick up information will be on your registration confirmation.

## "Eggstravaganza" & Family Picnic,

April 2 in Civic Park

This special Easter event is perfect for a family outing in Walnut Creek's downtown Civic Park. Bring a blanket and picnic lunch for your family to enjoy. Each child

will receive a goodie bag full of pre-stuffed eggs and some Easter themed activities.

A craft table will be set up for families to explore their creative side during the event. Get ready to say "cheese" as an Easter photo backdrop will be available for taking photos. Civic Park will be outfitted with an Easter-themed special scavenger hunt for families as well with prizes for those who complete it. A fee of \$25 covers up to 6 people in a family.



## Plan a fun Spring Break for your kids:

April 4 - 8

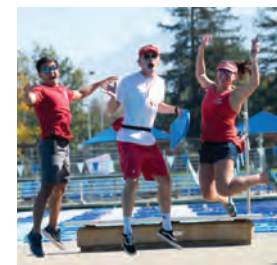
Camp Community Arts offers creative arts experiences for students ages 5-14 years. Our spring camps are held in a supportive environment that uses process-based learning to introduce children to new, arts-based skills. [Communityarts.org/camps](http://Communityarts.org/camps) has all the information.



## Now Hiring for the Summer

Walnut Creek Arts + Recreation Department is hiring! Come join a dynamic and fun team! We're looking for enthusiastic, creative, and community-oriented individuals to join the fun.

All positions are part-time, flexible scheduling including nights, weekends and seasonal shifts. Specific positions include: summer camp counselors, building attendants, coaches for after school sports, gym attendants, professional teaching artists, lifeguards, swim instructors, preschool co-teachers, ticket agents, house manager and office aides. Apply online at [walnut-creek.org/artsandrec](http://walnut-creek.org/artsandrec), or call 925-295-1490 with questions.



## Summer Camp Registration

Unleash your child's creativity this summer! Youth ages 3-18 can explore art-making, sports, music, cooking, dance, STEM & more in our Arts + Rec summer programming. Popular day camps including Camp Community Arts, Walnut Creek Sports Camp, and Camp Tenderfoot return this year alongside dozens of specialty camps.

**Registration Info:** visit <https://bit.ly/artsrecregistration> or call 925-295-1490 for details. A virtual Summer Camp Expo will take place on February 26 at 10:00 a.m. Call the number above or email [artsrec@walnut-creek.org](mailto:artsrec@walnut-creek.org) for information on the Expo. Thanks to the Community Arts Foundation and generous community donors, scholarships are available for many of the camps, workshops and events offered by the Arts + Rec Department. Scholarships are based on household income or participation in a variety of government programs such as free/reduced school lunch, CalFresh and more. Call or email [financialaid@walnut-creek.org](mailto:financialaid@walnut-creek.org) for information on how to apply. Scholarships are on a first come, first served basis.





## Composting becomes law in California

The start of the year brought a new law requiring all California residents (including multifamily complexes) and businesses to recycle organic waste such as food scraps, yard trimmings and uncoated food-soiled paper. The goal is to reduce the amount of organic waste in landfills by 75 percent by 2025. Why does composting matter? When your food waste - veggie trimmings, coffee grounds, chicken bones, even pizza boxes - goes into the trash, it ends up decomposing in the landfill without oxygen. And without oxygen, the decaying organic waste emits methane, a greenhouse gas that's many times more potent than carbon dioxide. Currently, about one-third of the content of California landfills is organics, producing 20 percent of our state's total methane emissions.

Recycling organics has benefits far beyond the critical need to reduce the amount of methane in the atmosphere.



•Compost is a rich, complex mix of trace minerals, fungi, and microbes as well as the decaying organic matter. Practically all our food comes from the soil, so composting is simply returning the favor.

•Adding compost to the soil reduces the need for fertilizers and pesticides.

•Compost-rich soil holds water better.

How should you recycle your organics? You can purchase a compost bin for your yard, and receive a quarterly discount on your Republic services bill if you live in a single family home. You'll also be receiving a green organics cart, and that will be where you place your food scraps, yard trimmings and other compostable material. **Find out more at [recyclesmart.org](https://www.recyclesmart.org).**

# Join the Walnut Creek Community Clean-Up Crew

**L**AUNCHED EARLY IN THE PANDEMIC WHEN A GROUP OF WALNUT Creek residents became painfully aware of trash building up in our city, the Community Clean-Up Crew has grown into a regular twice-a-month beautification team picking up the garbage that began to accumulate throughout the area. The informal cleanups have grown, and the Crew recently became part of CalTrans' "Adopt-a-Highway" program. The Adopt-a-Highway program provides an official means for people, organizations or businesses to help maintain sections of roadside within the California Highway system. Walnut Creek's Clean-Up Crew's efforts along freeway ramps and other areas of the City are much appreciated.

Last year, the City recognized founder Karen Marriner as one of its "Heroes Among Us" for leading the effort. Karen notes that this is truly a grassroots group of people that began small, but grew really out of the growing need to help keep Walnut Creek looking beautiful. It's worth noting that though the size of the group has expanded, the time commitment every other Saturday has not. Clean up events are generally over within an hour and a half.

The Clean-Up Crew is always ready to accept new volunteers. If you're interested, check out the group's website at [thecleanupcrew.org](https://thecleanupcrew.org), or email [thecommunitycleanupcrew@gmail.com](mailto:thecommunitycleanupcrew@gmail.com). Thank you, Clean-Up Crew!



## Considering remodeling or rebuilding your property? Think about flood first.

It has been a dry 2022, but that doesn't mean localized flooding can't happen in Walnut Creek, and there are many properties that actually are in flood zones.

Visit FEMA's website to determine if you're property is within a flood zone, and if so, you may want to consider flood insurance.

[www.FEMA.gov](https://www.FEMA.gov)

# What's new in your Walnut Creek Libraries?

**T**HE DOORS ARE OPEN AGAIN at the Ygnacio Valley Library! The Library welcomed back visitors in early February with a newly remodeled and expanded parking lot. When the pandemic closed all libraries throughout Contra Costa County, the Ygnacio Valley Library actually served for months as a COVID testing site, offering a convenient location for Walnut Creek residents to be tested. Once the site closed, work began to renovate the parking lot, which now has additional spaces as well as improved walkways. The parking lot improvements were paid for with a \$95,000 Community Development Block Grant.

Mark your calendar for **March 8** when the Walnut Creek Library Foundation's **Live! From the Library** series will host author **Elise Hooper** as she kicks off her book tour for **Angels of the Pacific**. Hooper's novel is about a group of courageous U.S. and Filipino army nurses who band together to help the Allies win World War II. Hooper will provide a behind-the-book look at the incredible real-life women who inspired the story. Books will be available for sale and signing. Free and open to the public, this event will be held in the Oak View Room of the Walnut Creek Library on Tuesday, March 8, 2022, from 7:00-8:30 PM. Reservations are required and can be made online at [wclibrary.org/live](https://wclibrary.org/live) or by phone at (925) 935-5395. Live! From the Library is brought to our community by the Walnut Creek Library Foundation; visit [wclibrary.org](https://wclibrary.org) for more information on other services and programs.

How did residents react to the extended physical closures of our libraries? By going



digital! The Contra Costa County Library system reached an incredible record in 2021 with 1.48 million digital book checkouts. This milestone shows the continued growth of the library audience outside the physical walls, and the importance of the library's digital lending of eBooks and eAudiobooks.

The top five eBook titles for 2021 were:

- "The Vanishing Half" by Brit Bennett
- "The Four Winds" by Kristin Hannah
- "The Midnight Library" by Matt Haig
- "Anxious People" by Fredrik Backman
- "The Last Thing He Told Me" by Laura Dave

If you haven't visited the Walnut Creek or Ygnacio Valley libraries in a while, make some time to stop by and see what the library of 2022 looks like.

Your free library card gives you access to the physical collection, the digital collection, special events, online versions of the East Bay Times and New York Times, and homework and educational programs for students of all ages. Visit [ccclib.org](https://ccclib.org) to learn more.

## Tax season is here – find out where to get help

It's that time of the year again, and for 2022, the lengthy tax filing extensions seen during the pandemic are no longer available. Taxpayers get an extra weekend to file, with the deadline this year falling on Monday, April 18.

A variety of free services exist to help seniors and low-income residents navigate



the complicated tax rules, and the AARP's Tax Assistance Program is open to any taxpayer regardless of financial situation. Services are available on Tuesdays

and Thursdays at Rossmoor's Hillside Clubhouse Vista Room, and in a variety of other locations throughout Walnut Creek. The easiest way to find tax help to match your needs? Call 211 on your phone to be connected with someone who can assist you with an appointment. You can also visit [crisis-center.org](https://crisis-center.org) online and search for "tax preparation."





Join the Walnut Creek Seniors Club

This active group is specially designed to encourage the art of living for anyone age 50 or better! Membership gives you access to exclusive programs, all kinds of events, a senior-focused newsletter, discounted travel and more! For information, call 925-943-5851.

Senior Transportation – Minibus Back on the Road



Need a ride to run an errand, go to the doctor’s office, or visit a friends and family? Look no further than the City’s senior program. The popular Minibus is back on the road with a new schedule. People using the minibus need to be Walnut Creek residents, and a member of either the Walnut Creek Seniors Club or the Transportation Program. Ride passes can be purchased at Civic Park Community Center or by calling 925-943-5852.

Sister Cities Exchange Program Returns

After a pandemic pause, Walnut Creek Sister Cities International is once again opening doors for 8th grade students to take part in the Youth Ambassador Exchange. The organization is interested in hearing from current 7th graders who would be eligible to apply for the 2022-23 exchange with our sister cities of Noceto, Italy, and Siofok, Hungary. If your child is interested, contact coordinator Annie Zeiph at YAELead@wscsci.org.

Public Input Wanted for Housing and Safety Element Updates

The City of Walnut Creek is inviting public participation as it kicks off updates to key housing and safety element plans. These are part of the City’s General Plan, the blueprint for how the City will grow and address changing development needs.

Housing Element

The Housing Element is the City’s plan to meet the housing needs of everyone in the community. It identifies the City’s housing needs, lists sites for potential future residential development, establishes policies and programs to fulfill the identified housing needs, and promotes fair housing. State law requires every city, town, and county to update its Housing Element every eight years. The current update covers the planning period from 2023 to 2031. While many parts of the Housing Element are dictated by the state’s requirements, it is still a local plan, influenced by public input and on-the-ground conditions, and must be aligned with the City’s overall vision for the future. It is important to note that the Housing Element is a planning document and does not approve or restrict any

specific development, nor does it require the City to build housing. If a jurisdiction does not adopt a Housing Element by the state-mandated deadline, it can be sued, face significant fines, have its land use decision-making authority limited by a court, and would not be eligible for certain state funding for transportation and housing.

Safety Element

The City is also updating Chapter 6 of the General Plan, which is the Safety and Noise Element. It has to address natural and human-caused hazards including seismic, geologic, flooding, wildfire, and climate change risks. The goal of the Safety Element is to reduce the potential short- and long-term risk of death, injuries, property damage, and economic and social dislocation from identified hazards through emergency preparedness

and hazard mitigation. The update is needed at this time to bring the element up-to-date, to continue to maintain eligibility for state and federal grant programs, and to meet new state requirements related to climate change adaptation, emergency evacuation routes, and other components.

Your Input is Wanted

As part of the update process, the City encourages residents and other stakeholders to share their thoughts on what housing needs are most important and what safety concerns they may have. Opportunities to participate will include public workshops, a survey, and hearings held by the Planning Commission and City Council. For more information on the Housing and Safety Element updates and opportunities to provide your input, please visit walnut-creek.org/HEU.



The Housing Element identifies the City’s housing needs, lists sites for potential future residential development, establishes policies and programs to fulfill identified housing needs, and promotes fair housing.

PROGRESS MADE IN CRISIS MENTAL HEALTH RESPONSE PROGRAM

One of the many unexpected consequences of the pandemic has been an increase mental health issues, with people experiencing depression and isolation, among other concerns. There has also been a rise in crisis mental health cases, and medical professionals say that those cases have become the third most common reason to call for an ambulance. Prompted initially by inquiries from the City of Walnut Creek, work is underway to vastly change and improve crisis mental health response in Contra Costa County. The goal is to ensure that anyone who needs help has someone to talk to and a place to seek care 24 hours a day, 7 days a week. The Anyone, Anywhere, Anytime (A3) system of care is continuing to expand, and over the next year, dozens of professionals will be hired by the County Health Department to provide the behavioral health care. Crisis response teams will be dispatched to emergency mental health calls instead of, or in cooperation with, law enforcement or other first responders. The County is also



continuing to build out the technology and software needs for the Miles Hall Community Crisis Hub, which will serve as the focal point for calls for crisis mental health service. A pilot of the call center is currently being tested. Beyond staffing up and working with public safety to collaborate on the approach to mental health response, longer term needs include establishing locations for short and longer-term care. Often those who are a danger to themselves or others have no place to go other than a detention facility, where critical care is hard to find. The target for expanding to a full 24x7 response capability is June of 2023. In the meantime, there is help available. Mobile crisis response for adults can be accessed by calling 833-443-2672, or for those under 18, 877-441-1089. Critical funding for this high priority program is coming from the voter-approved countywide Measure X, which will contribute \$5 million to build out the A3 platform and an ongoing \$20 million to sustain it.

IMPROVING CONDITIONS, CHANGES IN COVID PROTOCOLS

With the worst of the omicron variant surge starting to wind down, the County Health Officer has determined that many of the indoor mask requirements can be relaxed. The regional vaccination rates have improved significantly, with more than 80% of the Contra Costa County residents fully vaccinated, and almost half of those aged 12 and older having received a booster shot. Indoor masks remain required in school classrooms where many students have yet to receive their vaccines. Kids aged 5 and older are now eligible, and can receive the vaccines through their doctor’s office or in a variety of locations listed on the County’s coronavirus website at cchealth.org. County Health Officer Dr. Ori Tzvieli said the easing of the mask mandate is directly attributable to the willingness of people to get the shots, which have largely prevented severe illnesses and reduced hospitalizations. Unvaccinated people over the age of 2 will continue to need to wear masks in indoor public settings, and individual businesses can still be more restrictive. Masks must also be worn on public transportation and in health care settings.

Health officials note that testing is still important, especially with the more easily spread variants that may not prompt



obvious symptoms. The County Health department continues to maintain a wide variety of drive-through and walk-in testing sites. You can also order free at-home tests easily by calling 1-800-232-0233, or visiting covidtests.gov and ordering online. A set of four at-home test kits will be mailed to your address free of charge.

In Walnut Creek, masks are still required for participants in our pre-school programs, as well as those attending events at the Leshner Center for the Arts. Check the City’s website for updates as conditions are changing rapidly, and the County’s website at cchealth.org for the latest information.

Youth Leadership wants your “Street Stories”



Special to “In a Nutshell” by Richard O’Donnell, Isha Jain, Justine Simons and Ella Kopper Many Walnut Creek residents have strong attachments or stories connected to the streets where they have lived or local places they’ve loved to visit. Walnut Creek’s Youth Leadership Commission is working on a project titled “Street Stories,” with commissioners asking residents to share their memories, stories or connections to some of Walnut Creek’s most recognizable streets. The streets the Commissioners are gathering information about are: Rudgear Road, Broadway, South Main Street, North Main Street, Civic Drive, Ygnacio Valley Road, Mt. Diablo Boulevard, Walker Avenue, and Cypress Street. You can add your recollections by scanning the QR code below, or find the intake form at walnut-creek.org/youthcommission, or on the Commission’s Instagram account, @weyouthcommission. The teens will put together a digital record of the Street Stories, including what they have researched on their own, and share them with the community later this year.



## KNOW YOUR WALNUT CREEK PARKS:

# Civic Park



**L**OCATED at the crossroads of Civic and Broadway, Civic Park has been a hub of activity since its creation in the mid-1970s. Spread across more than 16 acres, Civic Park is packed with amenities and visitors, despite its somewhat smaller footprint. Civic Park has long been a gathering place for a wide variety of events, and has continued to offer recreational opportunities throughout the pandemic when so many places have been closed.

The Civic Park Senior Center offers programs on a near-daily basis. The Community Center is a popular venue for weddings, gatherings, camps and classes. With the Walnut Creek Library situated in the southwest corner of the Park along Broadway, Civic Park is ideal spot to read a book during sunny days. Back this past holiday season, the popular Walnut Creek on Ice rink was packed throughout its run through late January.

Civic Park has a very active playground and provides amenities for children of all ages, including a water feature, plenty of seating areas and shaded space. Civic Park offers two outdoor exercise areas for community members of all abilities.

In addition to the variety of other activities onsite, Civic Park is a wellspring for arts within the City. With works like the monumental Bufano Hand of Peace on display and a variety of classes and studios for local artists, Civic Park's facilities promote and cultivate art in Walnut Creek. Notably, Civic Park houses the City's recently renovated Clay Arts studio.

For those looking to escape the hustle

and bustle, Civic Park is replete with nature despite its proximity to downtown. The park is intertwined with City's 'Walnut Creek' and features a Creek Walk where visitors can learn more about the local watershed. On the eastern side of the park, accessed by a footbridge, habitat gardens now provide an oasis for more than 25 species of butterfly and 130 species of California native plants. Civic Park connects to the Iron Horse Trail along the park's eastern boundary.

Civic Park is open 30 minutes before sunrise until 30 minutes after dusk, although the City from time to time hosts special evening events there, such as Movies in the Park. Walnut Creek's parks and open spaces have something for everyone. Visit the City's website to find out more about all of our beautiful parks.



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Kevin Wilk  
For an appointment, call 925-256-3504

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Jamie Knox, *Chief of Police*  
Heather Ballenger, *Public Works Director*  
Betsy Burkhart, *Communications Manager*

## ABOUT THIS NEWSLETTER

The Nutshell Newsletter is published quarterly. For questions and comments, contact editor Betsy Burkhart, 925-943-5895 or [burkhart@walnut-creek.org](mailto:burkhart@walnut-creek.org)

## FOLLOW US ON SOCIAL MEDIA!



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[twitter.com/walnutcreekgov](https://twitter.com/walnutcreekgov)



## **Other Outreach**

### Housing Element Flyer

## EMAILS

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# Walnut Creek

## Together for Housing

You are invited to provide input and ideas in planning the future of housing in Walnut Creek



Community Workshop on  
April 20, 2022



Community Survey



[www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)  
Dedicated  
Housing Element Update  
Webpage



CITY OF  
WALNUT  
CREEK

# Walnut Creek

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CITY OF  
WALNUT  
CREEK





August 18, 2022

Andrew M. Smith, Senior Planner  
City of Walnut Creek

RE: COMMENTS ON JULY 2022 DRAFT WAL UT CREEK HOUSING ELEMENT

350 Contra Costa Action, a non-profit organization with many members who live in Walnut Creek, is focused on getting local governments to take quick and bold actions to address the climate crisis. Housing policies are important because dense housing located near commerce and transit results in much lower energy and water usage as compared to sprawl development. And preserving open space, especially important ecological resources, is also important for climate health.

We offer the following comments and suggestions for consideration:

**Introduction,** page 1-1, General Plan statement: The General Plan ought to call for high density housing in the downtown area and along transit corridors. Simply calling for encouraging "housing along transit corridors" is not close to being in sync with the need due to the housing shortfall in our area.

**Housing Preservation:** Page 1-6 Table 1-1, and Page 8-17, Goal H-5: Rather than as stated in item H-5 "protect and conserve the existing housing stock", consider "protect existing housing from being converted to other uses". Replacing low density older housing with modern higher density housing should be encouraged in areas close to commercial and transit resources. However, in such cases, it is vital that existing rental tenants will be equivalently, if not better, housed.

**Energy Conservation and Sustainable Development:** Page 1-6 Table 1-1 and Page 8-23, Goal H-7:

- The stated goal of incorporating energy conservation features in new buildings is outdated, given the stringency of the current state building energy code (Title 24 Part 6) in this area. However, the energy code is only sufficient when it is properly enforced. The city ought to strongly consider using third party energy plan reviewers for larger and more complex projects. And field inspectors need the training and time to ascertain in the field whether the designed energy features are properly incorporated into the project.
- Reduce GHG emissions and improve public safety and home occupant safety by phasing out the use of natural gas, and not allowing natural gas in new construction as well as major building additions and alterations.

- To reduce GHC emissions and improve electric grid resiliency, new buildings, and possibly major additions, ought to be required, or strongly encouraged, to incorporate PV<sup>1</sup> (solar electric) and whole building battery systems.
- To make great strides in reducing GHG emissions, replacing ICE vehicles with EVs will be essential. New multi-family housing should be required to provide one parking space per dwelling unit that is equipped with power for EV charging (where parking is provided).

**Government Built Low-Income Housing?** On page 1-12 it is stated that “Developers, not cities or counties, build housing”. This ought to be clarified to state that cities and counties seldom build low-income housing, not only due to financial constraints, but because jurisdictions must receive voter approval in order to do so.

**Land Costs / Developable Land:** On page 3-1, it is stated that there are six vacant parcels that are either commercial zoned or not developable. How many vacant sites are zoned commercial? How many of these sites could be re-zoned to allow for mixed-use buildings that include new dwelling units?

**Construction Costs**, page 3-2, and **Removal of Government Constraints**, page 8-15: There is no mention of “modular” construction techniques. While this construction method is not fully mature, news reports indicate that in some cases it saves construction costs over conventional construction. Therefore, the city’s building code should be reviewed to make sure that there are no unreasonable impediments to using this construction method.

**Parking**, page 3-22: Parking is expensive to provide. Less provided parking lowers the cost of housing, and frees up valuable space that may better be put to more housing. In addition to all of the traditional alternatives to private auto ownership, “ride sharing” and similar services are expected to become more popular, especially as such services transition to electric self-driving vehicles.

With these options in mind, there should be no minimum residential parking requirement in the Downtown Core. In all other areas of the city, multifamily minimum parking requirements should never exceed one space per dwelling unit.

**Townhome/Townhouse Style Developments:** Townhomes ought to also be allowed under the SFH land use designation (as described on page 3-14). After all, townhome style buildings are more energy, water and land efficient as compared to similar size single family homes. And side yards provide very little actual value or amenity.

**Mixed-Use Commercial Emphasis** (described on page 3-15): To increase new housing opportunities, this land use designation should be changed to a new **Mixed-Use, Flexible** designation, where a majority of the building could be housing or commercial space, depending on market conditions and developer preference.

**New Housing in Downtown Core**, page 8-2, Goal H-1.2: The Downtown Core ought to be 100% high density mixed use, residential emphasis, zoning. Parcels adjacent to lower density zoned parcels could

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1 PV = photovoltaic

have special lower maximum heights on portions of properties adjacent to the lower density/lower height zoned properties, in order to provide adequate light and a reasonable scale transition.

**Affordable Housing**, Goal H-2, page 8-5: The city should work with the county and other local jurisdictions to push the state to provide more robust financial support and financing mechanisms for low income housing: new construction, conversions from other uses, and rehabilitation of properties not adequately maintained. Such financial resources could be used to not only help non-profit low-income housing developers, but possibly to finance government-built housing.

**Removal of Government Constraints**, page 8-15: The following policy changes need to be considered as additional measures that the city can use to lower constraints to new housing:

- Increasing the maximum dwelling units per acre.
- Change SFVL, SFL and SFM to allow duplexes. As noted above, change SFH to allow townhomes.
- Increasing maximum building heights. As mentioned in the New Housing in Downtown Core item above, maximum heights could be lower on portions of properties adjacent to lower density/lower height zoned properties, in order to provide adequate light and a reasonable scale transition.
- The Walnut Creek SB9 Emergency Ordinance is too restrictive and does not follow the intent of the law to allow additional homes to be built in the large lots throughout the city. We are recommending that the maximum new dwelling size be changed from 800 sq. ft. to an area that would accommodate a 2 bedroom home.
- Accommodate modular housing techniques (as mentioned above under Construction Costs).

We appreciate the draft Housing Element's goals to streamline approvals for new housing developments and ADUs.

Please feel free to contact us should you have any questions about our housing planning suggestions for Walnut Creek.

350 Contra Costa Action



**Andrew Smith, Senior Planner for the City of Walnut Creek**

Via email: [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Cc: [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov)

*August 18, 2022*

**Re: Walnut Creek's Draft Housing Element**

Dear Mr. Smith:

The Campaign for Fair Housing Elements and YIMBY Law do not believe the City of Walnut Creek's draft [housing element](#) will correct the City's underproduction of affordable housing. (See Draft, pp.1-10 [triple-digit shortfalls in all but above-moderate income housing production], 3-30 ["[M]ore than 90%[] of the units developed were above-moderate-income...."], 5-1 [attributing underproduction to "insufficient funding"].) Neither, manifestly, does the City. (*Id.* pp.8-28 to -29 [City's "quantified objectives," or production goals, far below need].) The City must do better.

**I. Legalize A Lot More Housing**

Let us not pretend that "the majority of land in the City is largely developed." (See *id.* p.7-2.) This just isn't true: City development standards make that illegal. The City *prohibits* "the majority of land" in single-family residential districts—as well as in some multifamily districts, and 75% of the land where Walnut Creek's richest residents live—from having homes built there. (*Id.* pp.3-24 to -25 [lot-coverage ratios at or below 50%].) In these districts, City law also bans the 30 homes per acre that State law deems necessary for affordable housing. (*Ibid.*; see Gov. Code § 65583.2(c)(3)(b)(iv).) Most of Walnut Creek's residential land is zoned that way. (See Draft pp.7-48 to -56 [satellite photos].) All this belies the City's claim to allow "a variety of housing types," and it's no wonder the City has no real plans for anyone making a median income to

live there. (Compare *id.* p.3-58 [all talk about “all economic segments”], with *id.* p.7-4 [no action for affordable homes in single-family and planned-development districts].)

Our housing crisis is a failure of imagination. It is “appropriate” in a housing shortage, and “legally possible” for Walnut Creek, to “remove” home-blocking development standards. State law requires it. (Gov. Code § 65583(c)(3).) But it seems the City won’t. (See Draft, p.7-1 [claiming, contrary to the City’s quantified objectives, that all lower-income need “can reasonably be achieved under ... current ... zoning regulations”].) We urge the City to reconsider, and rezone for much more density.

## II. Make Review Much More Simple

“[T]he City can only control its own ... regulations ... .” (Draft, p.3-13.) Indeed. The City regulates so, so much. (*Id.* pp.3-13 to -49 [land use, density, waivers and reductions, parking, lot size, setbacks, lot coverage, floor area ratio, height, specific plans, 22 different kinds of impact fees, 40 different kinds of planning fees, fee totals that the City doesn’t know how to compare to those in neighboring cities, 8 different permit procedures including a half-year “design review for all new construction,” 4 different reviewing bodies].) But the City excuses itself from streamlining these regulations because, in the fifth cycle, the City saw 2,001 homes built in spite of its regulations. (*Id.* p.3-44.) But *affordable* housing *is* constrained: as we have seen, 90% of these homes the City is touting were built for rich people. (*Id.* p.3-30.) The City has no basis for declaring that its land-use controls aren’t constraining lower-income development.

If living in Walnut Creek isn’t affordable, then the City should cut the red tape that makes it unaffordable. State law requires this to some degree (Gov. Code § 65913.4), and yet the City intends not to obey this law until mid-2024. (Draft pp.3-65, 8-16; see also [SB 35 Senate Floor Analyses](#), p.10 [recording the City’s opposition to streamlining



housing approvals during a housing shortage].) Please. Development standards can be relaxed, and procedures simplified, without regard for extraneous factors such as “globalization,” “the need to secure multiple funding sources,” the dissolution of “redevelopment agencies,” and “State regulations.” (See *id.* pp.3-9 to -13.) We are disappointed to see the City complain of its powerlessness to control housing costs, yet refuse to upzone anything (*id.* p.7-1), or renounce tying up projects in the name of nonsafety factors such as “character, scale, and quality of ... design, ... colors, screening of exterior appurtenances,” and “the location, type, size, color, texture, and coverage of plant materials” (*id.* p.3-43). Such considerations must not take priority, as they currently do in Walnut Creek, over enabling the less fortunate to live in proper homes instead of tents or vans.

### III. Conclusion

Californians expect and deserve “meaningful actions” to alleviate the severe inequality fostered by our policy-driven housing shortage. (See Gov. Code § 65584(e).) The City’s draft housing element fails to deliver what is required. We call on HCD not to certify the draft, and look forward to seeing a serious revision from the City later this fall.

Sincerely,

[Redacted signature]

[Redacted name]

[Redacted title]

[Redacted address]



**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: 350 CCA Comments on Housing Element  
**Date:** Friday, August 19, 2022 9:18:51 AM  
**Attachments:** [image003.jpg](#)  
[image001.jpg](#)

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Here's a follow-up to the letter from 350 Contra Costa Action.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Friday, August 19, 2022 9:18 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: 350 CCA Comments on Housing Element

Hi [REDACTED]

Thank you for the clarification. I'm somewhat familiar with multi-story modular buildings, including some in Oakland, but from what I've heard the primary issue is that the modules generally aren't stackable, and so they rely on a site-built superstructure which can impact the cost savings of going modular. That said, there seems to be quite a bit of recent innovation in that field, including with some local firms such as [Factory\\_OS](#) in Vallejo, and it's something that I've been watching with interest.

I will pass this along to our consultant team for consideration with your comment letter.

Thanks again,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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---

**From:** [REDACTED]  
**Sent:** Friday, August 19, 2022 9:08 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>



Cc: [REDACTED]

Subject: Re: 350 CCA Comments on Housing Element

Warning: this message is from an external user and should be treated with caution.

Andy,

Thanks for your note, and glad our comments are helpful. As for modular construction, we are not aware of any specific impediment to using modular construction in WC. I am aware that modular is becoming popular with ADU's, which makes sense as they can often be a replicated design. But some news reports indicate that some building departments do not wholeheartedly support modular in multi-story buildings. Obviously, structural integrity needs to be assured. But our comment was generic in nature, thinking that if city officials have not reviewed the building code as it would pertain to modular - especially in multi-family multi-story buildings - that ought to occur in order to make sure that proposed modular MF buildings won't run into difficulties due to the construction method.

[REDACTED]

On Thu, Aug 18, 2022 at 5:36 PM Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Hi [REDACTED]

Thank you for your thoughtful comments. We will consider and incorporate them prior to submitting the draft Housing Element Update to the State for their review.

I also have one follow-up question in regard to your comment on construction costs. I'm not aware of any building regulations specific to Walnut Creek that are an impediment to modular construction, and in fact we've seen this type of construction used quite successfully for ADUs in the past few years. (And on a personal note, this is a housing solution which I think has a great deal of potential in single-family neighborhoods). Have you identified any specific regulatory impediments to modular construction, or was your comment primarily in response to our not specifically mentioning it?

Thanks again,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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---

**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2022 3:41 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** [REDACTED]  
**Subject:** 350 CCA Comments on Housing Element

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy,

Attached is a letter from 350 Contra Costa Action regarding the city's draft Housing Element.

Please feel free to contact me or [REDACTED] (signature on letter) should you have any questions or comments.

[REDACTED] 350 Contra Costa Action

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: "Privately owned" parcels in inventory owned by BART, CCC Flood Control  
**Date:** Monday, August 15, 2022 4:39:47 PM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)

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Hi all,

Another comment and my response. The CCCFC&WCD property on Bancroft is Site 7 (please double check that one).

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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---

**From:** Andrew M Smith  
**Sent:** Monday, August 15, 2022 4:39 PM  
**To:** 'East Bay for Everyone' <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)>  
**Subject:** RE: "Privately owned" parcels in inventory owned by BART, CCC Flood Control

Hi [REDACTED]

Thank you very much for reviewing the draft Housing Element Update and for reaching out with your findings.

Regarding the CCCFC&WCD property on Bancroft, I do remember having a brief conversation with our consultants about that one, but I don't remember any of the details beyond that it was ok for us to include it in our list. I will follow up with our consultants for the details. I think the adjacent strip of BART right-of-way was included in error, and I will pass that along to be addressed as well. Also, this is the only government-owned property included in our Sites Inventory.

Regarding Site 111 – that is a typo, and I'm glad you found it. The correct APN is 173-042-019.

Thanks again,  
-Andy

**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department



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---

**From:** East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)>  
**Sent:** Monday, August 15, 2022 2:41 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: "Privately owned" parcels in inventory owned by BART, CCC Flood Control

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For Site 111, immediately above it, there's no street address listed, and I am plugging in both 173-042-009-6 and 173-042-009 to the Contra Costa County parcel map viewer, but nothing is coming up. Do you know where this parcel is?

On Mon, Aug 15, 2022 at 2:31 PM East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)> wrote:

Hi Andrew,

We are still going through the Sites Inventory, but I wanted to flag two issues that we found with Site AP...

Parcel 147-271-010 (and presumably the adjacent "-003") is marked in the Inventory as "Privately Owned" but is actually owned by the Contra Costa County Flood Control & Water Conservation District. Do you have any evidence that this parcel is surplus to their requirements, or that they plan to develop housing on this parcel?

Parcel 147-271-007 is also marked as "Privately Owned" and "Available," but is owned by BART and forms part of the BART right-of-way. It is extremely unlikely to us that BART is going to either permit this parcel to be sold, or to develop housing on it; it should not be included in the inventory.

These make us wonder about the rest of the parcels in the document - are there other parcels that are owned by government agencies and aren't marked as such? I saw the note that Walnut Creek does not own any parcels but there may be other agencies like school districts that own parcels.

Thanks very much,



**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#); [Dima Galkin](#)  
**Subject:** FW: Clarification on our listing in Housing Element Update  
**Date:** Friday, August 19, 2022 1:13:20 PM  
**Attachments:** [image007.png](#)  
[image001.jpg](#)  
[image002.png](#)  
[image001.jpg](#)  
[image002.png](#)  
[image007.png](#)  
[image003.jpg](#)

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Looks like we can keep Site 101 on the list after all!



**Andrew M. Smith**

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---

**From:** [REDACTED]  
**Sent:** Friday, August 19, 2022 1:11 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Clarification on our listing in Housing Element Update

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Hi Andrew,

Thanks for your explanation. I spoke to my ED and she said if you want to keep us on the list that is fine. As long as we understand what it means we can assure any donors who inquire. So no need to make any adjustment.

Sherry

Sent from my iPhone

On Aug 17, 2022, at 4:24 PM, Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Hi [REDACTED]

Thank you for reaching out. Let me start by saying that your building is not slated to be torn down for housing. It has merely been identified as one of many properties in the city that could be redeveloped by its owners (by their own choice) within the next eight years. This determination was largely based on the current zoning, the difference

between the maximum development potential under the current zoning and what's currently built, the land's value, the age and assessed value of the building, the physical constraints of the property, costs of construction, and the current housing market. The City is not proposing to change the zoning for the property in any way, nor are we looking to purchase the property or initiate any kind of redevelopment. You are in no way obligated to build housing on your property.

In accordance with state law, the City is required to update its Housing Element every eight years to, among other things, identify sites which could accommodate the City's [Regional Housing Needs Allocation](#) (RHNA). For the upcoming eight-year period, the City must identify sites which can accommodate approximately 6,330 new dwelling units, hence the widespread approach and large number of sites. That said, the City can only include sites which *are likely to be developed* in the upcoming eight-year period, which, as you have pointed out, is not the case with your property. Therefore, I will pass this information along to our consultants, and direct them to remove your property from the list of sites included in the final version of the Housing Element Update, which will go to the Planning Commission and City Council early next year for their consideration and adoption.

Thank you again for contacting me, and I apologize for the scare. Please feel free to contact me if you have any other questions.

Regards,  
-Andy



**Andrew M. Smith**

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---

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 1:40 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Clarification on our listing in Housing Element Update

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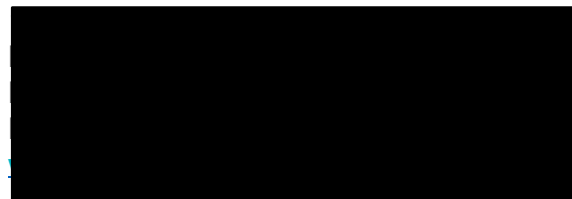
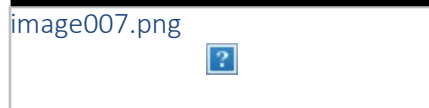
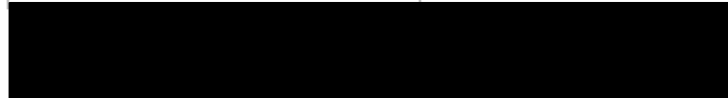
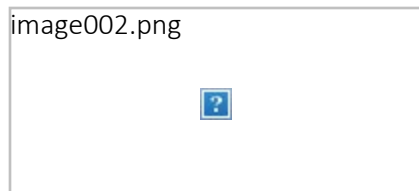
Hello Andrew,

I was contacted by Kevin from Housing for Everyone who informed me that according to your Housing Element Update our building is slated to be torn down for housing. We own our building at 1300 Civic Drive and have no plans to sell it or destroy it

anytime in the foreseeable future. I tried to decipher the Housing Element Update and am trying to see why we were on this list. As a nonprofit that exists thanks to the generosity of donors, I would not want the community to a.) think we are dissolving our organization, or b.) get the impression that we are selling our building for a substantial profit and thus do not need community support.

Can you tell me why we were on this list, who gave you the erroneous information that it is slated to be torn down for housing, and how we can be notified in the future before getting on a list.

Thank you for any information you can provide.



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**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#); [Dima Galkin](#)  
**Subject:** FW: Clarification on our listing in Housing Element Update  
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[image003.jpg](#)

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Looks like we can keep Site 101 on the list after all!



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between the maximum development potential under the current zoning and what's currently built, the land's value, the age and assessed value of the building, the physical constraints of the property, costs of construction, and the current housing market. The City is not proposing to change the zoning for the property in any way, nor are we looking to purchase the property or initiate any kind of redevelopment. You are in no way obligated to build housing on your property.

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Thank you again for contacting me, and I apologize for the scare. Please feel free to contact me if you have any other questions.

Regards,  
-Andy



**Andrew M. Smith**

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Supervisor (acting) – Housing Division  
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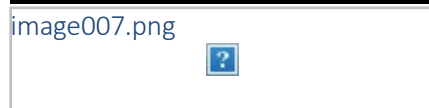
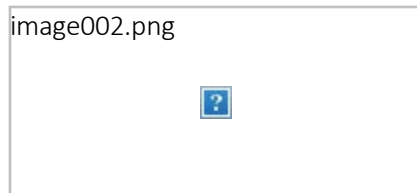
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anytime in the foreseeable future. I tried to decipher the Housing Element Update and am trying to see why we were on this list. As a nonprofit that exists thanks to the generosity of donors, I would not want the community to a.) think we are dissolving our organization, or b.) get the impression that we are selling our building for a substantial profit and thus do not need community support.

Can you tell me why we were on this list, who gave you the erroneous information that it is slated to be torn down for housing, and how we can be notified in the future before getting on a list.

Thank you for any information you can provide.



1300 Civic Drive, Walnut Creek, CA 94596

**Main / 925.937.8311 x104**



**Fax / 925.946.1869**

**[www.mowdiablregion.org](http://www.mowdiablregion.org)**

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**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Comment on Walnut Creek Housing Element - Appendix C, Individual Sites  
**Date:** Friday, August 19, 2022 2:30:52 PM  
**Attachments:** [image001.jpg](#)

---

And here's the third. Looks like they've called many property owners on our sites list. One of those property owners was Meals on Wheels, which is what precipitated them reaching out to me in the first place (though, as you know, they changed their mind on that this morning).



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)>  
**Sent:** Friday, August 19, 2022 2:25 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Comment on Walnut Creek Housing Element - Appendix C, Individual Sites

**Warning: this message is from an external user and should be treated with caution.**

When I spoke with Loja Real Estate about the Trader Joe's property, they said they'd be open to discussing the possibility of redeveloping mixed-use residential with "the City," but that the permitting timelines made it unlikely. He sounded down on development standards throughout the state, though you never know.

Anyway, reaching out in the event that you have not had a chance to speak with them or did not know that they were interested.

Best,

[REDACTED]

On Fri, Aug 19, 2022 at 2:22 PM East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)> wrote:

Hi Andrew,  
Please find a comment from East Bay for Everyone and Diablo Valley for Everyone about Appendix C of the Housing Element Draft, concerning specific sites.

<https://eastbayforeveryone.org/wp-content/uploads/2022/08/2022-08-19-walnut-creek-individual-sites.pdf>

We'd be happy to discuss this letter with you or with HCD in more detail. We tried our best to be accurate, but we are volunteers and it's possible we made mistakes; apologies in advance for any errors.

Best,  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Comment on Walnut Creek Housing Element - Chapters 7 (Sites), 8 (Programs), Appendix B (AFFH)  
**Date:** Friday, August 19, 2022 2:29:26 PM  
**Attachments:** [image001.jpg](#)

---

Here's the second



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)>  
**Sent:** Friday, August 19, 2022 2:20 PM  
**To:** [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov); Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; Mayor - City Council <[Mayor@walnut-creek.org](mailto:Mayor@walnut-creek.org)>; Public Comments <[publiccomments@walnut-creek.org](mailto:publiccomments@walnut-creek.org)>  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** Comment on Walnut Creek Housing Element - Chapters 7 (Sites), 8 (Programs), Appendix B (AFFH)

**Warning: this message is from an external user and should be treated with caution.**

Hi Andrew,  
Please find a comment from East Bay for Everyone and Diablo Valley for Everyone about Chapters 7 and 8 of the Housing Element Draft, concerning the overall inventory of sites, suggested policies and programs, and the Affirmatively Furthering Fair Housing component.

<https://eastbayforeveryone.org/wp-content/uploads/2022/08/2022-08-19-walnut-creek-affh-programs-sites.pdf>

Another letter ("Appendix C, Individual Sites") has comments on specific sites in the inventory.

We'd be happy to discuss this letter with you or with HCD in more detail. We tried our best to be accurate, but we are volunteers and it's possible we made mistakes; apologies in advance for any errors.

Best,  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Irlanda Martinez](#); [Hitta Mosesman](#)  
**Subject:** FW: Comments on Draft Housing Element  
**Date:** Friday, August 19, 2022 10:16:39 AM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)  
[Letter to Walnut Creek\\_Housing Element RHNA\\_2023.pdf](#)

---

Here's the comment letter that came in this morning, along with my reply.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Friday, August 19, 2022 10:16 AM  
**To:** [REDACTED]  
**Subject:** RE: Comments on Draft Housing Element

Dear Mr. [REDACTED]

Thank you for your thorough and thoughtful comments. We will consider and incorporate them prior to submitting the draft Housing Element Update to the State for their review.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2022 11:17 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Comments on Draft Housing Element

**Warning: this message is from an external user and should be treated with caution.**



\_\_\_\_\_  
Hello Mr Smith,

I'm a Walnut Creek resident and I want to provide my feedback. It's in the attached document.

Thanks

\_\_\_\_\_

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Comments to City of Walnut Creek draft 6th Housing Element  
**Date:** Friday, August 19, 2022 4:20:55 PM  
**Attachments:** [image001.jpg](#)  
[letter in response to WC Housing Element requesting comments.docx](#)

---

Here's another



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Friday, August 19, 2022 4:19 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** housingelements@hcd.ca.gov  
**Subject:** Comments to City of Walnut Creek draft 6th Housing Element

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy, looks like I'm just getting my comments in just before the deadline. My letter is attached. Please let me know if received.

Thanks [REDACTED]  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Housing Element Update Feedback  
**Date:** Wednesday, August 17, 2022 1:03:40 PM  
**Attachments:** [image004.jpg](#)  
[image005.jpg](#)  
[image001.jpg](#)  
[Letter to Walnut Creek on Housing Element re Grace Pres Tiny Homes co.pdf](#)

---

Hi all,

Here's another comment along with my response, their response to my response, and my response to their response to my response. ©



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 12:36 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

I am attending the Tiny Home fest this weekend in Roseville and my tiny home associates would love to eventually streamline all of the planned Tiny Home Villages across the state. In the meantime, we will work on the 55 year lease and I also hope SB 1336 moves forward! Thanks again for your help. Much appreciated.

Sent from my iPad

On Aug 17, 2022, at 11:13 AM, Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Oh no, I'm sorry to hear that. Unfortunately, even if the Housing Element includes a program to change the zoning to allow projects like Hope Village "by-right", it will still take a somewhat lengthy public hearing process to amend the Zoning Ordinance. That could help the next project, but it won't speed things up for Hope Village. Hopefully you'll be able to work out a 55-year lease, because with AB 2162 you can pretty much just go straight to getting a Building Permit.

But in the meantime, I'm sure we're all closely watching [SB 1336](#) to see what happens.

**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 10:19 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** RE: Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

The only reason it might be reconsidered is because of the resistance from the Presbytery to agree to a 55 year lease. We are working on that but it is a big issue for the church and impacts the ground lease agreement between Hope Solutions and the Presbytery. We had negotiated a 30 year ground lease with the church, so this is a big change for them to consider. We are working on it.

[REDACTED]  
[REDACTED]  
[REDACTED]

---

**From:** [Andrew M Smith](#)  
**Sent:** Wednesday, August 17, 2022 10:02 AM  
**To:** [REDACTED]  
**Subject:** RE: Housing Element Update Feedback

Hi [REDACTED]

Thank you very much for your additional comments (and for your work on Hope Village)! Speaking of Hope Village, I thought that the decision had been made to go forward with using AB 2162; is that now being reconsidered?

Regards,  
-Andy

**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 9:36 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

Dear Andy,

Thank you so much for your response to [REDACTED] input on the Draft Housing Element. I would also like to add input on the process for the 6 homes at Grace Presbyterian Church which I have been working on with Hope Solutions, HomeAid and FIRM Foundation. I serve on all 3 Boards so I am deeply involved in getting this project to the finish line. I also serve with Donna on the Walnut Creek Homeless Task Force. Thanks so much for your help and support. My letter is attached.

**RE: Walnut Creek Draft Housing Element**

I want to thank Walnut Creek for the hard work that has gone into drafting the Housing Element for 2023 – 2031. The City has done a commendable job in providing housing and I commend the City on it's well-drafted Housing Element.

I have been in the housing industry for over 40 years and most recently was Executive Director of HomeAid Northern California, a non-profit organization, where we began a program to add **Tiny Homes to faith based properties as a way to add much needed housing for formerly homeless people** at a much lower cost than typical affordable housing projects. I also serve on the Boards of Hope Solutions, FIRM Foundation Community Housing, Eden Housing and the Walnut Creek Homelessness Task Force and we are working on adding several more Tiny Home Villages on faith bases properties around the Bay Area.

We have been working on a **6 unit tiny home community** at Grace Presbyterian Church in Walnut Creek called **Hope Village**. It is a partnership between Grace Presbyterian Church, Hope Solutions, HomeAid and FIRM Foundation. We have been working on the project for over a year and were hoping to be able to house people this year.

The Draft Housing Element lists our **Grace Presbyterian Church 6 unit project as an "adequate site" to potentially adding 6 units of very low-income housing**. Because this housing is so desperately needed, we are hoping that the City of Walnut Creek will consider a ministerial, "by-right" approval of these 6 units, so HomeAid can begin construction this fall.

We are also considering using AB 2162, but there is an unknown as to what deed restrictions that might add to the project which could potentially make the project unfeasible with the church. We have also been awarded 6 Project Based Vouchers from the County. We are concerned about the ongoing NIMBY efforts to stop or stall this project, even though it only adds 6 housing units for people most in need so timeliness is critically important.

Please consider approving this small, but much needed Hope Village with a ministerial process for housing permits or "by-right approval". A discretionary process for housing

development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA requirements.



On Tue, Aug 16, 2022 at 5:11 PM Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Hi 

Thank you very much for your thorough review of the draft Housing Element. As you have discovered, the State's new requirements for the 6<sup>th</sup> cycle have resulted in a significantly larger document than in previous cycles, the result of a greatly increased effort on the City's part, but as you also well know, it's all for a very good cause.

As I'm sure you've noticed, HCD's rejection rate of cities' and counties' Housing Elements is quite high for the 6<sup>th</sup> cycle, and often for the reasons you noted in your e-mail. Fortunately, our consultant team has been successful in achieving HCD certification for several 6<sup>th</sup> cycle Housing Element updates in the southern portion of the state where the 6<sup>th</sup> cycle started two years before the Bay Area. That said, your comments are valuable, and we will evaluate and respond to them in the final draft Housing Element update that will go to the Planning Commission and City Council next year for review and adoption.

Thank you again for this and everything else you do!  
-Andy



**Andrew M. Smith**


Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** 

**Sent:** Tuesday, August 16, 2022 11:45 AM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; 


[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

Dear Andy,

I am writing in response to the request for public review and comments of the draft Housing Element. Previously, I sent two emails regarding the accuracy of information. This email is in regard to policies and programs. The focus for this review is on State HCD compliance with the goal of ensuring certification of the HEU as we truly want to have more affordable housing in the City of Walnut Creek.

I recently learned of Housing Elements from 11 cities that were rejected and researched the findings of the HCD review team. My comments are organized as follows:

1. HCD Statement on Cycle 6 of the Housing Element
2. HEU Common Pitfalls Cited by HCD and,
3. AFFH Policies
4. Recommendations for Walnut Creek HEU Goals and Programs

Review was difficult and time consuming, but I did my best to identify areas where I had comments. Please see attached documents.

Sincerely,

[REDACTED]  
Walnut Creek Homeless Task Force - Housing & Shelter Committee  
[REDACTED]



**From:** [Andrew M. Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Housing Element Update Feedback  
**Date:** Tuesday, August 16, 2022 5:17:06 PM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)  
[Draft Housing Element.pdf](#)  
[Walnut Creek HEU Review.docx](#)

---

Hi all,

Attached are HEU comments from [REDACTED] and the Walnut Creek Homeless Task Force, along with my response. Please note that they have also included comments as notes in the attached HEU pdf.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Tuesday, August 16, 2022 5:12 PM  
**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** RE: Housing Element Update Feedback

Hi [REDACTED]

Thank you very much for your thorough review of the draft Housing Element. As you have discovered, the State's new requirements for the 6<sup>th</sup> cycle have resulted in a significantly larger document than in previous cycles, the result of a greatly increased effort on the City's part, but as you also well know, it's all for a very good cause.

As I'm sure you've noticed, HCD's rejection rate of cities' and counties' Housing Elements is quite high for the 6<sup>th</sup> cycle, and often for the reasons you noted in your e-mail. Fortunately, our consultant team has been successful in achieving HCD certification for several 6<sup>th</sup> cycle Housing Element updates in the southern portion of the state where the 6<sup>th</sup> cycle started two years before the Bay Area. That said, your comments are valuable, and we will evaluate and respond to them in

the final draft Housing Element update that will go to the Planning Commission and City Council next year for review and adoption.

Thank you again for this and everything else you do!

-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

**From:** [REDACTED] >

**Sent:** Tuesday, August 16, 2022 11:45 AM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

Dear Andy,

I am writing in response to the request for public review and comments of the draft Housing Element. Previously, I sent two emails regarding the accuracy of information. This email is in regard to policies and programs. The focus for this review is on State HCD compliance with the goal of ensuring certification of the HEU as we truly want to have more affordable housing in the City of Walnut Creek.

I recently learned of Housing Elements from 11 cities that were rejected and researched the findings of the HCD review team. My comments are organized as follows:

1. HCD Statement on Cycle 6 of the Housing Element
2. HEU Common Pitfalls Cited by HCD and,
3. AFFH Policies
4. Recommendations for Walnut Creek HEU Goals and Programs

Review was difficult and time consuming, but I did my best to identify areas where I had comments. Please see attached documents.

Sincerely,

[REDACTED]  
Walnut Creek Homeless Task Force - Housing & Shelter Committee  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Irlanda Martinez](#); [Dima Galkin](#)  
**Cc:** [Nancy Bragado](#); [Hitta Mosesman](#)  
**Subject:** FW: Local 152 Walnut Creek Housing Element Comments  
**Date:** Wednesday, July 20, 2022 11:20:52 AM  
**Attachments:** [image001.jpg](#)  
[Local 152 City of Walnut Creek Housing Element Comments.pdf](#)  
**Importance:** High

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Hi all,

Please see the attached comment letter. Am I correct in assuming that were the City to adopt the author's proposed local hire, apprenticeship, healthcare, etc. requirements, that we would need to identify them as a regulatory impediment to housing?

Also, I plan on including the correspondence we've received thus far since March (nine letters/e-mails) as attachments to the staff report.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]

**Sent:** Wednesday, July 20, 2022 10:49 AM

**To:** Andrew M Smith <AMSmith@walnut-creek.org>

**Cc:** Housing <Housing@walnut-creek.org>; Contact Us City Clerk <contactusclerk@walnut-creek.org>; Kyle Swarens <kswarens@nccrc.org>; Jacob Adiarte <JAdiarte@nccrc.org>; Dan Calamuci <DCalamuci@nccrc.org>

**Subject:** Local 152 Walnut Creek Housing Element Comments

**Importance:** High

**Warning: this message is from an external user and should be treated with caution.**

Dear Andrew,

Thank you for speaking on the phone yesterday.

As discussed, please find attached a letter with comments regarding the Walnut Creek Housing Element Update. This is a submission on behalf of Carpenters Local Union 152.

Thank you in advance for considering our proposals. We look forward to collaborating with you in helping the City realize its housing agenda.



**Nor Cal Carpenters Union**

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Mayor's Conference Follow-up  
**Date:** Friday, August 19, 2022 10:58:34 AM  
**Attachments:** [image001.jpg](#)  
[Housing Considerations.docx](#)

---

Hi again,

Here's another comment letter.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Sherluna Vien <[Vien@walnut-creek.org](mailto:Vien@walnut-creek.org)>  
**Sent:** Friday, August 19, 2022 10:29 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** Meredith Calbreath <[calbreath@walnut-creek.org](mailto:calbreath@walnut-creek.org)>  
**Subject:** FW: Mayor's Conference Follow-up

FYI – comments for the Housing Element.

Sherluna

---

**From:** Mayor - City Council <[Mayor@walnut-creek.org](mailto:Mayor@walnut-creek.org)>  
**Sent:** Friday, August 19, 2022 9:26 AM  
**To:** Housing <[Housing@walnut-creek.org](mailto:Housing@walnut-creek.org)>; Sherluna Vien <[Vien@walnut-creek.org](mailto:Vien@walnut-creek.org)>; Meredith Calbreath <[calbreath@walnut-creek.org](mailto:calbreath@walnut-creek.org)>  
**Subject:** FW: Mayor's Conference Follow-up

This email came in through the Mayor - City Council mailbox.

Thanks,  
Nancy

---

**From:** Ryndie Azevedo <[razevedo@walnut-creek.org](mailto:razevedo@walnut-creek.org)>  
**Sent:** Thursday, August 18, 2022 4:58 PM  
**To:** Mayor - City Council <[Mayor@walnut-creek.org](mailto:Mayor@walnut-creek.org)>  
**Subject:** FW: Mayor's Conference Follow-up

**From:** Caitlin Bracken

**Sent:** Wednesday, August 17, 2022 3:58 PM

**To:** [lthorpe@antiochca.gov](mailto:lthorpe@antiochca.gov); [jbryant@brentwoodca.gov](mailto:jbryant@brentwoodca.gov); [peterc@claytonca.gov](mailto:peterc@claytonca.gov);  
[Carlyn.Obringer@cityofconcord.org](mailto:Carlyn.Obringer@cityofconcord.org); [arnerich@danville.ca.gov](mailto:arnerich@danville.ca.gov); Tessa Rudnick <[trudnick@ci.el-cerrito.ca.us](mailto:trudnick@ci.el-cerrito.ca.us)>; [ckelley@ci.hercules.ca.us](mailto:ckelley@ci.hercules.ca.us); [scandell@lovelafayette.org](mailto:scandell@lovelafayette.org);  
[rschroder@cityofmartinez.org](mailto:rschroder@cityofmartinez.org); [mmccluer@moraga.ca.us](mailto:mmccluer@moraga.ca.us); [higgins@ci.oakley.ca.us](mailto:higgins@ci.oakley.ca.us);  
[aworth@cityoforinda.org](mailto:aworth@cityoforinda.org); [nmartinez-rubin@ci.pinole.ca.us](mailto:nmartinez-rubin@ci.pinole.ca.us); [mcraft@ci.pittsburg.ca.us](mailto:mcraft@ci.pittsburg.ca.us);  
[mharris@pleasanthillca.org](mailto:mharris@pleasanthillca.org); [nat\\_bates@comcast.net](mailto:nat_bates@comcast.net); [RitaX@sanpabloca.gov](mailto:RitaX@sanpabloca.gov);  
[dhudson@sanramon.ca.gov](mailto:dhudson@sanramon.ca.gov); Loella Haskew <[Haskew@walnut-creek.org](mailto:Haskew@walnut-creek.org)>  
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[togden@brentwoodca.gov](mailto:togden@brentwoodca.gov); [jmendoza@brentwoodca.gov](mailto:jmendoza@brentwoodca.gov); [smeyer@brentwoodca.gov](mailto:smeyer@brentwoodca.gov);  
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[jwan@ci.clayton.ca.us](mailto:jwan@ci.clayton.ca.us); [jcalderon@ci.clayton.ca.us](mailto:jcalderon@ci.clayton.ca.us); [ltillman@ci.clayton.ca.us](mailto:ltillman@ci.clayton.ca.us); [reinas@claytonca.gov](mailto:reinas@claytonca.gov);  
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<[Edi.Birsan@cityofconcord.org](mailto:Edi.Birsan@cityofconcord.org)>; [wendy.mcauley@cityofconcord.org](mailto:wendy.mcauley@cityofconcord.org);  
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[Tim.mcgallian@cityofconcord.org](mailto:Tim.mcgallian@cityofconcord.org); [storer@danville.ca.gov](mailto:storer@danville.ca.gov); [dfong@danville.ca.gov](mailto:dfong@danville.ca.gov);  
[rmorgan@danville.ca.gov](mailto:rmorgan@danville.ca.gov); [jcalabrigo@danville.ca.gov](mailto:jcalabrigo@danville.ca.gov); [msunseri@danville.ca.gov](mailto:msunseri@danville.ca.gov);  
[dfriedmann@danville.ca.gov](mailto:dfriedmann@danville.ca.gov); [councilstepper@yahoo.com](mailto:councilstepper@yahoo.com); [jabelson@ci.el-cerrito.ca.us](mailto:jabelson@ci.el-cerrito.ca.us);  
[kpinkos@ci.el-cerrito.ca.us](mailto:kpinkos@ci.el-cerrito.ca.us); [pfadelli@ci.el-cerrito.ca.us](mailto:pfadelli@ci.el-cerrito.ca.us); [lmotoyama@ci.el-cerrito.ca.us](mailto:lmotoyama@ci.el-cerrito.ca.us);  
[hcharlety@ci.el-cerrito.ca.us](mailto:hcharlety@ci.el-cerrito.ca.us); [gquinto@ci.el-cerrito.ca.us](mailto:gquinto@ci.el-cerrito.ca.us); [dhall@ci.hercules.ca.us](mailto:dhall@ci.hercules.ca.us);  
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[danromero@ci.hercules.ca.us](mailto:danromero@ci.hercules.ca.us); [tgrimsley@ci.hercules.ca.us](mailto:tgrimsley@ci.hercules.ca.us); [tgerringer@lovelafayette.org](mailto:tgerringer@lovelafayette.org);  
[canduri@lovelafayette.org](mailto:canduri@lovelafayette.org); [nsrivatsa@lovelafayette.org](mailto:nsrivatsa@lovelafayette.org); [gdawson@lovelafayette.org](mailto:gawson@lovelafayette.org);  
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[evillanueva@cityofmartinez.org](mailto:evillanueva@cityofmartinez.org); [dmckillop@cityofmartinez.org](mailto:dmckillop@cityofmartinez.org); [ldelaney@cityofmartinez.org](mailto:ldelaney@cityofmartinez.org);  
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[awilliams@ci.oakley.ca.us](mailto:awilliams@ci.oakley.ca.us); [meadows@ci.oakley.ca.us](mailto:meadows@ci.oakley.ca.us); [fuller@ci.oakley.ca.us](mailto:fuller@ci.oakley.ca.us);  
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[jbanales@ci.pittsburg.ca.us](mailto:jbanales@ci.pittsburg.ca.us); [sscalespreston@ci.pittsburg.ca.us](mailto:sscalespreston@ci.pittsburg.ca.us); [gevans@ci.pittsburg.ca.us](mailto:gevans@ci.pittsburg.ca.us);  
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**Subject:** Mayor's Conference Follow-up

**Warning: this message is from an external user and should be treated with caution.**

Honorable Mayors,

Thank you for giving me the opportunity to speak during the public comments section of the mayor's conference on August 4th. I am a college student working as an independent consultant for the Contra Costa County Climate Leaders Program ([4CL](#)).

This is a very important time as each of you is wrapping up your General Plan Updates of Housing Elements. Given the project of planning for thousands of new homes in our county, we must ensure that we go about such an undertaking in an equitable and sustainable way.

Working closely off of a list of recommendations for inclusion in housing elements developed by the Greenbelt Alliance and nearly a dozen other local environmental and non-profit groups, I have developed a list of ten important considerations, attached below.

I want to highlight some of the most important ones in this email.

1. Please ensure all housing elements contain strict deliverables, target dates, and implementation steps. Furthermore, annual reporting on progress must remain visible to the public, such as a review and an annual report of how each city and the county is meeting greenhouse gas reduction goals given extensive planned construction.
2. Please plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities. Ensure that housing sites zoned to accommodate lower-income households are not concentrated in lower resource areas, areas of poverty, or racially and ethnically concentrated areas, but rather dispersed throughout the community.
3. Implement policies that reduce energy consumption such as programs that



incentivize residential properties to transition to renewable energy and provide information regarding rebate programs and energy audits available through companies like Pacific Gas and Electric.

4. Require innovative sustainable building practices and require design standards to utilize green infrastructure technology that goes beyond existing requirements under California State Law. Examples include requirements for green spaces, solar designs, recyclable construction materials, and energy efficient appliances.

**From:** [Andrew M Smith](#)  
**To:** [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Cc:** [Nancy Bragado](#)  
**Subject:** FW: Public comment on the draft Housing Element Update  
**Date:** Wednesday, August 10, 2022 5:48:24 PM  
**Attachments:** [image001.jpg](#)

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Hi Hitta & Irlanda,

I just received the following comment letter [REDACTED]. Separate from the HEU process, I'm also sharing it with relevant City staff.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Wednesday, August 10, 2022 5:37 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Public comment on the draft Housing Element Update

**Warning: this message is from an external user and should be treated with caution.**

Dear Mr. Smith

As the City of Walnut Creek goes through the process of updating its Housing Element of the General Plan, please consider the impact new development will have on the Walnut Creek and Ygnacio Valley Libraries, as the increased number of housing units recommended for your city by the Association of Bay Area Governments (ABAG) will certainly have an impact on the Library's ability to sufficiently serve the residents of Walnut Creek.

Contra Costa County funds a base level of 40 weekly open hours at each of the Walnut Creek and Ygnacio Valley Libraries. If the City of Walnut Creek would like either library to be open more than 40 hours per week, the City may contribute funding for additional open hours, up to 56 hours per week. The City of Walnut Creek is currently funding 12 extra hours at each location. Additionally, the

City of Walnut Creek is responsible for funding the library facility, its upkeep, and all utility costs.

Compared to other Bay Area Libraries, Contra Costa County Library has the lowest level of funding.

<b>Library</b>	<b>Funding per Person</b>	<b>Population of Service Area</b>	<b>Number of Libraries</b>
Contra Costa	\$33.58	1,042,344	26
Richmond	\$39.86	111,217	3
Alameda Co.	\$55.68	613,679	10
Pleasanton	\$58.95	79,464	1
Livermore	\$60.49	91,861	3
Solano	\$60.58	389,856	9
Alameda City	\$72.39	81,312	3
Napa	\$83.17	133,015	4
Benicia	\$86.91	27,131	1
Oakland	\$94.42	433,697	18
Marin	\$123.04	142,424	10
San Francisco	\$165.09	873,965	28
Berkeley	\$176.40	122,580	5

As a result of this limited funding, the Walnut Creek and Ygnacio Valley Library facilities have somewhat limited open hours, collections, and technology. The Ygnacio Valley Library facility is also old, outdated, and too small for its service area. The increased population attributable to future development of new housing units referenced in the City's proposed Housing Element will further exacerbate these issues. This will be particularly detrimental to low-income residents, many of whom rely on public libraries for its free resources, including computers and internet access. We anticipate that an increased population from new development within the City will require a library with a larger collection of books, and more literacy and enrichment programs, particularly for young children and school aged children. To the extent these impacts are attributable to new development within the City, there may be a basis for requiring new development to fund its proportional share of Library space, collection, and/or services required to mitigate the impacts of that new development.

Please consider evaluating the impact that additional development in the City will have on the Walnut Creek and Ygnacio Valley Libraries, and please consider whether it is feasible to mitigate this impact by requiring new development to pay an impact fee that would fund library facilities and services necessary to mitigate the impact of that new development. These investments will help to ensure that the partnership between Contra Costa County and the City of Walnut Creek will continue to serve current and future residents of Walnut Creek at a level that will help your City and its residents thrive.

Thank you,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Walnut Creek Housing Element Comments  
**Date:** Monday, August 15, 2022 11:17:11 AM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)  
[Walnut Creek HE Comments\\_TransForm.pdf](#)

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Hi all,

Attached is an HEU comment letter and my reply below.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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**From:** Andrew M Smith  
**Sent:** Monday, August 15, 2022 11:15 AM  
[REDACTED]  
**Subject:** RE: Walnut Creek Housing Element Comments

Hi [REDACTED]

Thank you very much for your feedback on our draft Housing Element Update. We have taken a particular interest in Transform's GreenTRIP program, going all the way back to the beginning when Ann Cheng was just getting things started. After a few aborted attempts to create our own local model/standards (yet another thing impacted by COVID), we are finally starting the work of studying the actual parking demand for multifamily residential development in Walnut Creek, as part of our "Right-Sized Parking" program, which you referenced in your comment letter. This also comes on the heels of the City's adoption of [Rethinking Mobility](#), our transportation strategic plan, which provides a roadmap for updating and expanding the City's transportation-related programs, policies, and regulations.

Regarding your comment to require unbundled parking in transit-proximate developments, do you have any good examples of other cities' regulations which you could point me towards? We're not actively pursuing that at the moment, but it would be helpful for us to have that knowledge moving forward. And of course I would be doing ourselves a disservice if I didn't point out that Walnut Creek does not prohibit unbundled parking (which is of course different than requiring it, but it's a start).

Lastly, regarding the one-half mile parking reduction zone around the BART stations, it's worth

noting that the entire North Downtown Specific Plan area falls within the one-half mile radius of the Walnut Creek BART station, and the West Downtown Specific Plan includes policies meant to increase the number of parcels that fall within that same one-half mile radius through the provision of new bike/pedestrian pathways. Also, the parking regulations for the entirety of both specific plan areas allows tandem spaces to count towards the parking requirements for new developments, in addition to enhanced bicycle parking requirements.

Thanks again, and please let me know if you have any follow-up questions or would like to discuss any of this further.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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**From:** Kendra Ma <[kendrama@transformca.org](mailto:kendrama@transformca.org)>  
**Sent:** Friday, August 12, 2022 2:44 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov)  
**Subject:** Walnut Creek Housing Element Comments

**Warning: this message is from an external user and should be treated with caution.**

Hi Planning Department and City Councilmembers,

My name is [REDACTED] TransForm. We are a nonprofit policy advocacy organization focusing on better land use and transportation policy at the local, regional, and state level. Thank you for releasing a draft of the City's Housing Element for review and public comment. Our team has put together some feedback that we would like to see addressed in the Housing Element.

We applaud the City for releasing their draft Housing Element for feedback. We'd love to see if the Element can include clearer goals and language around parking policies and TDM strategies. Please see the attachment in this email to see our comments and recommendations.

Feel free to reach out if you have any questions - we know this is a busy time of year and we thank you so much for your hard work around this!

Thanks,

[REDACTED]

--

[REDACTED]

[REDACTED]

**TransForm**

560 14th Street, Suite 400, Oakland, CA 94612

Sign up for our emails at [www.TransFormCA.org](http://www.TransFormCA.org). Follow us on [Twitter](#), [Instagram](#), [Facebook](#), and [Linkedin](#), too.



**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: YIMBY Law comment on Walnut Creek's housing element  
**Date:** Thursday, August 18, 2022 1:30:16 PM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)  
[220818 CFHE\\_YL Letter to Walnut Creek.pdf](#)

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Here's another comment letter and my response.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
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**From:** Andrew M Smith  
**Sent:** Thursday, August 18, 2022 1:29 PM  
**To:** [REDACTED]  
**Subject:** RE: YIMBY Law comment on Walnut Creek's housing element

Dear [REDACTED]

Thank you for your letter. We will consider and incorporate your comments prior to submitting the draft Housing Element Update to the State for their review.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2022 10:16 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov)  
**Subject:** YIMBY Law comment on Walnut Creek's housing element

**Warning: this message is from an external user and should be treated with caution.**

Dear Mr. Smith:

Please find attached the Campaign for Fair Housing Elements' and YIMBY Law's comments on Walnut Creek's draft housing element. Please contact me with questions.

[REDACTED]

[REDACTED]

[REDACTED]



August 19, 2022

Andrew Smith, Walnut Creek Senior Planner  
Amsmith@walnut-creek.org

#### Comments on 6<sup>th</sup> Housing Element Draft Documents:

In order to meet ambitious housing needs the City of Walnut Creek needs to prioritize hiring more staff. Since we are in a “housing crisis” many of the time lines for implementation, especially in the affordable housing area, need to be expedited. (Specifics to follow).

Since Walnut Creek has a successful record on filling above moderate housing, the City should spend more staff time, emphasis, funding, and guiding policies on meeting the EL, VL and L categories on housing by income.

The City should 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).

Affordable housing developers have strict timelines, particularly when accessing funding. Walnut Creek should streamline all aspects of the process.

#### Some suggestions from affordable stakeholder meeting:

- Quicker entitlements allow project to be financed/completed sooner
- Create design guidelines set up with checklist of objective standards and reduce call backs to design review
- It would be helpful to have a Housing Element that provides a map of best tax credit locations.
- Restrictive heights are hard to overcome
- Requirements to build in a mixed use area is particularly difficult and more expensive
- Please recognize there is no public funding to support mixed use for affordable housing developers. Walnut Creek has a slew of mixed use classifications.
- Flexibility is key, don't layer so many requirements
- Look for lower opportunity sites that have better transit access
- Look for sites that don't require a parking structure
- Too many additional fees for public facilities
- Prioritize streamlining by Planning, Buildings, and Public Works

The 21 census tracts indicate 18 at high or highest resource and 3 at moderate resource. There are no low resource or disadvantaged resource areas. Most of the infill housing projects are using the density bonuses to build one moderate or low income unit with the others being above market. Look for more sites outside of the Core that would accommodate four-plexes and rezone them. There is focus on low and market-rate housing and the missing middle needs specific attention.

The DT identified low-income sites generally have multiple parcels and usually different owners with various approved height limits. Do the different specific areas hinder or help development, or were they

created rather than working to address the height restrictions approved by the voters in 1985 General Plan?

In General 17, Specific Plans have boxed us into less flexibility.

There is concern that these reused sites won't produce the needed amount of affordable housing. The City should commit to annual progress reviews that would trigger policy changes, rezoning, and additional streamlining to meet RHNA numbers.

ADUs are listed to be permitted in many areas. How do you propose to add ADUs to the housing stock for WC for low-income housing when the financing method for low income land owners is not yet in place and most funding requires using equity from a home or a traditional loan that isn't available to low-income owners?

p. 161 lists Supportive Housing and that they are permitted in all residential district if less than 50 units and permitted by-right. How much Supportive Housing was built in the 5<sup>th</sup> Housing Element Cycle? How much is identified for the 6<sup>th</sup> Cycle? What land use classification should I look for?

City allows mobile home and manufactured homes to be constructed in all single residential zoning. Do we actually have any in Walnut Creek?

### **Topics**

Outreach – While outreach was not restrictive, it's also not clear what intentional outreach was done to engage the low-income and BIPOC residents and their responses. Comments are shared from other stakeholders.

### **Barriers to not enough affordable housing. Comments from stakeholders.**

Affordable housing properties have lots of people apply, but are not qualifying. Received 250 applicants at Oaks Apts. since February. There is a minimum income for the property at \$53,000 and lots of people are not qualifying.

Ivy Hill Apts. has also had a hard time qualifying people because the HUD program has changed.

Wait lists on the City website re: affordable units that are available are too long.

Can't compete with developers who have access to low cost of capital.

Uncertainty of hard costs to build is the biggest impediment to new housing construction.

City should understand streamlining provisions of law and step aside to allow 100% affordable housing happen.

Office commercial used to convert to residential with conditional use permit

Many site selections for affordable housing were identified on the 5<sup>th</sup> Housing Element that are being listed again. What changes does the City plan to adopt to actually get housing built on these sites?

## 8.1 Goal H-1 New Housing Development/Implementation/Schedule of Action

- H.1.B – Encourage and Incentivize ADUs – In Process: approve production of pre-approved ADU designs and permit-ready **construction** plans. Schedule: Action End of 2022-23
  - Include pre-manufactured process to make ADUs more affordable to all
- Schedule of Action: research reduction or waiver of permit fees. **End of 6<sup>th</sup> cycle**
  - **Change to 2023-2024 to have any impact on this cycle**
- H.1.C – Technical Assistance to Developers – Schedule of Action
  - Be pro-active. Reach out to developers interested in building affordable housing and find out what they need. Ask them what is the best time to set up a meeting
- H.1.D – Maintain/Update Site Inventory
  - Schedule of Action: ID additional sites for affordable housing after the housing element is certified:
    - Start 1<sup>st</sup> quarter – Any zoning changes will take time to implement
- Pleasant Hill is preserving naturally occurring workforce housing. Pleasant Hill made loans and approved regulatory agreement to help preserve property and help qualify for welfare exemption.

## Possible New Funding

- Commit to percentage for newly proposed ½ cent WC sales tax
- Implement tax on completed sale of real estate transactions over \$500,000 to be paid by the seller. Deposit into local affordable housing trust fund

## 8.2 Goal H-2A Affordable Housing

- H.2.C – Allocate CDBG funding
  - Meet with ECHO Housing before annual City budgeting
- H.2.E Community Housing Engagement
  - Execute Community Outreach outside of a City Council meeting that engages the public on the housing needs, progress on each levels of housing built and opportunities for Q & A dialogue.
- H.2.D – Facilitate Access to Affordable Housing for Residents
  - Schedule of Action stated end of 2023 – Recommend a specific regular update schedule. Within 3 days of receiving new openings, and bi-monthly on status updates,
- H.2.G – Improve 1<sup>st</sup> Time Homebuyer Assistance Program
  - Schedule – move up to end of year 2023-2024
- H.2.1 – Regional Collaboration on Affordable Housing and Homelessness
  - Schedule of Action - WC council member on regional meetings shall request item on agenda no less than once a year to discuss new avenues of funding and creating additional affordable housing.
    - CORE information can be put on the website by first quarter 2023
- H.2N – Assist with Development of Lower Income Housing.
  - Commit to analysis to amend fee collection process, reducing 100% of fees for lower income affordable housing and 50% to moderate housing.

- Schedule of Action: Start now to begin the analysis and action effective Dec. 32, 2023. It generally takes 2 years to get items through the City Council. Too late to wait until the 6<sup>th</sup> housing analysis is certified.
- H.2.O Feasibility study for City to provide fee underwriting deferrals/fast-tracking flexible development standards, incentives and concessions.
  - Schedule of Action Move up to 2023-24

#### Preservation:

- Identify new funding for financial and technical support for CLTs, tenant council, co-ops, etc.
- Provide right of 1<sup>st</sup> offer and right of refusal for tenants, CLTs and non-profits
- Adopt Anti-Harassment Ordinance to prohibit landlord harassment and constructive eviction actions
- Promote policies that encourage community ownership and stewardship of land to develop affordable housing, such as community land trust models.
- Develop a program to subsidize the cost of reasonable modifications to make housing accessible for people with disabilities

Thank you for the opportunity to give input to this important and data-filled document.

I have heard repeatedly through this process that cities don't build housing. They do make it possible to build housing through their policies and active outreach to affordable housing developers and the community.

Just as it is critical to make big changes in the way we currently use energy, we also need to make big changes in how we make it possible for everyone to have a room over their head. It's a basic right.

Around 40% of our housing is rented and 40% owned. We are looking ahead 8 years; however, we need to get to work today since building housing takes time and people today are in need of housing.

[REDACTED]

Hello,

This is my feedback on the Housing Element but first I'd like to share some personal information to explain my point of view.

Me and my wife moved here (first rented then owned), few years ago, because we're both tech workers who make a lot more than the average, but we couldn't find anything at all in SF, let alone affordable, and Walnut Creek is great also for the proximity to Bart and highways. My wife also knows several people in tech that moved to Sacramento and San Diego area because of housing costs.

I'm also from Italy, where bureaucracy is insane and complaining is a national sport, however there is NONE of the nonsense that exists in the US about housing. No one spends energy trying to block other people's homes from being built for the most selfish reasons, and there are much fewer restrictions, in particular:

1. No single-family zoning: I grew up in a large, detached home surrounded by duplexes, townhomes, apartments, with ZERO problems with parking, traffic, quality of life or the "character of the neighborhood". When they built duplexes in a vacant lot next to me I had no problems. When I NEEDED to sell my home, only a developer made an offer and they turned it into 6 apartments, which was a great idea and received no complaints from neighbors
2. No commercial/residential zoning: it's normal to live near/above bakeries, restaurants and all sort of shops. An extreme is my dad's situation: in the corner of his street, there's a "gentlemen's club" and guess what, no one has a problem with that

I could never understand the American anti housing mentality until I learned a bit about US history and discovered how these 2 policies were EXCLUSIVELY created to racially segregate people in a way that a judge wouldn't find unconstitutional. 100 years later, in addition to promoting injustice based on race, class AND AGE, they created a housing crisis and an environmental disaster, because it's not a coincidence that Americans have much higher emission per capita than the rest of the world, when they are forced to live in detached homes in sprawling suburbs where they have to drive a ton.

Now my comments on the Housing Element draft.

My biggest issue is the lack of rezoning. Housing is unaffordable to the point of high homelessness, we have very few land left to develop, we live in a constant state of fires and draughts, we can't keep allowing mostly detached homes with lawns that require astronomical amount of water. I own my place, but I don't have the right to decide what others do with their property unless it objectively harms me. People gotta stop saying "MY neighborhood", they don't own it, they don't have the right to keep other people out, they can't hoard land and make it a scarce resource, especially when the same people, who are disproportionally white, rich and old, have already amassed all other resources in the society. And with the attacks on freedoms and education happening in other states, we should allow people to find a safe haven in California but we need to increase housing for that. It's very hypocritical otherwise to call for a safe haven for abortion rights, for example, and then block housing.

In addition to all these moral justifications, here's a scientific study that shows how California housing policies are so bad that the market is working in the OPPOSITE way that economists expect:

<https://www.brookings.edu/blog/the-avenue/2019/07/10/california-needs-to-build-more-apartments/>



I also came across a recent study from the UCLA Lewis Center for Regional Policy Studies that demonstrates that a comically low percentage of sites planned in Housing Elements were actually developed and the vast majority of projects happened OUTSIDE of the planned inventory, which reinforces the argument of getting rid of limitations and let the free market pick the best spots.

Here's my detailed comments.

### **Target Numbers**

I know they are set by the law, but we should aim for higher numbers for these reasons:

1. We should plan also for the fact that other cities, like San Francisco, will easily fail their targets since they're run by ant housing administrators
2. Since when growth has become a bad thing? People talk about RHNA numbers as an awful obligation. My home country had basically no growth for 30 years, growth is good! People like me brought money to Walnut Creek and its businesses; we should try to attract even more people!
3. Walnut Creek failed badly its target for low-income housing for the previous period so it should try to make up for it

### **Housing Affordability**

I understand that private companies build housing, and they have troubles to make affordable housing work financially. However, this is precisely why the City should try to do as much as possible to lower the costs that are CAUSED or influenced by the City:

1. Parking requirements: they're crazy high, 2 spaces for a 2 bedroom? I live in a 2 bedroom, with my wife and 3 cats, we have ONE car, and we barely touch it. Especially for low income or when close to transportation, they should be way lower. Months ago, I contacted Shane Phillips, who hosts a podcast on housing policies, and his n.1 recommendation for policies that the State could enact was passing the parking reform that failed last year. Developers are in the business of building homes, not city administrators. As the City doesn't set minimum requirements for how many waiters a restaurant needs to have, then they shouldn't set requirements for parking either. We need space for people, not cars.
2. Objective review: what most local administrations do on housing reminds me of how medieval lords managed the law, with arbitrary and capricious decisions. The law should be the same for everyone so I don't understand why a project that meets the City standards should still go under review and potentially be blocked or changed. The City should adopt an objective approval process for all proposed housing developments, unless they require a rezoning.
3. Approval time: (see above) thankfully it is not at San Francisco level, but 6 months for many processes seems very high and the longest approvals are for reviews that are not necessary, but the City CHOOSES to make
4. Fees: I'm not a developer but they seem high to me, and higher than surrounding cities. What costs do those fees need to cover? They should be at least brought in line with other cities, and some eliminated completely (we require minimum parking and then charge for each spot?). Also, as I said, more people bring more money to the City so in the long run it might make more money by reducing fees.

5. ADUs max size: this is when the policies of the City go into dishonesty territory, they're so restrictive, they so blatantly make using SB9 financially undesirable, that it seems done on purpose to protect single family zoning. These limits need to be eliminated
6. Minimum lot size: this is the reverse of above, imposing minimum lot sizes that are too high restricts what can be built, especially something that can be cheaper and increase overall supply. These minimums should be lowered across the board for all zones. When I look at the description of the lowest density zones it seems we're talking about a farmers' town, not Walnut Creek, I wonder when was the last time these limits were updated.

### Sites Choice

This is highly related to affordability, equity, and feasibility:

1. Most sites are not vacant, by going through them it seems unrealistic that they are sufficient to meet the target, the assumed conversion rate seems optimistic
2. They're concentrated around downtown where a lot has already been built, the vast majority of the City is low density with tons of opportunities for more housing. Single family zoning needs to go! I understand if a homeowner doesn't want a 5-story building next to them, but if someone complains about some 2 story townhomes, then their selfishness and entitlement shouldn't be reflected in Walnut Creek's policies. If it is legal to build a 4500 square foot, 5-bedroom mansion throughout Walnut Creek, it should also be legal to build four 1000 square foot condos.
3. Many sites planned for low income are specifically very close to highways, this is not as bad as demolishing black neighborhoods to build highways, but it seems that it's 2022 and we're still trying to keep segregation alive

### Additional Proposals

1. **"Essential workers" projects:** One of the things it infuriates me the most about anti housing people is how they benefit from the work of categories like teachers, firefighters, retail and hospitality workers, but don't want to allow them to live in their community, expecting them to just commute hours every day. I would love to see programs tailored for essential workers, from people that work in childcare to the ones that assist seniors.
2. **Tiny homes:** they're a no brainer for homelessness, especially if built on churches properties, I heard some projects had issues in the past (e.g. defending church parking that no one uses), all sorts of obstacles should be removed, including updates to zoning if needed
3. **Office/Retail conversion:** it seems that the Housing Element addresses it, but I just want to reiterate, as someone working for a company that went fully remote and is stuck with tons of empty offices, we need to convert offices into housing. A similar argument can be done for retail, since a lot has been moving to e-commerce.
4. **Update criteria for environmental review:** I am mesmerized that CEQA and environmental laws can be used to block high density housing which is incredibly better for the environment. I wonder if the City can update its criteria for housing and environmental planning, to consider how smaller housing uses less energy, and incredibly lower amount of water (no lawns), to PROMOTE such projects and DISCOURAGE single homes.

Thanks for allowing me to provide feedback, I know it's long but it's an important and complicated issue. One last note about outreach and equity, I hope you realize that very few people, that are not retired

and/or well off financially, have the time to do this and in general provide input to public administrations and lawmakers on housing and other issues. I'm lucky because I can work from home, I don't have children (yet) and I don't have to deal with personal struggles that other people (that are less white and less affluent than me) have. And I try to keep these things in mind in my feedback. However, when you receive input from the community, there is a very good chance it will be skewed towards the ones that are already privileged and want to defend those privileges, unless you make a strong outreach effort.

Best regards,

A solid black rectangular box used to redact the signature of the sender.



UNITED BROTHERHOOD  
CARPENTERS AND JOINERS OF AMERICA

July 20, 2022

City of Walnut Creek Housing Division  
Attn: Andrew M. Smith, Senior Planner  
1666 North Main Street  
Walnut Creek, CA, 94596  
Via Email: [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Re: City of Walnut Creek 6<sup>th</sup> Cycle Housing Element

Dear Andrew M. Smith,

Please accept these comments on the 6<sup>th</sup> Cycle Housing Element on behalf of the members of Carpenters Local 152, which represents working men and women in the city of Walnut Creek and Contra Costa County. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), it is vital that the City of Walnut Creek support efforts to build the local construction workforce. Local 152 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

To meet its RHNA allocation for the 6<sup>th</sup> Cycle Housing Element, the City of Walnut Creek must produce 5,805 new units of housing between 2023 and 2031.<sup>1</sup> However, neither Contra Costa County nor the City of Walnut Creek have enough skilled, highly productive residential construction workers to build this number of units over an 8 year time period. This is itself a 160 percent increase on the previous Housing Element Cycle's RHNA goals for Walnut Creek.<sup>2</sup> Despite this, as the housing crisis in our communities has continued to deteriorate in recent years, the number of workers employed in building construction in Contra Costa County has actually decreased by 7% since 2018.<sup>3</sup> A continuously shrinking local construction workforce cannot build nearly 6,000 units of housing in 8 years.

To support the policy goals of the 6<sup>th</sup> Cycle Housing Element, Local 152 is requesting that the City add local hire and apprenticeship requirements to its Housing Element for all residential

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<sup>1</sup> Page 25: Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031

<sup>2</sup> Page 44: City of Walnut Creek 5<sup>th</sup> Cycle Housing Element Update, 2015-2023

<sup>3</sup> QCEW data: Difference between 2018 employment and 2020 (latest available non-provisional data) in Private NA/CS 23 Construction for All establishment sizes in Contra Costa County, California, NSA.

construction projects larger than 10 units. The standards Local 152 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce.

**The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements**

The Carpenters propose the following additions to the Municipal Code of the City of Walnut Creek for any residential project larger than 10 units

Permitting requirements in the Municipal Code of the City of Walnut Creek.

A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of the City of Walnut Creek, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

**Apprenticeship:**

For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards **OR** in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

**Local Hire Policy:**

Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within Contra Costa County within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Contra Costa since 2010, rising inequality and displacement adds to the City of Walnut Creek's affordability crisis and threatens to undermine the region's strong economy. Policies that require the utilization of apprentices

and a local construction workforce will - in tandem with programs currently operational by Local 152 outlined below - help improve local access to the type of living wage job the community needs, and also help ensure that the City meet the goals of the City of Walnut Creek Housing Element.

Local 152 has implemented many programs that will enable the City to meet the 6<sup>th</sup> Cycle Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in the City of Walnut Creek, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of the City of Walnut Creek. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by the City of Walnut Creek and Contra Costa County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides City of Walnut Creek residents housing sooner. Local 152 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career.

Local 152 is in a unique position to help the City of Walnut Creek meet its 6<sup>th</sup> Cycle Housing Element goals. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 152 is prepared to assist in closing the affordability gap in the City of Walnut Creek and the wider county. We look forward to engaging City staff and elected leaders as this 6<sup>th</sup> Cycle Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 152.

Thank you for your time and consideration of these comments.



Senior Field Representative



CC:

Housing Division, [housing@walnut-creek.org](mailto:housing@walnut-creek.org)

Suzie Martinez, City Clerk: [CityClerk@walnut-creek.org](mailto:CityClerk@walnut-creek.org)



All local governments are currently going through robust General Plan updates along with their required Housing Elements. We ask that you incorporate climate planning requirements that are measurable, meaningful, and reviewed at least annually. We have identified the ten following areas that must be incorporated into the Housing Element and have sufficient mitigations and be accompanied by an Environmental Impact Report and a detailed Climate Action or Resiliency Plan that has measurable goals and a GHG inventory completed and reviewed on an annual basis to drive and support and ensure the outcomes are achieved.

1. Protect, restore and preserve our natural spaces and water: open space, hillsides, riparian habitats, vernal pools, waterways, shorelines, and wetlands.
2. Plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities.
3. Take bold action to reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy through an adjoining Climate Action Plan
4. Implement policies that reduce energy consumption in existing homes as well as new construction.
5. Strengthen community and natural environment resiliency through climate adaptation and emergency planning efforts.
6. Protect and improve our agricultural lands and associated economy.
7. Ensure transit-oriented development, focus economic development near housing or transit, reduce vehicle miles traveled and promote equitable access to jobs and services, especially for disadvantaged communities.
8. Require innovative sustainable building practices and require design standards to utilize green infrastructure technology.
9. Ensure that policies align with State and Local GHG emissions reduction and climate adaptation strategies.
10. Develop housing policies alongside a draft EIR and CAP and include committal and implementable language.

**1. Protect, restore and preserve our natural spaces and water: open space, hillsides, riparian habitats, vernal pools, waterways, shorelines, wetlands, sloughs, and green infrastructure.**

- Identify and create an inventory of areas with significant natural habitat, open space and recreation resources and require conservation, preservation and environmental rehabilitation of these lands.
- Develop hillside development guidelines that will ensure construction activities retain natural vegetation and topography and minimize erosion of hillside.
- Require all new construction to protect and restore natural features such as waterways, creeks & wetlands in urban areas as a means of connecting residents with nature and reversing damage to natural systems.
- Prohibit the use of [invasive plant species](#) such as broom and ivies, especially adjacent to wetlands, riparian areas, or another sensitive habitat.
- Dissuade large sprawling spread out home and developments.

**2. Plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities.**

- Ensure that housing sites zoned to accommodate lower-income households are not concentrated in lower resource areas, areas of poverty, or racially and ethnically concentrated areas, but rather dispersed throughout the community.
- Develop an economic plan to transition from toxic industries to clean industries that offer good-wage local jobs that are in the community or easily accessible by public transportation. Specifically, plan to include businesses without fossil fuels and encourage those that support clean energy.
- Mitigate historic and current toxic uses adjacent to frontline communities through [brownfield clean up](#), buffer zoning for open space in and around disadvantaged communities and developing high-quality urban parks in disadvantaged communities.
- Work with local Native American tribes to protect recorded and unrecorded cultural and sacred sites and to educate developers and the community at large about the connections between Native American history and the environmental features of our local landscape.

**3. Take bold action to reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy through a Climate Action or Resiliency Plan.**

- It is crucial that a Climate Action Plan (CAP) be developed in conjunction with a Housing Element and general plan updated to mitigate Greenhouse Gas Emissions and target a net zero community.

**4. Implement policies that reduce energy consumption in existing homes, as well as new construction.**

- Develop programs that incentivize residential properties to transition to renewable energy and, where possible, net-zero energy consumption.

- Provide information regarding rebate programs and energy audits available through utilities such as Pacific Gas and Electric and Marin Clean Energy.
- Require funding opportunities for green buildings, including available rebates and funding through the California Energy Commission
- Provide resource materials regarding green building and conservation programs
- Require and incentivize energy and resource conservation among homeowners, property owners and managers, and renters.
- Refer residents and businesses to energy conservation programs and Green Building codes that go beyond CalGreen, such as Build It Green and LEED for Homes
- Ban natural gas in new construction projects and in significant remodels.

**5. Strengthen community and natural environment resiliency through climate adaptation and emergency planning efforts.**

- Position new housing in low-fire risk and low flood risk zones to reduce future impacts of climate change
- Calculate and develop a plan for how more homes will allow for the current homes to all evacuate safely on our roads, while also allowing one lane in so that emergency vehicles can come in.
- Identify all infrastructure, at risk of floods, seismic/liquefaction risk and enhanced wildfire risk due to climate change.
- Require needed safety upgrades identified in hazard mitigation assessment and emergency preparedness policies.

**6. Protect and improve our agricultural lands and associated economy**

- Preserve agricultural lands for sustained crop production, grazing and farming. Encourage local organic food production on commercial farms and through micro farming in community gardens and private yards.
- Protect viable topsoil to ensure working landscapes.
- Incentivize regenerative farming practices.
- Adopt farmland mitigation programs aimed at preserving farmland while giving agricultural landowners the opportunity to recover equity in their property without developing it. These should be coordinated among localities so as to create a level playing field and prevent developers from playing one jurisdiction against its neighbors.
- Encourage and zone for small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the city limits, provided that the operations do not conflict with existing adjacent urban uses.
- Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.

**7. Ensure transit-oriented development, focus economic development near housing or transit, reduce vehicle miles traveled and promote equitable access to jobs and services, especially for disadvantaged communities.**

- Provide incentives for residential and mixed-use development at major transit nodes, along transit corridors, and in other locations suitable for high-intensity housing development, as appropriate.
  - Create a jurisdiction-wide program for mitigating greenhouse gas emissions and vehicle miles traveled that incentivizes carbon sequestration and zero-emission buildings vehicles
  - Coordinate with ride-sharing programs
  - Participation in an [electric bike share program](#)
- Require new affordable housing near transit stations, major transit stops, and along transit corridors. This will reduce the need to commute and thereby reduce associated increased GHG emissions.
  - Reduce mandatory parking minimums to switch to environmentally friendly transit modes like walking, cycling, taking public transit, and purchasing fewer cars.
- Reward technological improvements to mobility, particularly public transportation and shared mobility, that decrease fossil fuel use.
  - Partner with private developers to undertake citywide improvements that make active modes of travel more comfortable and preferable options.
    - Walking
    - Biking
  - Initiate outreach to parents about walking and biking options for their children and develop safe routes for kids to walk and bike to school

**8. Require innovative sustainable building practices that go beyond the State Requirements and require design standards to utilize green infrastructure technology.<sup>1</sup>**

- Incorporate green spaces that can provide carbon capture and cooling in urban environments.
- Incorporate both active and passive [solar designs](#)
- Install [efficient appliances](#) and materials
- Incentivize recycled and renewable [construction materials](#)
- Require the use of energy-efficient lighting (e.g. LED).
- Reduce the waste of potable water by considering [purple pipes](#) in all new construction
- Either locate the Tree Planting Program of the area or [develop a new one.](#)
- Develop housing in conjunction with EV charging stations

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<sup>1</sup> California State Law specifics can be found under California Department of Housing and Community Development, particularly Section 4.408 Construction Waste Management Plan. The climate crisis requires that cities go above and beyond existing regulations and take the next step towards implementing green infrastructure technology in both new and existing housing development.

- Require full electrification with new construction and develop a policy for upgrading and retrofitting current construction

**9. Ensure that policies align with State and Local GHG emissions reduction and climate adaptation strategies**

- Develop policies that help achieve the [California Climate Strategy](#)
- Develop guidelines that implement the [California Environmental Quality Act](#)
- Align GHG emissions reduction targets with California’s [statutory target](#) of 40% below 1990 levels by 2030.

**10. Develop housing policies alongside a draft EIR and include committal and implementable language throughout the entirety of the Housing Element and the other chapters of the General Plan.**

- It is essential that actions for sustainable and equitable development be incorporated throughout all chapters of the General Plan
- Use words like “ensure”, “provide”, and “require” as opposed to non-committal language like “promote”, “support”, and “encourage.”
- Provide strict measurable deliverables with detailed target dates.
- Mandate annual reporting on general plan progress and greenhouse gas reductions be posted on the front page of the county website with a clear dashboard that indicates progress on implementation plans.
  - Include clear visuals of how the county is meeting its greenhouse gas reduction goals.

**From:** [Andrew M. Smith](#)  
**To:** [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Cc:** [Nancy Bragado](#)  
**Subject:** Trinity Center  
**Date:** Wednesday, August 10, 2022 2:43:51 PM  
**Attachments:** [image001.jpg](#)

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Hi all,

I just heard back from [REDACTED] that the Trinity Center space is 4,637 square feet.

Also, on a related note, I'm setting up a time to meet with [REDACTED] next week over lunch or coffee so that I can listen to her thoughts on all things housing.

Cheers,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)



August 12, 2022

Planning Department and City Council  
City of Walnut Creek  
1666 N Main Street  
Walnut Creek, CA 94596

Re: Draft Housing Element Needs Ambitious Parking Updates

Dear Walnut Creek Planning Department and City Councilmembers,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone. We applaud Walnut Creek's work to date on the Draft Housing Element. However, to meet housing, transportation, and climate goals, Walnut Creek needs to expand on its successful programs and initiate some new ones.

In particular, there will need to be an effective mix of:

- Reducing the amount of parking mandated for housing and providing incentives and programs to drive less (Transportation Demand Management or TDM)
- Developing sufficient programs to meet affordable home targets of RHNA

We appreciate Program H-4.B which will complete an ongoing study of the potential for reduced parking provision for certain multi-family developments. However this program lacks specifics on what policies Walnut Creek will look into or when they plan to implement new policies. Walnut Creek does allow reduced parking provision for affordable developments, and certain developments within 0.5 miles of BART, and we do support the work Walnut Creek has done in this area. However, as the housing crisis grows and as we see stronger, newer models of parking policy it is indeed time for a more robust review with a specific timeline and goal.

The need to eliminate or greatly reduce parking minimums is more important than ever. **Each new parking space costs \$30,000-\$80,000.**<sup>1</sup> With inflation driving up construction costs since these estimates, two spaces may now cost up to \$200,000. Beyond construction costs, parking takes up essential space that could provide more homes, services, or community amenities.

TransForm recommends that Walnut Creek consider the following policies in the Housing Element:

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<sup>1</sup> <https://www.shoupdogg.com/wp-content/uploads/sites/10/2016/05/Cutting-the-Cost-of-Parking-Requirements.pdf>



1. Develop a clear timeline for an implementation of parking reforms, using results from Walnut Creek's parking program H-4.B parking study.
2. Requiring unbundled parking for certain transit oriented developments. This is easier for building managers to implement now with new parking tech tools like [Parkade](#).
3. Encouraging developments to subsidize transit passes in return for reduced parking provision.
4. Expand the reduced parking provision beyond 0.5 mile radius of the BART station for developments in the North and West Downtown Specific Plan.

To show the tremendous transportation and climate benefits of these policies, as well as some of the financial savings for residents and reduced costs for development, we have used our GreenTRIP Connect tool to [create scenarios](#) for a potential future development site at **1973-1977 Dora Avenue**. This site is identified in Walnut Creek's draft Housing Element Site Inventory as a vacant potential future opportunity site for this RHNA cycle. The California Office of Planning and Research recommends GreenTRIP Connect as a tool to use while developing General Plans and is especially useful during the development of Housing Elements (the tool is free to use and supports better planning at the site and city-wide level).

By implementing the strategies above at **1973-1977 Dora Avenue**, GreenTRIP Connect predicts:

1. Implementing unbundling and providing transit passes at this site would decrease demand for parking by 38% and result in resident transportation savings of \$840 per year.
2. With right-sized parking, incorporating the benefits of unbundled parking and free transit passes, the development would cost \$8,065,000 less to build relative to current parking standards.
3. When combined with 100% affordable housing these strategies resulted in an incredible 59% reduction in driving and greenhouse gas emissions for the site, compared to the city average.
4. If an affordable development with smart parking strategies were built on this site each household would drive 6,121 less miles per year creating a greener and safer community.

Through eliminating the high costs of parking, homes can be offered at more affordable prices, reducing the number of community members that face extreme housing cost burdens, getting priced out of their community, and/or becoming unsheltered. Residents, new and old alike, will greatly benefit from the reduction in vehicle traffic and associated air pollution (see scenarios [here](#)).

In addition to parking and transportation strategies, we applaud some of the proposed strategies to support more affordable homes, since these would have such tremendous benefits as noted in the GreenTRIP scenario. Two of the most important are Programs H-2.M and H-2.N which expedites review of affordable housing projects and changes the fee deadlines with the hope of eliminating fees for affordable developments, respectively. These programs are a cost-effective complement to strategies focused on housing production.

The GreenTRIP scenarios and the chart on the final page of our Scenario document also show the imperative of programs to accelerate development of affordable homes, like Programs H-2.M and H-2.N. Not only do these households use transit more and drive much less than average, but success in this

area can help provide homes for unsheltered individuals and families. A commitment to these programs will show that Walnut Creek is committed to planning for all levels of the 3,051 RHNA BMR units anticipated in this cycle.

Please let me know if you have any questions. TransForm hopes this information explains why Walnut Creek should make parking reform and affordable housing development a priority in the Housing Element update.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]

**City of Walnut Creek**  
**Housing Element Update (HEU)**  
**Prepared by: [REDACTED], Walnut Creek Homeless Task Force**

To: Andrew M. Smith, Sr. Planner  
Community Development Department  
City of Walnut Creek

Dear Mr. Smith:

I recently learned of Housing Elements from 11 cities that were rejected and researched the findings of the HCD review team. I reviewed the HEU draft through this lens with the goal of helping to ensure certification by HCD. My comments are organized as follows:

1. HCD Statement on Cycle 6 of the Housing Element
2. HEU Common Pitfalls Cited by HCD and,
3. AFFH Policies
4. Recommendations for Walnut Creek HEU Goals and Programs

**Statement from HCD:** A housing element is no longer a paper exercise – it’s a contract with the state of housing commitments for eight years and the Housing Accountability Unit will hold jurisdictions to those commitments.

Each jurisdiction plans for their RHNA in the housing element of the general plan

- Develops an action plan to “set the table for development”
- HCD reviews housing elements for compliance with state law

**Comments from Review Team from 11 HEU’s submitted and rejected**  
**Key Findings and Recommendations**

Many assumptions that jurisdictions made in previous Housing Elements will not be possible this cycle. Local jurisdictions will want to ensure that their Housing Elements are thorough, with more robust descriptions of housing needs, more inclusive outreach, a stronger focus on fair housing, more specific policies and programs, and strong justification for sites included in the inventory. Although the types of comments received by each jurisdiction varied based on their particular demographic and economic characteristics and planning contexts, the most frequent comments can be grouped into five major categories (including the percentage of letters that contained comments on each topic):

- Affirmatively Further Fair Housing (AFFH) (94%);
- Public Participation (67%);
- Sites Inventory (94%);
- Government Constraints (58%);
- Policies and Programs (55%).

## **Common Pitfalls**

Source: HCD Review Team

- Housing element does not support assumptions.
- Analysis seeks to support existing conditions rather than guide solutions.
- Programs are status quo, do not support the narrative in the housing element, or do not have specific actions and timelines to demonstrate a beneficial impact in planning period. Lack of clear commitments (e.g., “uses Explore, Consider, Evaluate the feasibility, Study....”) or objectives.
- Little or incomplete public participation has led to more third-party comments for HCD to consider.
- Public Participation did not address how it specifically made a diligent effort to reach all economic segments of the population including lower-income households. Did not consider outreach in a manner that affirmatively furthers fair housing.

## **Affirmatively Furthering Fair Housing (AFFH)**

- Sites inventory is developed independently of the AFFH analysis and does not show how conditions are improve or exacerbated.
- Analysis consists of data but not analysis for patterns and trends over time.
- Only relies on maps. No Local data, knowledge, or relevant factors included in the analysis.
- Contributing factors not tied to identified fair housing issues and analysis and are not reflected in program solutions.
  - Programs do not work to overcome patterns and trends, are status quo, and lack metrics and milestones.
- Public Participation did not have affirmative actions to include all segments of the population or seek to consider AFFH.

## **Sites Inventory**

- Factors and assumptions are not supported with data, development and market trends, and analysis.
- Market and Development Trends (when included) do not relate to the sites inventory.
- No discussion of actual existing uses of the site and how they would impede development or why they are good opportunities.
- Lack of clear substantial evidence that uses will likely discontinue in the planning period (think in three buckets: a) site-specific information relating to use, b) market and development trends to support, c) programs to facilitate redevelopment).

## **Constraints**

- Describes but does not analyze as a constraint (think impact on cost, supply, timing, certainty, transparency).
- Puts off analysis to a “study.”
- Seeks to justify rather determine if there is a constraint.
- Does not analyze development standards of zones identified in the inventory.
- Does not actually describe and analyze what it takes to go through the planning approval process.

## AFFH Reviews of 11 Cities (drafts rejected)

Source: ABAG HEU Review

Based on the review of 11 Housing Elements and HCD response letters, below are five recommendations from HCD:

1. Include place-based strategies, naming specific neighborhoods or geographies and articulating why certain strategies are best suited to tackle geographically-specific problems. *Do we articulate which neighborhoods these activities target and how they will tackle geographically-specific issues?*
2. Ensure that strategies will address the disparate outcomes and segregation patterns of impacted racial and ethnic groups identified in the Assessment of Fair Housing portion of the Housing Element. *Identify housing issues that disproportionately impact communities of color and racialized households (e.g., housing cost burden, lack of homeownership opportunities, etc.) and incorporate policy responses that — while not racially targeted — address these issues.*
3. Include actions that are specific and time bound with commitments, metrics and milestones. **Avoid policies with vague words like “explore” that are unaccompanied by more detailed, concrete actions.** *HCD requires time bound actions with “specific commitments [from local actors], metrics, and milestones.” Example: By 2023, complete equity audit of all land use plans and zoning code. Amend land use plans and zoning code to address findings of the equity audit and to ensure consistency with racial justice initiatives. By October 2029, achieve a 10% increase in multifamily housing approvals in high or highest resource areas as determined by TCAC.*
4. Use HCD’s five fair housing categories for goals, policies and actions: (i) Outreach Capacity and Enforcement; (ii) Segregation/Integration Patterns; (iii) Racially and/or Ethnically Concentrated Areas of Poverty; (iv) Disparities in Access to Opportunity; and (v) Disproportionate Housing Need for Low-income Households and Protected Classes.
5. Follow HCD’s AFFH guidance closely, making sure to include each section and subsection in the outlined order.

Use HCD’s five fair housing categories to organize multiple sections of AFFH analysis: fair housing assessment, contributing factors, and goals/policies/actions.

Housing Needs: RHNA for the 5<sup>th</sup> Cycle show that Walnut Creek has a significant imbalance of Very Low, Low, and Moderate Income units permitted to Above Moderate: **1:15 ratio. For every 15 above moderate units, 1 unit of very low, low and moderate were permitted/built.**

Goal Setting: Each goal, each action needs a timeline and commitment (see recommendation 3 above.)  
Avoid words like: continue – see Common Pitfalls on page 1 above

**Recommendations:** Revise goals

H-1.B. Encourage and Incentivize Accessory Dwelling Units (ADUs):

Pre approved ADU construction plans address only one type of ADU. Add pre-approved, pre-built units to lower income homeowners who may not be able to afford to build but wish to add an ADU. Consult Casita Coalition for recommendations.

H-2.8-12: Reduce the imbalance between very low, low, moderate income units and above moderate units to achieve more inclusive housing community. Specifics: within 1 year of HEU certification, host an annual stakeholder meeting to review sites inventory and develop a plan to increase the number of affordable units.

H-2.2: The City shall encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing including tiny homes and/or micro homes:

***Allowance for Innovative or Unconventional Housing Types.*** *The city shall allow innovative or unconventional housing types and pilot programs to address the growing affordability, displacement and homeless crisis. Innovative or unconventional housing can include but is not limited to facilities such as tiny homes or micro-housing villages, co-housing, small homes and commercial modular buildings*

*H-6.4: Ensure current zoning is not segregated by income. To take meaningful actions that overcome patterns of segregation, we recommend you: Look at rezoning if needed to correct racial/income segregation. Review annually and report achievements.*

H-2.B. Local Funding for Affordable Housing, H-2.O. Funding: Add a fee on all real estate transactions.

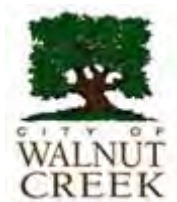
## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Wednesday, December 7, 2022 8:09 AM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado; Erika Vandenbrande; Stefanie Brynen  
**Subject:** FW: 2048 Hermine Ave parcel

FYI

I'm assuming that this is in reference to his previous comments on our Housing Element.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**Sent:** Tuesday, December 6, 2022 9:35 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Subject:** 2048 Hermine Ave parcel

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**Warning: this message is from an external user and should be treated with caution.**

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I used this parcel twice as an example of large development occurring on single family parcels. I made the classic mistake which I'm sure you picked up on, which is this parcel is actually in unincorporated Walnut Creek where you do not control land use. I regret the error.

That said, I think the general point is fairly easy to grasp and I am sure I could find similar examples of recently developed parcels within City boundaries. To the extent this erodes my credibility that's something I have to live with.

We are making similar points to the County (as well as every other city bordering Walnut Creek) about their land use policies in wealthy single family areas.

██████████



## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, September 8, 2022 5:41 PM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: Equity Focused Input for Housing Elements  
**Attachments:** PBF Priority Policies 082022.pptx; PBF HE priorities - Walnut Creek.pdf

Hi all,

I'm going back through my backlogged inbox from when I was on vacation and found that I had skipped past this one that came in on the 26<sup>th</sup> (though still after our comment period). The original e-mail and my response is below.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** Andrew M Smith  
**Sent:** Thursday, September 8, 2022 5:40 PM  
**Cc:** [REDACTED]  
**Subject:** RE: Equity Focused Input for Housing Elements

Dear Mr. [REDACTED]

Thank you for your comments. The public comment period for the draft Housing Element Update ended on August 19<sup>th</sup>, and we have since transmitted the updated draft to the California Department of Housing and Community Development for their review. We will address your comments in the final draft Housing Element Update that will be reviewed by the Planning Commission and City Council early next year.

Thanks again,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

[REDACTED]  
**Sent:** Friday, August 26, 2022 11:55 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
[REDACTED]  
**Subject:** Equity Focused Input for Housing Elements

**Warning: this message is from an external user and should be treated with caution.**

Dear City of Walnut Creek:

Thank you for the opportunity to provide input on the city of Walnut Creek's housing element. The Partnership for the Bay's Future ("PBF") is a public-private-nonprofit partnership working to create a more livable Bay Area in which diverse people of all walks of life can afford to live and thrive. To do so, we address the challenges of housing and protecting tenants through the support of equitable policy change as well as investing in the production and preservation of affordable housing.

In consultation with government leaders, housing policy experts, and communities, we have compiled a list of equitable housing priorities that we hope Walnut Creek will consider incorporating into the new housing element. We are including the following resources for your review and consideration:

- a slide deck covering each priority policy idea, with template language for your jurisdiction to consider,
- examples of places where the policy has been adopted, and
- additional links and resources.

We believe that your current efforts already include many of the listed policies, which we applaud. In addition to the attached equitable policy resources, we are offering technical assistance from Baird + Driskell Community Planning if your jurisdiction is interested in exploring or developing some of these policies even further. If you have any questions, please contact me ([krusso@sff.org](mailto:krusso@sff.org)) and our colleagues at Baird + Driskell (Kristy Wang, [wang@bdplanning.com](mailto:wang@bdplanning.com), and Joshua Abrams, [abrams@bdplanning.com](mailto:abrams@bdplanning.com)).

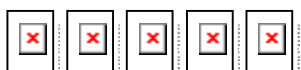
Thank you again for the opportunity to provide input into Walnut Creek's housing element. We appreciate all your efforts to address the housing needs of Bay Area and California residents.

Sincerely,

Khanh Russo  
Vice President of Policy and Innovation  
San Francisco Foundation



[REDACTED]  
[REDACTED]  
One Embarcadero Center, Suite 1400 | San Francisco, CA 94111  
T: (415) 733-8570 |  
[krusso@sff.org](mailto:krusso@sff.org) | [www.sff.org](http://www.sff.org)



Pronouns: He, Him, His

Please follow the **Partnership for the Bay's Future** on [Twitter](#)  [Facebook](#)  [LinkedIn](#) 

## Irlanda Martinez

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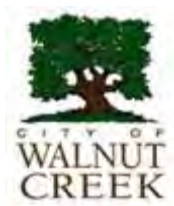
**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, October 25, 2022 4:14 PM  
**To:** Hitta Mosesman; Irlanda Martinez  
**Cc:** Nancy Bragado  
**Subject:** FW: Housing in the San Miguel area behind the Safeway

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hi all,

Here's another public comment on the HEU along with my response.

-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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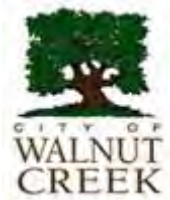
**From:** Andrew M Smith  
**Sent:** Tuesday, October 25, 2022 3:49 PM  
[REDACTED]  
**Subject:** RE: Housing in the San Miguel area behind the Safeway

Hello Mr. [REDACTED]

Thank you for providing your individual comments on Walnut Creek's Housing Element Update; we will respond in the next draft. Also, congratulations on buying a home in Walnut Creek!

Speaking to your new neighborhood, about a quarter of the area you highlighted on the aerial photograph is located in the unincorporated county, however about half of the portion that is in the city is already zoned multifamily residential (mostly the flatter areas to the west). In fact, we've seen quite a bit of new residential development in this area in recent years, particularly along San Miguel Drive and Walker Avenue (and with more on the way). The areas along Oak Knoll Loop and El Camino Corto have greater topographic challenges and poorer access to downtown, and as such we don't currently have any plans to rezone there.

Thank you again for your comments,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

**Sent:** Thursday, October 20, 2022 10:58 PM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>

**Subject:** Housing in the San Miguel area behind the Safeway

**Warning: this message is from an external user and should be treated with caution.**

Hi Mr. Smith,

In the interest of full disclosure (and to let you know!) my wife and I bought a house in Walnut Creek and we are moving from San Francisco next week. Mainly to be closer to our parents who live in Alamo and San Ramon respectively (I grew up in Alamo) since we are expecting another baby in March.

We put the offer in on September 8 and it was accepted the same day; when I was drafting the Housing Element feedback for East Bay for Everyone the week of August 19th, we were still looking for a house in a pretty wide swath of the 680/24 corridor, so I wasn't drafting the Walnut Creek letter with a particular motive or neighborhood in mind, any more than when I drafted our org's letters to Lafayette, Danville, Concord or Contra Costa County.

That said... **I think it would make a lot of sense to rezone this neighborhood for multifamily housing?** It is walking distance to downtown and a grocery store, it is reasonably flat, it is not located next to the freeway, the lot sizes are large so you could actually get multifamily without doing lot consolidations, the existing FAR's are low, and there is a fair amount of existing multifamily here, so I don't think people could claim that it's totally unexpected for more to happen.

Or rezone for, say, 8 du/ac instead of R15; I think the County has the right idea here switching to density per acre everywhere in the zoning code from minimum lot sizes.



I'm sending this from my personal account and not our organization's account, because our new house is right in the middle of the pink circle. If you/WC did do a rezoning, we'd financially benefit from the increased value of the land we just bought, so, I wanted to disclose that conflict of interest. I don't think I would ever put this request in a letter from our organization's letterhead (and I am not, for example, CCing [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov) on this email).

Given the Council's votes on e.g. SB 9 limiting legislation I am aware that this is an unlikely outcome. But I do think it would be a good idea, and it would both help hit the RHNA number, add missing middle housing, and help with critiques about fair housing and locations.

Best,

[Redacted signature]

## Irlanda Martinez

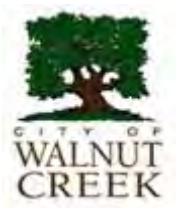
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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, September 8, 2022 2:21 PM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: Response to the City's Draft Housing Element Plan

Hi all,

Here's another comment that came in last week, along with my response.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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**From:** Andrew M Smith  
**Sent:** Thursday, September 8, 2022 2:21 PM  
**Subject:** RE: Response to the City's Draft Housing Element Plan

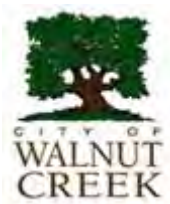
Dear Ms. Fujii,

Thank you for your comment. Specific to the issue of ADUs, the City does allow other forms of ADUs, beyond those included in the upcoming Permit Ready ADU (PRADU) program, including garage conversions. Additionally, in some cases the City's regulations are less stringent than the ADU standards contained in state law. For example, state law allows the City to require parking for many ADUs, but the City's regulations doesn't require any at all. The PRADU program is something "extra" that the City has undertaken to try and reduce the cost of developing ADUs within the city.

The public comment period for the draft Housing Element Update ended on August 19<sup>th</sup>, and we have since transmitted the updated draft to the California Department of Housing and Community Development for their review. Your previous comments are included on pages A-318 through A-320 of Appendix A in the updated Housing Element Update that is now available for download at [www.walnut-creek.org/heu](http://www.walnut-creek.org/heu). We considered all public comments, and edited the draft Housing Element Update accordingly. We will address your new comments in the final draft Housing Element Update that will be reviewed by the Planning Commission and City Council early next year.

Thanks again,  
-Andy





**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

**Sent:** Tuesday, August 30, 2022 9:06 PM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>

**Subject:** Response to the City's Draft Housing Element Plan

**Warning: this message is from an external user and should be treated with caution.**

August 31, 2022

TO: Andrew Smith, Senior Planner

Community Development Department

City of Walnut Creek

FR: Mary Fujii, Walnut Creek resident and member of the Homeless Task Force (Housing and Shelter Committee)

RE: response to the City's Draft Housing Element Plan

Dear Mr. Smith,

I am a long-time resident of Walnut Creek who cares about affordable housing and the City's efforts to provide it. I understand that the City does not build housing, but the City can have zoning, permitting and other policies and procedures which either provide a path to affordable housing or makes it very, very difficult to accomplish.

I found in reading the Draft Housing Element for Walnut Creek, lists of goals and proposed assistance where no specific numbers or benchmarks are given. How will you know if you reach your goals? How will the public see your efforts? Chapter 2 (2.6.2.2.) declares admirable intentions to increase housing opportunities through increased supply of rental housing and assistance along with increased home ownership opportunities, down payment assistance and funding for critical and supportive services. The city's provision of grants and loans for preservation and maintenance of existing housing stock for lower income homeowners also sounds very helpful. However, **there are no specific numerical goals and benchmarks indicators to evaluate efforts and report outcomes in these areas.** Without this, these statements of intentions appear to be without substance.

The RHNA information in Table 1-3. 2015–2023 RHNA Progress – Permitted Units illustrates the past practices of the City's planning. **The 200 units of affordable housing permitted in that time period is just 15% of the RHNA goal!** Without major streamlining of the permitting process, changes in the zoning regulations and assistance to those entities wanting to develop affordable housing, it's hard to see how the city will get closer to its current RHNA goals.

Of particular interest is the City's efforts to facilitate homeowners' efforts to increase housing available to extremely low-, very low- and low-income potential renters. Regarding HEU H1B content: The City needs to expand their definition of ADU's beyond the pre-approved plans for detached new builds already allowed. An ADU can be any additional housing on the homeowner's lot whether it's a conversion of a pre-existing building, like a garage or subdividing their house to create a separate housing unit or building a new home on the lot separate from the existing home. The State has resources for cities, contractors and homeowners to provide for creative and innovative ways to increase the number of housing units on existing lots.

ADU's can be a real asset for the lower income homeowner, increasing their stability with increased income. The City's planning department should be familiar with various funding assistance for homeowners and potential renters to increase the number of housing units for our most vulnerable residents.

I look forward to seeing public updates from the City on progress on the next RHNA goals showing more equitable distribution of permits across the income groups. Walnut Creek needs more affordable housing!

Sincerely,

A solid black rectangular redaction mark covering the signature.

## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Wednesday, September 7, 2022 5:02 PM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: RCAA definition

Here's another comment from Mr. Burke, along with my response.

Thanks,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Wednesday, September 7, 2022 5:02 PM

**Subject:** RE: RCAA definition

Hi Kevin,

Thanks - I hadn't heard of this change. I'll share it with our consultants.

Regards,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**Sent:** Wednesday, September 7, 2022 8:58 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** RCAA definition

**Warning: this message is from an external user and should be treated with caution.**

Hi Andrew,

Rereading the appendix today I noticed these paragraphs, which I think are slightly out of date (though not your fault at all):

### **Racially Concentrated Areas of Affluence (RCAs)**

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to "Racially Concentrated Areas of Affluence: A Preliminary Investigation" authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota (a policy paper published by HUD), RCA is defined as an affluent, White community. The policy paper goes on to state that "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAs have not been studied extensively or defined precisely by the HCD or HUD. The Housing Element uses a definition recommended by Veronica Tam & Associates, based on her extensive coordination with HCD. That definition uses the percent of White population (i.e., 40%) and median household income (top quartile) as proxies to identify potential areas of racial concentration and affluence.

According to the 2020 ACS 5-Year Estimates, White, non-Hispanic households in the City have a median annual income of approximately \$104,571, or \$4,118 (3.8%) less than the median income of all Walnut Creek households. In the County, White, non-Hispanic households have a median annual income of approximately \$115,457, or \$11,460 (11.0%) more than the median income of all households in Contra Costa County. This data indicates that White households in Walnut Creek are not as affluent (based on median income) as compared to White households in Contra Costa County. As shown on Figure B-9, Racially Concentrated Areas of Affluence, census tracts with a White, non-Hispanic population over 40% and household income in the top median-income quartile of all City census tracts (greater than \$140,875), are mostly located in the eastern and northwestern portion of the city.

HCD released a draft RCA tool very recently (almost certainly during the comment period or just before it). You can find a link to it here: <https://abag.ca.gov/technical-assistance/racially-concentrated-areas-affluence>

TBH, we have some concerns with it - it does not flag Cupertino as a "racially concentrated area of affluence," for example - but it is an official tool and likely better than the consultant definition.

Best,

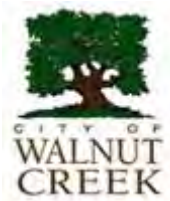
[REDACTED]

## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, December 19, 2022 8:58 AM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado; Erika Vandenbrande; Stefanie Brynen  
**Subject:** FW: RHNA credit for missing middle

FYI



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**Sent:** Friday, December 16, 2022 10:19 PM

[REDACTED] Finney, Connor@HCD <connor.finney@hcd.ca.gov>; McDougall, Paul@HCD <paul.mcdougall@hcd.ca.gov>; Andrew M Smith <AMSmith@walnut-creek.org>

**Subject:** Re: RHNA credit for missing middle

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I think Culver City counted fourplexes based on a sketchy p(dev) estimate. It's tough when the city have no experience to generalize from.

One possibility would be to use economic feasibility data (e.g., from Tener's studies). You'd count only those parcels where a plex is economically feasible and more profitable than flipping/redevelopment of the site as a fancier single-family home, and you'd discount those "feasible" parcels by the rate at which SFHs turn over. I.e., if typical homeowner holds their property for 15 years, the discount factor for the RHNA period would be  $8^{*}(1/15)$ . This would probably yield a pretty optimistic projection of plex units, since not every site that's estimated to be plex-feasible will in fact be sold to a plex developer when it turns over. So you'd want to have a strong mid-cycle adjustment provision too. (See action 8.1.5 in San Francisco's draft housing element for an example.)

I think it's probably way too late in the cycle to expect HCD to issue formal guidance on this issue, but I also think HCD is flexible enough that they would accept a city's reasonable analysis along these lines. At least if it's coupled with a strong mid-cycle adjustment in case the projections don't pan out.

Best,

[REDACTED]

---

**Date:** Thursday, December 15, 2022 at 4:52 PM

To: Finney, Connor@HCD <[connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)>, McDougall, Paul@HCD <[paul.mcdougall@hcd.ca.gov](mailto:paul.mcdougall@hcd.ca.gov)>, Andrew M Smith <[amsmith@walnut-creek.org](mailto:amsmith@walnut-creek.org)>

Cc: [REDACTED]

**Subject:** RHNA credit for missing middle

Hi Connor and Paul,

We met with Walnut Creek planning staff today. One thing that came up during the meeting is that you can't really get RHNA credit for SB 9 units,[1] and it's awkward to get RHNA credit for any broad based missing middle rezoning.

Right now there are basically two ways to get RHNA credit

- ADU's which use historical yield instead of looking at specific parcels.
- Specific sites which you plan to get developed, plus a 15-50% buffer.

Missing middle is awkward for this because if you rezone every single family parcel for fourplexes, you'd probably expect *some* fourplexes but it's impossible to know ahead of time which parcels or which developers would go for it.

I'm concerned that this might be leading staff in Orinda/Lafayette/Contra Costa/Danville/Pleasant Hill (the other cities I am looking at) to focus on downtown multifamily and ADU's at the expense of most things in between.

**To the extent that RHNA credit would help cities develop more friendly SB 9 policies, and consider broader rezonings for missing middle housing, we'd be open to using some kind of yield based formula to count any ie. triplex/fourplex rezoning toward RHNA.**

I believe Professor Elmendorf (cc'd) has had thoughts here as well.

Kevin

[1] Walnut Creek has had zero SB 9 applications in part because their development standards are very strict. They are preparing their (non-emergency) ordinance and I am curious whether being able to count units toward the RHNA could influence the proposed standards in a development friendly way.

## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Wednesday, August 24, 2022 2:35 PM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado  
**Subject:** FW: Japanese Christian Church

Here's an interesting follow-up e-mail from East Bay for Everyone.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**Sent:** Wednesday, August 24, 2022 2:33 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Subject:** Re: Japanese Christian Church

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to be slightly more specific, I think he's interested in building housing but the decision might not entirely be up to him, and now I am concerned I put those potential plans in jeopardy. Perhaps it would help to reach out from the City.

Kevin

On Wed, Aug 24, 2022 at 2:30 PM East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)> wrote:

Shoot... I got over my skis - I talked to the pastor at this church, and he told me that he's interested in housing on his property, but I think wanted to keep those discussions private for now, and I missed that, or he told me and I forgot it.

I do hope you could move forward with housing there but maybe it would be good to reach out directly.

[REDACTED]

[REDACTED]

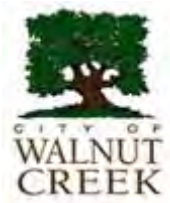


## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, September 8, 2022 8:57 AM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: Power lines running over downtown Walnut Creek

FYI, here's the response to my response.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
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(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**Sent:** Wednesday, September 7, 2022 8:28 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** housingelements@hcd.ca.gov  
**Subject:** Re: Power lines running over downtown Walnut Creek

**Warning: this message is from an external user and should be treated with caution.**

Hi Andrew,  
Thanks for the reply! This is really helpful context, and I'm glad to hear the transmission lines are not as much of an impediment as I thought.

Agreed to hear “none of these problems are insurmountable” is good news from Trinity Church. Though I'd probably assign a development probability of around 25%, versus the 88% or so implied in the Sites Inventory.

Thanks for the pointer to the updated Housing Element draft document, I am excited to look through it soon.

Best,  
[REDACTED]

On Wed, Sep 7, 2022 at 4:59 PM Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Dear M [REDACTED]

Thank you for your e-mail. The high-voltage electrical transmission line you referenced has been in existence for approximately 110 years, and the City has long taken it into consideration for city planning purposes in general, and housing sites analysis in particular. The transmission line is located within a 100-foot wide right-of-way easement that generally precludes any new structures, however, in accordance with the Walnut Creek Zoning Ordinance, the City does still include the easement area when calculating maximum density and FAR for the site as a whole.

Regarding the used car dealership at 1890 N Main Street, our department has received multiple recent inquiries from developers seeking to build housing on that lot, and who are aware of the transmission line and plan to build around it. Regarding the potential future redevelopment of 1717 N California Boulevard, the existing office building on this lot demonstrates its development feasibility, and we did take into account the transmission line when determining the realistic carrying capacity for new residential development.

Over the past half-century, higher-intensity development of the properties affected by this transmission line has consistently demonstrated the feasibility of construction on the lots upon which it crosses, despite the presence of the transmission line and related easement. Such examples include the 3-story townhouse development at 1800 Cole Avenue (constructed in 1972), the 3-story office building located at 1777 N California Blvd (constructed in 1978), the 4-story office building with underground parking located at 1981 N Broadway (constructed in 1987), and the former Target Garden Center (constructed in 1999 and soon to be replaced by a new F&M Bank) at 1823 N Main Street.

Additionally, a developer is currently proposing a new 5-story mixed-use development at 1910 N Broadway (the former DMV site), which is bisected by the transmission line in question. The City has already approved a Community Benefits Agreement for the site, wherein the developer will be providing additional off-site bicycle/pedestrian improvements in exchange for additional density and FAR, and we anticipate that they will submit their Design Review application in the coming weeks.

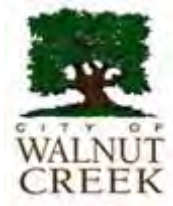
While it would be aesthetically pleasing for the transmission line to be relocated underground, doing so would be prohibitively expensive for either the City or a developer to complete, and the right-of-way easement necessary for an underground transmission line would impose restrictions similar to that of the existing overhead transmission line.

Thank you also for the e-mail from St. Paul's Episcopal Church documenting their interest in partnering to build affordable housing on their parking lot at 1901 Trinity Avenue, and we are happy to see that, in their own words, "none of these problems are insurmountable".

As you are probably aware, the public comment period for the draft Housing Element Update ended on August 19<sup>th</sup>, and we have since transmitted the updated draft to the California Department of Housing and Community Development for their review. Your previous comments are included on pages A-280 through A-286 and A-293 through A-306 of Appendix A in the updated Housing Element Update that is now available for download at [www.walnut-creek.org/heu](http://www.walnut-creek.org/heu). We considered all public comments, and edited the draft Housing Element Update accordingly. Included in these changes, and largely in response to your previous site-specific comments, was the addition of a "Reasons for Selection" column to Table 7-9 (Suitability of Above Moderate and Moderate-Income Sites) and Table 7-16 (Suitability of Lower-Income Sites). The column provides detail on why we chose each site. We will address your new comments in the final draft Housing Element Update that will be reviewed by the Planning Commission and City Council early next year.

Regards,

-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning

Supervisor (acting) – Housing Division

Secretary to the Planning Commission

Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

[REDACTED]  
**Sent:** Monday, September 5, 2022 10:20 AM

**To:** [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov); Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> [REDACTED]  
[REDACTED]

**Subject:** Power lines running over downtown Walnut Creek

**Warning: this message is from an external user and should be treated with caution.**

Hi there,

Our initial site inventory analysis missed the large above ground transmission lines in Walnut Creek. This power line runs through downtown all the way from the 680 freeway to the other side of Ygnacio Valley.



As we understand it, housing cannot be built underneath the power line. Walnut Creek chose nonvacant sites that had low FAR relative to the lot size, but these FAR ratios likely counted the area under the power line, which cannot be improved.

**Does Walnut Creek have a plan for undergrounding or moving the power line?** How would a property owner who wanted to develop their property move or underground the power line?

Here are some examples of properties that are impacted:

**Trinity Church:** This property serves as a safe sleeping site, which is an allowed use under a power line. However, Walnut Creek assumes in the site inventory that this parcel will become about 100 apartments. The property owner is also concerned about the power line impacting the potential for redevelopment; see attached email.

**1717 N. California:** Two story bank property, a big portion of the lot is a parking space, but this is also the portion under the power lines that cannot be built on. Replacing the existing structure with housing becomes a lot less viable if you cannot build on the area under the power line.



**1890 North Main:** To us this was one of the more feasible car dealerships in the area for redevelopment (used cars, no brand name), but the power line runs directly through the lot, which would greatly complicate redevelopment.

Ideally, Walnut Creek would adjust the feasible amount of housing in the Sites Inventory to include only the portion of sites that are not underneath the power line, and also adjust the FAR calculations to include only the portion of sites that can be developed (not under the power line).

We'd also appreciate a discussion of the power line in the constraints section, or a "Program" that discusses the cost or interest in undergrounding or relocating the line.

Thanks,

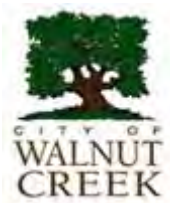


## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, December 19, 2022 11:55 AM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado  
**Subject:** FW: Thanks very much for the meeting today

Here's my response:



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Monday, December 19, 2022 11:54 AM  
[REDACTED]  
[REDACTED] Erika Vandenbrande <[vandenbrande@walnut-creek.org](mailto:vandenbrande@walnut-creek.org)>;  
[sbrynen@walnut-creek.org](mailto:sbrynen@walnut-creek.org)  
**Subject:** RE: Thanks very much for the meeting today

Dear Mr. Burke,

Thank you as well for meeting with us last week, it was helpful to hear your thoughts and input.

In response to your e-mail below, you are correct that the darkest green areas on the map are primarily single-family neighborhoods. As described in our draft Housing Element, our General Plan has long focused new residential development to our Core Area, where there is convenient access to shops, services, transit, and parks, without the need for a car (or two, as is the case for most households). With two-thirds of our housing stock consisting of multi-family dwellings, Walnut Creek provides a wide variety of product types at various price points, and we have already rezoned several single-family neighborhoods surrounding the Core Area to multi-family residential (such as the Overlook/Parkside/Buena Vista neighborhood to the west, the Civic/Oak/Walden neighborhood to the north, and the Carmel/Lincoln/Mt. Pisgah and Walker/Sierra/San Miguel neighborhoods to the east).

Regarding the Shadelands Business Park, the City has twice amended its General Plan in the past eight years to allow large residential developments around the eastern and northern edges of the business park. However, the Shadelands is also an important employment center for many local industries that aren't allowed elsewhere in the City (and without the need for employees to commute all the way to Oakland or San Francisco). This also includes some semi-industrial and research & development uses which are not compatible with residential uses due to the use of hazardous materials, among other considerations.

Regarding Site 121 (located at 1200 Alpine Road) the property currently contains a two-story wood-frame apartment building constructed in 1957, consisting of 57 one-bedroom apartments with motel-style balconies, surface parking, and few amenities. Prior to the pandemic, the owner had expressed an interest to staff regarding the redevelopment of this site, and our analysis for the Housing Element took into consideration the age, design, and economic value of the existing apartment building, compared to the larger sized units that are supported in the current housing market, and at the considerable higher density, FAR, and height that is allowed by the current zoning. Furthermore, the draft Housing



Element uses a conservative development assumption predicated on the "base" density, FAR, and height limitations (58 du/ac, 1.5 FAR, 65 feet), rather than what is allowed with developer-provided community benefits (116 du/ac, 3.0 FAR, 89 feet) or through an affordable housing density bonus.

Regarding the EIRs for the West and North Downtown Specific Plans, they did not study and additional development capacity beyond what was ultimately adopted.

Thank you again for meeting with us, and for your investment in the community.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

**Sent:** Thursday, December 15, 2022 7:54 PM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; [sbrynen@walnut-creek.org](mailto:sbrynen@walnut-creek.org); Erika Vandenbrande <[vandenbrande@walnut-creek.org](mailto:vandenbrande@walnut-creek.org)>

**Subject:** Thanks very much for the meeting today

**Warning: this message is from an external user and should be treated with caution.**

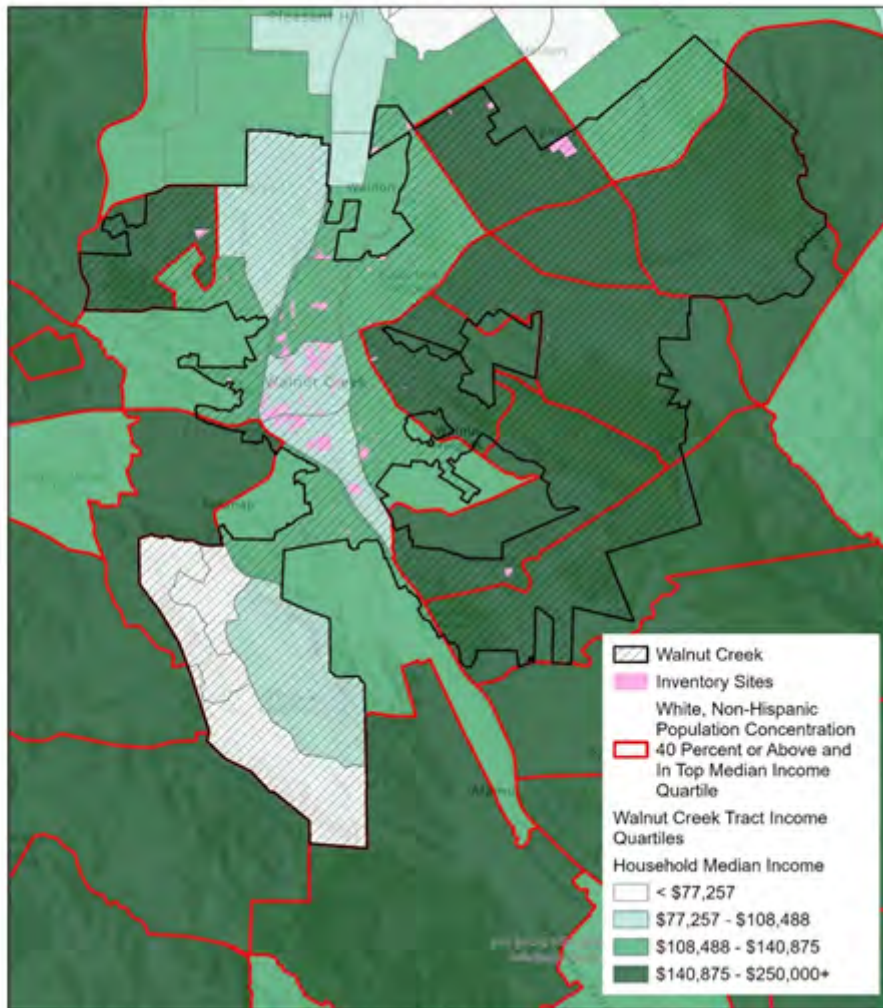
Hi,  
Thanks very much for meeting with us today.

Re: "highest resource" areas, here's a chart from the first draft that I think demonstrates what I was trying to get at - very little of the Sites Inventory (pink) is planned for the darkest green areas. Sure those areas are more single family, but our letter also proposed rezoning:

- all of the Shadelands commercial parcels for increased density
- parcels that abut any of the (very good!) bike trails, and/or
- rezoning parcels in these areas to permit triplexes or fourplexes by right.

This is from Page 25 of the "AFFH" appendix.

Figure B-9. Racially Concentrated Areas of Affluence



The "triangle parcel" I was referring to is this one on Alpine Road ("Site 121"). The developer would need to provide relocation and return for 61 tenants to build a net of 86 new apartments. We are skeptical that would pencil under Walnut Creek's proposed development standards.



The projects that have replaced existing apartments in Walnut Creek tended to have higher ratios of existing to replacement (Vaya replaced 20 apartments with 178, Homestead replaced 2 apartments with 12, Riviera replaced 4 homes with 28). That said if someone is proposing 2.4 new apartments for 1 apartment anywhere in Walnut Creek or nearby cities right now we'd love to take a look at that.

I guess one question I should have asked is whether Walnut Creek could even do additional multifamily density at this point without a new EIR (did you study additional density under the Downtown Plan EIR's that you didn't end up including in the zoning standards)? Obviously you can use SB 10 to do the fourplexes if you want to go that route.

Thanks,  
Kevin

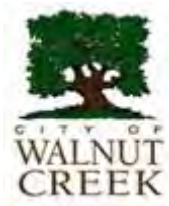
## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, November 3, 2022 3:50 PM  
**To:** Irlanda Martinez; Hitta Mosesman  
**Cc:** Nancy Bragado  
**Subject:** FW: Trinity Center Homeless shelter - correction and apology

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Here's another comment letter from East Bay for Everyone.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**Sent:** Thursday, November 3, 2022 2:36 PM

**To:** Andrew M Smith <AMSmith@walnut-creek.org>; Finney, Connor@HCD <connor.finney@hcd.ca.gov>; Housing Elements@HCD <housingelements@hcd.ca.gov>; McDougall, Paul@HCD <paul.mcdougall@hcd.ca.gov>  
**Subject:** Trinity Center Homeless shelter - correction and apology

**Warning: this message is from an external user and should be treated with caution.**

Our comment on the Walnut Creek Housing Element stated that a parking lot parcel owned by Trinity Church was presumed to become housing by 2031. We noted Trinity Church also runs the city's only homeless shelter.

We assumed that this shelter was set up in the parking lot across from the church but it is instead across town at 1800 Carmel Drive. So **housing on the church parking lot - which is included in the site inventory - would not require identification of a new site for homeless services.**

We're really sorry about the error - we're trying our best but we are volunteers.

We stand by our other comments about these two programs:

- Walnut Creek should permit homeless shelter on the 1800 Carmel Drive parcel by right instead of granting a conditional use authorization every single year.

- Housing is a possibility at the Trinity Church parking lot site, but given the overhead transmission lines and need for funding, maybe it has a 20% chance of occurring in the planning period instead of the implied probability of 80-90% presumed by the lack of buffer in the sites inventory.

Best,



## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, September 20, 2022 4:39 PM  
**To:** Hitta Mosesman; Irlanda Martinez  
**Cc:** Nancy Bragado  
**Subject:** Questions/comments from a councilmember

**Importance:** High

Hi Hitta & Irlanda,

We just received some questions/comments from a councilmember as a sort of heads-up. I believe they are all things that you will answer should they be asked tonight, though I can also answer the one about displacement policies (we require 4 months of relocation assistance for displaced low-income households in the West Downtown Plan Area, as opposed to the standard 2 months required elsewhere).

---

In the executive summary, I have a couple of questions which are probably not worth the distraction at tonight's meeting.

On the top of page xvii, we list White, Black and Latinx our demographics. Why are Asians, Pacific Islanders, and maybe even the significant portion of Russian emigres (largely Jews) not included? (I may ask this one tonight.)

Special Housing Needs. last item..Why are we listing the whole County's homeless numbers? Our number was much smaller and the point in time count just happened.

Chapter 3. The statement says to expect 6 categories of constraints...there are only 5.

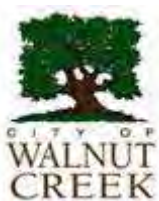
Page 20 (and why did page number scheme slip from Roman numerals to Arabic?) Do I remember that the council has voted to largely fund the low income housing for Habitat for Humanity and at least two buildings near BART and the anticipate low income building on Ygnacio & Civic? At least the latter project was since the last housing element.

Page 28. In my memory there is some language regarding displacement support in the Downtown Specific Fund. Is this where we get to say we have made some progress?

In my scanning the few chapters I've managed to look at, there are several line graphs where the colors are not distinguishable...see page 2-3 of Chapter 2.

---

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)





## Irlanda Martinez

---

**From:** Hitta Mosesman  
**Sent:** Friday, June 24, 2022 4:29 PM  
**To:** Irlanda Martinez  
**Cc:** Dima Galkin  
**Subject:** Re: Walnut Creek Housing Element

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Let's confirm with Andy and Nancy. Thanks!

Sent from my iPhone

On Jun 24, 2022, at 1:40 PM, Irlanda Martinez <Irlanda.Martinez@weareharris.com> wrote:

Thanks, Dima.

Hitta – We did not add tiny homes to our Housing Plan, since I didn't get this email before. Are you okay with me just adding a program and flagging staff to it for this next review, given that it will be the first time they see it?

Thank you,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Dima Galkin <Dima.Galkin@weareharris.com>  
**Sent:** Friday, June 24, 2022 1:30 PM  
**To:** Irlanda Martinez <Irlanda.Martinez@weareharris.com>  
**Subject:** FW: Walnut Creek Housing Element

Irlanda,

See the email from Cheryl below. I'm forwarding to make sure you have this and can incorporate it as needed.

Dima Galkin  
Senior Project Manager  
Community Development + Housing Consulting



**Harris & Associates**

22 Executive Park, Suite 200  
Irvine, CA 92614  
d: (925) 969-8001  
[www.WeAreHarris.com](http://www.WeAreHarris.com)

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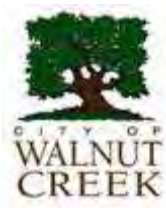
**From:** Nancy Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>  
**Sent:** Wednesday, May 4, 2022 9:15 AM  
**To:** Dima Galkin <[Dima.Galkin@weareharris.com](mailto:Dima.Galkin@weareharris.com)>  
**Subject:** FW: Walnut Creek Housing Element

Hi Dima, I don't remember if I forwarded this to you or not. Nancy

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**From:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Sent:** Friday, April 15, 2022 1:55 PM  
**To:** Nancy Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>  
**Subject:** FW: Walnut Creek Housing Element

FYI



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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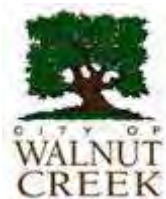
**From:** Andrew M Smith  
**Sent:** Friday, April 15, 2022 1:55 PM  
**Subject:** RE: Walnut Creek Housing Element

Hi Cheryl,

Thank you for your e-mail. I've been watching with close interest the recent innovations in factory-built housing, I've found the small home village concept particularly noteworthy as it combines the reduced costs realized through modular construction and modest home sizes, with a site design that fosters community amongst neighbors (much like the 1920s bungalow court where my friend in Los Angeles lives).

I will be sharing your e-mail with our consultant team, and look forward to seeing you in our workshop on Wednesday.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**Sent:** Friday, April 15, 2022 1:44 PM

To: Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> [REDACTED]

Subject: Walnut Creek Housing Element

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy,

As you may remember, I have been working on the Walnut Creek Housing & Shelter Committee with Donna Columbo and you met with our group a few months ago on ADU legislation and SB9. Donna has encouraged us to get involved with the Housing Element discussion. I am also working with HomeAid and Hope Solutions on the Grace Presbyterian Hope Village micro-homes. To that end, we are hoping that the City might consider including tiny homes or alternative types of smaller homes in the new Housing Element to make it easier to consider these types of small home villages on other properties in the City of Walnut Creek in the future.

I have been working with Dan Fitzpatrick of Tiny Home Industry Association for a few years now, leaning on his tiny home expertise to help guide our way to building new tiny home communities around the Bay Area. Dan has been instrumental in advocating for tiny homes and ADU's in many cities in California and around the country. Dan is hoping to connect with you before the April 20<sup>th</sup> meeting and I am including him here on this email. <https://tinyhomeindustryassociation.org/board-of-directors/>

We all plan to attend the Walnut Creek Housing Element meeting on April 20<sup>th</sup>. Thanks so much for your help!

[REDACTED]

[REDACTED]

[REDACTED]

Please Note: As of February 1, 2022, my new email address is [oconnorcheryl2@gmail.com](mailto:oconnorcheryl2@gmail.com)  
(925) 768-0234



[Redacted]

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**Re: Housing on parking lot**

2 messages

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[Redacted]

Thank you, Kevin for letting us know about this list.

We would welcome an opportunity to be creative and partner with the city just as we did with Trinity Commons. The plot has significant problems for building, such as our church's need for parking and the powerlines that cross the property. None of these problems are insurmountable, but they would take considerable momentum.

The Rev. Krista Fregoso

On Tue, Aug 30, 2022 at 2:38 PM Info StPaulsWC <[info@stpaulswc.org](mailto:info@stpaulswc.org)> wrote:

Sorry- which? You reply from your account or I send it for you?

On Tue, Aug 30, 2022 at 5:37 PM Krista Fregoso <[kfregoso@stpaulswc.org](mailto:kfregoso@stpaulswc.org)> wrote:

Thank you, yes

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[Redacted]

Totally understandable. Thank you!

[Quoted text hidden]

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, January 12, 2023 10:02 AM  
**To:** Irlanda Martinez; Hitta Mosesman  
**Cc:** Nancy Bragado; Erika Vandenbrande  
**Subject:** FW: 350CCA Letter on Walnut Creek Housing Element  
**Attachments:** 350CC WC Housing letter 1-12-23.pdf; 350CCA WC Housing letter 8-18-22.pdf

Hi all,

This letter just came in for tonight's HEU hearing.

Thanks,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Thursday, January 12, 2023 9:59 AM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** 350 - [REDACTED]  
**Subject:** 350CCA Letter on Walnut Creek Housing Element

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy,

Attached is a letter from 350 Contra Costa Action regarding the city's Housing Element update. Please share with the Planning Commission.

Please feel free to contact me or [REDACTED] should you have any questions or comments.

Thank you.

[REDACTED] Contra Costa Action  
[REDACTED]



January 12, 2023

Andrew M. Smith, Senior Planner  
City of Walnut Creek

RE: COMMENTS ON FINAL DRAFT WALNUT CREEK HOUSING ELEMENT UPDATE

Dear Andy,

You will recall that 350 Contra Costa Action sent you a letter dated August 18, 2022 about our concerns with the earlier draft Housing Element Update. We have reviewed the final draft, and want to register our disappointment that changes were not made to better address the climate emergency. Most importantly, the plan does not:

- ◆ Ban natural gas in new housing. Doing so is vital to meeting H-7.2 and H-7.4, as well as to align with the guidance of BAAQMD<sup>1</sup> and the clear directive of CARB.<sup>2</sup>
- ◆ Encourage higher density residential and mixed-use buildings downtown and along major arterial streets. As is widely recognized, higher density housing adjacent to transit, commercial, cultural and recreational facilities results in less building and transportation energy, as well as less water demand.

Attached you will find a copy of our August 2022 letter referenced above.

Feel free to contact us should you have questions and/or comments.

[REDACTED]  
for 350 Contra Costa Action

cc: Walnut Creek City Council, via the City Clerk

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1 BAAQMD CEQA Thresholds, April 2022, which on page 12 says “Regarding natural gas usage, new land use development projects must be built without any natural gas infrastructure in order to be consistent with achieving the 2045 carbon neutrality goal.” <https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa-thresholds-2022/justification-report-pdf.pdf?la=en>

2 CARB Scoping Plan for Achieving Carbon Neutrality, Nov. 2022. For example, see Severity of Climate Change Impacts, page 15, and Imperative to Act, page 21. <https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf>

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, January 9, 2023 1:37 PM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: Civic Park Microgrid Complex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi all,

Here's the comment letter that I received today, along with my response.

Thanks,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** Andrew M Smith  
**Sent:** Monday, January 9, 2023 8:24 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Civic Park Microgrid Complex

Hi [REDACTED]

That is certainly an intriguing suggestion, but it won't be possible as part of the Housing Element Update as we are too far along, and such a change would require significant review under the California Environmental Quality Act (CEQA) for the necessary General Plan and Zoning Ordinance Amendments. Additionally, we would need to conduct significant public outreach and community engagement for a change like that in a City Park.

Thank you for reaching out with your suggestion,  
-Andy



### Andrew M. Smith

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1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)



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**From:** [REDACTED]  
**Sent:** Sunday, January 8, 2023 12:27 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** Emlyn Struthers <[struthers@walnut-creek.org](mailto:struthers@walnut-creek.org)>  
**Subject:** Civic Park Microgrid Complex

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy,

A bold idea recently surfaced that identifies the three parking lots at Civic Park to be part of a microgrid housing development with underground parking. The vision is to have three midrise mixed use structures providing affordable housing. The community scaled microgrid/battery backup and the proposed net zero energy components of the project helps in achieving the State's AB 1279 goals, speaks to the Housing Element as well as the Sustainable Action Plan and becomes a new income source for the City.

Is it possible to include the Civic Park Parking lots in the identified property list for the Housing Element?

Kindly,

[REDACTED]

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, January 17, 2023 1:49 PM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado; Erika Vandenbrande; Stefanie Brynen  
**Subject:** FW: Comment on Walnut Creek second Housing Element draft  
**Attachments:** 2023-01-17-walnut-creek-second-draft.pdf

FYI



### Andrew M. Smith

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Tuesday, January 17, 2023 1:39 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>; Matt Francois <francois@walnut-creek.org>; Cindy Silva [REDACTED]  
**Cc:** Housing Elements@HCD <housingelements@hcd.ca.gov>; Finney, Connor@HCD <connor.finney@hcd.ca.gov>; McDougall, Paul@HCD <paul.mcdougall@hcd.ca.gov>  
**Subject:** Comment on Walnut Creek second Housing Element draft

**Warning: this message is from an external user and should be treated with caution.**

Hi,  
Attached and at the URL please find our comment on Walnut Creek's second draft. Sorry for not giving you more time to read it before the meeting.

<https://eastbayforeveryone.org/wp-content/uploads/2023/01/2023-01-17-walnut-creek-second-draft.pdf>

Best,  
[REDACTED]

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, January 17, 2023 8:45 AM  
**To:** Hitta Mosesman; Irlanda Martinez  
**Cc:** Nancy Bragado  
**Subject:** FW: Planning Commission notes

Here's my response to the previously shared e-mail from Kevin Burke.



**Andrew M. Smith**

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Tuesday, January 17, 2023 8:44 AM  
**To:** [REDACTED]  
**Subject:** RE: Planning Commission notes

Dear [REDACTED]

Thank you for your comments (and also for alerting me to the redaction issue in your previous e-mail). We have had a number of conversations with our HCD reviewers so that we can adequately address all of their concerns. Regarding the comparison to other cities, while I'm not that familiar with Concord's renter protection regulations, I do think it is fair to say that from a city planning perspective, Walnut Creek has already long since done what many other cities are now proposing to do as part of their 6<sup>th</sup> cycle Housing Element. For example, multi-family residential dwellings have constituted a majority of the homes in Walnut Creek since 1970, and now make up about two-thirds of our existing housing stock. Additionally, approximately a quarter of our existing housing stock is "missing middle" housing, and we still have a large amount of appropriately zoned land that can accommodate even more still (including several single-family neighborhoods that have already been rezoned). While I certainly appreciate the responses from Atherton, South Pasadena, San Ramon, and Concord, each city is unique in its challenges and opportunities, and we feel that the final draft Housing Element Update successfully addresses the needs of Walnut Creek.

Thank you again for your comments, and they will be shared with the City Council and added to the public record.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range Planning  
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Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Friday, January 13, 2023 3:18 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Planning Commission notes

**Warning: this message is from an external user and should be treated with caution.**

Hi Mr. Smith,

I've been listening to the Planning Commission hearing from last night. I have not been on the calls you've had with HCD, but I guess what I would say is that my interpretation of what HCD has been saying, and what you and the consultants have been saying, are just very different. I would guess you've got about a 15% chance of HCD certifying this draft.

For whatever reason, HCD tends to be vague with its feedback on the first letter. Here for example is the first letter HCD sent to South Pasadena about its sites inventory and then here is the second letter.

<https://www.hcd.ca.gov/community-development/housing-element/docs/LanSouthPasadenaOut122121.pdf>

**Suitability of Nonvacant Sites:** The element lists examples of recent development on nonvacant sites and includes site by site discussion of existing uses. However, the element should provide supporting information to demonstrate the similarity between redevelopment trends and identified sites. For example, the element could explain the characteristics of existing uses on recently redeveloped sites and evaluate how those characteristics relate to identified sites. Further, the element includes site by site descriptions of existing uses (Appendix A) but it must either remove sites or include additional analysis to demonstrate whether existing uses impede additional development in the planning period. Examples of sites to be further evaluated or removed include Sites 22, 23 and 25.

In addition, because the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

<https://www.hcd.ca.gov/community-development/housing-element/docs/LanSouthPasadenaDraftOut070822.pdf>

a lot more feedback about the problems with specific sites.

Suitability of Nonvacant Sites: As found in the prior review, the element must include additional discussion of recent experience in redevelopment and either remove sites or include additional analysis on the extent existing uses impeded additional development. In response, the element does not remove sites and added little to no discussion of existing uses. In addition, HCD has considered significant comments indicating that existing uses impede additional development on many sites, including those noted in the prior review. The element must address HCD's prior finding as well as public comments regarding the extent existing uses impede additional development. For example, Sites 3, 5, 6, 8, 10 should include specific information, such as concrete evidence of owner interest, as well as analysis on how given land use constraints such as height limits and the inclusionary zoning requirements may make development infeasible on sites. For site 9, the element should include evidence development is cleared by Edison. Additional sites warranting evidence the uses will likely discontinue include sites 2, 13, 14, 17, 18, 19, 20, 21, 22, 23, and 24. In some cases, some sites, have had recent renovations, plans on future renovations, new businesses with new leases, healthy and necessary businesses such as grocery stores and malls that serve large populations with busy parking lots. The element should include information addresses these uses and how redevelopment is likely in the planning period.

In addition, because the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be

presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Another confusing thing is that Concord is also not planning to do a EIR, did not do rezoning, but still took its feedback from its first HCD letter and made a ton of changes, including:

- 4 homes on either side of a SB 9 lot split
- Additional missing middle in higher income areas in the southeast
- Higher densities on Clayton Road bus route
- Bringing tenant protection ordinance to the City Council within 12 months.

I think those programs or San Ramon's missing middle program are examples of the things HCD is looking for, not "more education about SB 9." All of the things there either we asked Concord to do or other groups asked for. I think they are going to get certified.

[https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Documents/DownloadFile/Agenda%20Staff%20Report%20for%20-%20Housing%20Element%20HCD%20Comments%20and%20Direction%20\(15591\).pdf?documentType=1&meetingId=924&itemId=15591&publishId=18267&isSection=False&isAttachment=True](https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Documents/DownloadFile/Agenda%20Staff%20Report%20for%20-%20Housing%20Element%20HCD%20Comments%20and%20Direction%20(15591).pdf?documentType=1&meetingId=924&itemId=15591&publishId=18267&isSection=False&isAttachment=True)

Maybe Concord did all of that unnecessarily but I really doubt it.

I would like Walnut Creek to have a compliant Housing Element and I'm pretty concerned this is not going to do it. I find it hard to believe Atherton was scared enough from the first letter to rezone for missing middle but Walnut Creek is fine.

We can wait to see what HCD says but I'd be willing to bet money to the charity of your choice it's not going to be good.

I'm still working on our letter but we will probably need the weekend.

Best,

A solid black rectangular redaction box covering the signature.

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, January 12, 2023 3:41 PM  
**To:** Irlanda Martinez  
**Cc:** Nancy Bragado; Erika Vandenbrande; Stefanie Brynen; Claire Lai; Brian Hickey; Hitta Mosesman  
**Subject:** FW: Planning Commission Public Comment, 1/12/23, Housing Element

Hi Irlanda,

This comment letter just came in for tonight's PC hearing.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Thursday, January 12, 2023 3:40 PM  
**To:** [REDACTED] housingelements@hcd.ca.gov; Public Comments  
<publiccomments@walnut-creek.org>  
**Cc:** [REDACTED]  
**Subject:** RE: Planning Commission Public Comment, 1/12/23, Housing Element

Dear [REDACTED]

Your letter will be shared with the Planning Commission for tonight's meeting, as well as being posted online with the meeting agenda.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Thursday, January 12, 2023 3:35 PM



To: Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov); Public Comments  
<[publiccomments@walnut-creek.org](mailto:publiccomments@walnut-creek.org)>

Cc: [REDACTED]  
Subject: Planning Commission Public Comment, 1/12/23, Housing Element

**Warning: this message is from an external user and should be treated with caution.**

To whom it may concern,

I am concerned that the Housing Element appears not to be providing items required by HCD in HCD's review letter of December 5, 2022. Please revise the Housing Element accordingly.

**No evidence provided for the suitability of Non-Vacant Sites**

HCD noted that, since nonvacant sites accommodate 50 percent or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site.

In "Attachment 3 - Housing Element Review Table," Walnut Creek purports to respond to the HCD review letter. In the section associated with HCD's demand for "substantial evidence," the Table states "*See Resolution*" - which appears to be a reference to the "Draft Planning Commission Resolution" (there are no other posted Resolutions).

The "Draft Planning Commission Resolution" does not, however, include any statements related to "substantial evidence" for the nonvacant sites.

Because it appears that Walnut Creek has not provided the required "substantial evidence" for the nonvacant sites, it appears that the Housing Element is not in condition for approval.

**Non-Compliance with CEQA deadlines**

HCD's review letter further stated that "the element should discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements and add or modify programs as appropriate." This has not been done.

I appreciate that the Housing Element now includes discussions of SB330 and SB-35. However, those are only a fraction of the actual state housing laws that regulate timeliness.

The present Housing Element includes no discussion of the primary CEQA deadlines. These include the initial study deadline of PRC 21080.1 & 21080.2 and the CEQA document preparation deadlines of PRC 21151.5. It is noted that these deadlines cannot be indefinitely waived by builders, as they serve to protect the public's right to the timely approvals of housing. (Keep in mind, the Housing Accountability Act provides general public standing and also defines violations of the Permit Streamlining Act as illegal denials under the HAA.)

These CEQA deadlines are critical, as completion of the CEQA actions triggers approval deadlines under the Permit Streamlining Act. Walnut Creek's refusal to follow CEQA deadlines thus deprives builders of their expected rights for timely approvals.

I have personally represented a developer who faced illegal delay due to Walnut Creek's refusal to follow PRC 21080.1 & 21080.2. In response to my complaints, the City attorney denied that CEQA deadlines were enforceable. That was, and continues to be, an unreasonable constraint.

The Housing Element should not be approved unless amended to include a program promising full compliance with all CEQA deadlines, not just SB-35 and SB-330.

Best,

A solid black rectangular box used to redact a signature.

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, January 16, 2023 2:57 PM  
**To:** Irlanda Martinez; Hitta Mosesman  
**Cc:** Erika Vandenbrande; Stefanie Brynen  
**Subject:** Fwd: Public Comment on the Housing Element - 1/17 City Council

FYI

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**From:** [REDACTED]  
**Sent:** Sunday, January 15, 2023, 8:41 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Subject:** Public Comment on the Housing Element - 1/17 City Council

**Warning: this message is from an external user and should be treated with caution.**

Andrew -

Please see my comment to the City Council members regarding the Housing Element below, to be included in the written communications.

Members of the City Council –

As a resident, it is disheartening and concerning to review the staff's responses and Planning Commission recommendation for adoption of this Housing Element. The overall spirit and intent of the State's closer scrutiny of local housing regulations is for local jurisdictions to work towards undoing the harm caused by exclusionary zoning and work towards allowing more types of housing by-right. With that goal in mind, the resources expended on this cycle's Housing Element should have been directed to reflecting on how existing measures and regulations are a constraint toward achieving these goals and drafting bold programs to undo those constraints. Instead, it appears that staff used the City's resources to justify - illogically - how the valid concerns raised by the State are not actually constraints. The revised Housing Element is misleading to the public and does not seem to have been undertaken with a good faith effort to address the State's concerns. For example, the reasons staff have provided for why Measure A is not a constraint to housing development is that no developer has asked to exceed that height, and that if they have, they used State Density Bonus to get around it. Inexplicably, the staff's response is that Measure A "provides residents with an opportunity to take an active role in the planning of their community." One could argue that there are plenty of authentic ways residents take an active role in planning their community, and this is not one of them – this is a roadblock. The uncertainty and additional cost borne by the developer in this case effectively makes Measure A a deterrent to developing housing. The Element should instead include a program to remove the constraint produced by Measure A. Another example is staff's response to the comment regarding PD zoning – it's not a constraint because developers have been using State streamlining laws to avoid it, and recent developments have been above the permitted density. This statement simply does not make sense, as it confirms PD zoning is a constraint. Further, it is misleading because it doesn't address the additional costs and time borne by the developer to obtain a permit in a PD district, the subjective findings, nor whether the additional density of recent developments is due to State Density Bonus law. I would hope that instead this section be revised to provide an accurate, honest assessment of how PD zoning adds uncertainty, cost and time to the entitlement

process, and what has been the experience of project developers who have not used State Density Bonus law in these districts. Then, the section should refer to a new program that will either remove the PD districts entirely or amend it to become a 100% voluntary process.

## Kelly Morgan

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**From:** Irlanda Martinez  
**Sent:** Tuesday, January 17, 2023 1:05 PM  
**To:** Irlanda Martinez  
**Subject:** FW: Public Comments: Walnut Creek City Council meeting  
**Attachments:** 2nd draft comments final wc housing element doc.docx

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, January 16, 2023 3:00 PM  
**To:** Irlanda Martinez <Irlanda.Martinez@weareharris.com>; Hitta Mosesman <hitta.mosesman@weareharris.com>  
**Cc:** Nancy Bragado <nb@bragadoplanning.com>; Stefanie Brynen <brynen@walnut-creek.org>; Erika Vandenbrande <vandenbrande@walnut-creek.org>  
**Subject:** Fwd: Public Comments: Walnut Creek City Council meeting Tuesday, Jan. 17, 2023 Item: a. Final Draft 6th Cycle housing element

FYI

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**From:** [REDACTED]  
**Sent:** Monday, January 16, 2023, 12:16 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** [connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov) <[connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)>; [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov) <[housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)>; Contact Us City Clerk <[contactusclerk@walnut-creek.org](mailto:contactusclerk@walnut-creek.org)>  
**Subject:** Public Comments: Walnut Creek City Council meeting Tuesday, Jan. 17, 2023 Item: a. Final Draft 6th Cycle housing element

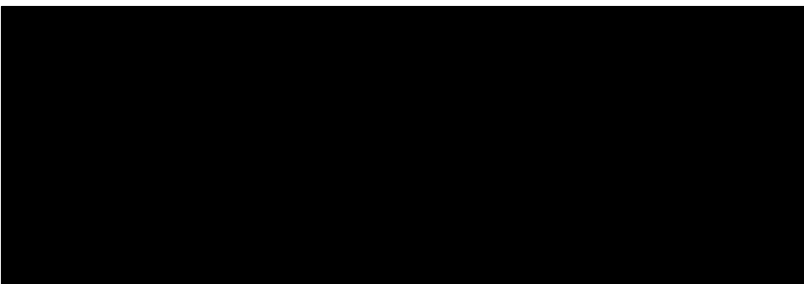
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**Warning: this message is from an external user and should be treated with caution.**

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To Whom it Might Concern:

Letter attached for public comments for City of Walnut Creek City Council Meeting, January 17, 2023, agenda item a



January 16, 2023

Attention: Andrew Smith, Senior Planner at City of Walnut Creek

To: [AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)

Cc: [connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)

CC: [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)

CC: [cityclerk@walnut-creek.org](mailto:cityclerk@walnut-creek.org)

Public Comments: Walnut Creek City Council meeting Tuesday, Jan. 17, 2023

Item: a. Final Draft 6<sup>th</sup> Cycle housing element

To whom it might concern:

My name is [REDACTED]. My husband and I moved to Walnut Creek in 1985 and raised our 2 daughters here. Our older daughter and husband left for Denver to buy a house and start a family. Our younger daughter is in the Bay Area still living in shared housing and paying off student debt from a master's and doctorate degree.

I Chair the Multifaith Action Coalition Housing and Task Force Committee in Contra Costa County and participate in the Walnut Creek Homeless Task Force. I have supported more housing and affordable housing for years.

Creating the 6<sup>th</sup> Cycle Housing Element has been a herculean task and implementation will also be.

Since Walnut Creek always meets its RHNA numbers for above moderate housing, the primary focus should be on more affordable housing of different types as mentioned by the public.

45% of the housing requirement is for EL, VL and L income.

**Policies and Programs to incentivize more affordable housing**

- Follow the lead of the City of San Ramon and entirely waive some implementation fees
  - Traffic Impact Fee
  - Park and Recreation Facility Impact Fee
- Follow the lead of the City of San Ramon and cap some impact fees @ 25% as applicable
  - Building permit plan fees
  - Building Permit inspection fees
  - Planning Plan check review fees
  - Engineering Plan check fees
  - Engineering inspection fees
- Consider a WC housing trust fund. Commit to a % of the annual sales tax receipts from Measure O to go into a housing trust fund, or be set aside until one is created.
- Consider an implementation tax on completed sale of real estate transactions over \$500,000 to be paid for by the seller.

- Walnut Creek should add a Housing Element program to adequately fund the development department and identify positions responsible for different areas of the Housing Element implementation plan.

### **Fair Housing – Highly Sourced City**

- A focus on downtown housing also creates more housing near freeways with health impacts
- Downtown has fewer parks and a higher concentration of people
- With improved transit other areas in the City could also benefit from a variety of housing options
- Different housing construction throughout the City would help build community, rather than separate single-family housing on one end of town and high density downtown
- Low barrier shelter as described in AB 101 in 2019 sounds like something we should look into. The capacity Trinity Center was created for has been exceeded
- I would like to see TOPA (Tenant Co-op Association) language to encourage home ownership.
- Under Appendix B: Affirmatively Furthering Fair Housing Analysis, Table B-11 LL and Tenant Complaints in WC 2015-2021. There are no real tenant protections in WC, not for harassment, not for evictions, not for harassment, not for illegal entry, etc. Receiving help to fill out an application, or receiving advice, is not tenant protection. I ask you not to go another 8 years without even a promise to address these issues in the housing element.

### **Government Constraints**

- It would be helpful for the City to create a chart that shows the commitments made in the 6<sup>th</sup> Housing Element Cycle by action, targeted implementation date, and completion date.
- When looking at goals, and there are a lot of them, the dates overlap depending on the category.
- As I look at the Goals the column on the right indicates whether funding is required. If there is funding, the source of the funding is listed. In some cases, there is a N/A listed. The majority; however, list no funding required.
- I ask for accessibility and transparency by creating a document that shows the progress of projects as they go through the process. The public should be able to track where the projects are in the process and when completed, and the number of various levels of AMI units created.
- The communication on the 6<sup>th</sup> Housing Element to the residents has not been timely or always easy to find.
  - The City of Walnut Creek received the response letter from HCD on December 5.
  - The winter nutshell newsletter went out to the residents with a nice article “Together for housing”. The article mentioned the draft element that was submitted to the State and Next Steps. We were asked to continue to provide comments on the draft Housing Element. It was stated that the City Council adoption was anticipated in the spring.
  - The draft Housing Element was listed at [walnut-creek.org/HEU](http://walnut-creek.org/HEU). There was no mention of the December 5 letter from HCD.
  - People who are signed up to receive updates received an email about the final housing element going before the Planning Commission on January 12, and to

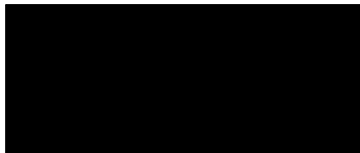


the City Council on January 17. There is no mention of the final housing element on the Walnut Creek homepage.

### **Sites Inventory**

- Since nonvacant sites accommodate 50 percent or more of the lower-income need, the housing element must describe “substantial evidence” that the existing use does not contribute an impediment for additional residential use on the site. Inventory is using a lot of the same nonvacant sites from Housing Element 5, expecting a different outcome.
- We seem to think that as long as we offer density bonuses all housing units are possible.
- “Quoting from the HCD Sites Inventory Memo from June 10, 2020: The analysis of “appropriate zoning” should not include residential buildout projections resulting from the implementation of a jurisdiction’s inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households.”
- I support ADUs and JADUs. It is questionable how many can be built or installed that actually offer lower income housing.
- In this extensive document I found that WC created an inclusionary housing ordinance in 2004. Since then, 79 additional affordable units have been constructed. It’s something; however, nothing compared to the required RHNA numbers of 2,611 for EL, VL, L income affordable housing.
- 34 suitability sites are listed for moderate-income housing that allow at least 4 units on each parcel. We need more missing middle housing. I live in a 1,600 sq. ft. home. Most housing today is either small or larger than a lot of folks need. How can we incentivize smaller townhomes that allow people to purchase a home, build equity and then move to a larger home if desired?
- I’m disappointed no additional sites were identified or zoning changes were made.
- Besides retail and restaurants, it appears that a lot of the job opportunities are currently tied to the hospitals, medical field, City jobs and education. Where are the “living wage” jobs that the housing downtown will fill? If more people can work from home, can some of the additional housing be outside of the downtown area?

Thanks for your consideration,





January 17, 2023

To: AMSmith@walnut-creek.org  
Community Development Department  
1666 North Main St.  
Walnut Creek 94596  
Cc: Honorable Members of the Walnut Creek City Council:  
Cc: [connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)  
CC: [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)  
CC: [cityclerk@walnut-creek.org](mailto:cityclerk@walnut-creek.org)

RE: Housing Element Update

Dear Mr. Smith:

Top priorities of the Walnut Creek Homeless Task Force are permanent housing and emergency shelter. Therefore, we are pleased to see some zoning changes were made for various housing types; however, we were disappointed to find several other areas outlined in a letter dated December 5<sup>th</sup> from HCD were not addressed. We are concerned that this may cause Walnut Creek's Housing Element to be deemed noncompliant. Therefore, we ask that you complete another review of the comments in the December 5<sup>th</sup> letter to ensure the necessary changes to bring the housing element into compliance are made before final submission

We understand that many of the areas outlined require time and staff to complete but it may be sufficient to add required tasks to programs and goals with target dates for completion now that a new Director of Community Development and Housing Manager are in place. Please note that our task force is standing by to assist where needed to help position the city of Walnut Creek as a city with 'housing abundance.'

Below are additional comments and recommendations.

### **Zoning for Housing Types & Emergency Shelters**

We are pleased to see that the city is updating emergency shelter zoning. We believe that the Armory is no longer an adequate site for an overnight shelter due to the expense, limited dates available, and restrictions of use requiring transportation and "lockdown" of participants. We ask that the city add a goal to identify an alternative site. *Example: Walnut Creek to identify a replacement site for homeless shelter to accommodate 100 people by November 1, 2026.*

While we support ADUs and JADUs, it is questionable how many can be built that offer lower income housing. However, we are pleased to see that a review and update of the City's ADU ordinance has been added to programs. As stated in our August letter, we ask that the city make available a listing of prefab ADU's to residents. Prefab units are more affordable compared to "stick built" and may increase the number of units that can be installed.

### **Sites Inventory**

- We believe many sites in the inventory are not realistic for housing development. In addition, most of the sites are in the downtown area. A focus on downtown housing



creates housing near freeways that may have health impacts. We would like to see sites added/distributed throughout the city. *Example: Site 89 is St. Paul's parking lot. Two issues with this site are that there is an electrical transmission line running over the middle of the lot. The city states that this is not an issue: "The City did receive a public comment expressing concern over Sites 55, 89, and 94, as they are located near an electrical transmission line. However, the electrical transmission line is not a concern."* St. Paul's has already given up 21 parking spaces in this lot for St. Paul's Commons. The remainder of the spaces serve church programs and a day school and preschool across the street.

- Nonvacant sites represent 50% of the sites in the inventory. HCD requires substantial evidence that the existing use does not constitute an impediment for additional residential use on the site." The final draft does not provide substantial evidence that the use will discontinue for many of the sites listed.
- We would like to see an inventory that is more realistic and expansive. Adding time delineated goals with major milestones could address this issue for both vacant and nonvacant sites. *Example: Housing Manager will schedule an in-depth review of the Sites Inventory by June 2023 and a subsequent goal to validate and/or "add to" the inventory by December 2023 and publish the revised inventory by early 2024.*
- Consider adding a mid-cycle rezoning review like San Francisco's commitment to mid cycle rezoning if it does not issue a target number of permits by 2027.

### **Density Bonuses**

Reliance on density bonuses to avoid rezoning does not mean more affordable housing will be built and is not compliant with HCD guidelines. From HCD's memo, "zoning should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households."

### **Policies and Programs to incentivize more affordable housing**

- **Reduce or waive impact fees for 100% affordable development.** Fees include
  - Building permit plan fees
  - Building Permit inspection fees
  - Planning Plan check review fees
  - Engineering Plan check fees
  - Engineering inspection fees
  - Traffic Impact Fee
  - Park and Recreation Facility Impact Fee
- **Permit Streamlining:** Add a timeline to review and discuss compliance with the Permit Streamlining Act and intersections with CEQA and add or modify programs as appropriate.
- **Housing Trust Fund:** Create a WC housing trust fund. Commit to a % of the annual sales tax receipts from Measure O to go into a housing trust fund or be set aside until one is created.



- **Funding for Housing Programs:** Over the past few years, Walnut Creek has experienced significant staff vacancies making completion of goals difficult. Add a Housing Element program to adequately fund the development department and identify positions responsible for different areas of the Housing plan.
- **Missing Middle Program:** add a missing middle program similar to Concord and San Ramon proposing to establish a targeted number of units: *i/e. 150-200 units*. This may require rezoning but could add a significant number of homes for young families that are currently faced with moving out of the area due to the lack of affordable housing.

Sincerely,



## Kelly Morgan

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, January 17, 2023 11:38 AM  
**To:** Hitta Mosesman; Irlanda Martinez  
**Cc:** Nancy Bragado; Erika Vandenbrande; Stefanie Brynen  
**Subject:** FW: Walnut Creek Housing Element Feedback  
**Attachments:** WCHTF comments final wc housing element doc.pdf

This just came in.



### Andrew M. Smith

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 17, 2023 11:32 AM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** Mayor - City Council <Mayor@walnut-creek.org>; housingelements@hcd.ca.gov; connor.finney@hcd.ca.gov  
**Subject:** Walnut Creek Housing Element Feedback

**Warning: this message is from an external user and should be treated with caution.**

To: [AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)  
Community Development Department  
1666 North Main St.  
Walnut Creek 94596

Cc: Honorable Members of the Walnut Creek City Council:

Cc: [connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)

CC: [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)

CC: [cityclerk@walnut-creek.org](mailto:cityclerk@walnut-creek.org)

RE: Housing Element Update

Dear Mr. Smith:

Top priorities of the Walnut Creek Homeless Task Force are permanent housing and emergency shelter. Therefore, we are pleased to see some zoning changes were made for various housing types; however, we were disappointed to find several other areas outlined in a letter dated December 5<sup>th</sup> from HCD were not addressed. We are concerned that this may cause Walnut Creek's Housing Element to be deemed noncompliant. Therefore, we ask that you complete another review of the comments in the December 5<sup>th</sup> letter to ensure the necessary changes to bring the housing element into compliance are made before final submission.

We understand that many of the areas outlined require time and staff to complete but it may be sufficient to add required tasks to programs and goals with target dates for completion now that a new Director of Community Development and Housing Manager are in place. Please note that our task force is standing by to assist where needed to help position the city of Walnut Creek as a city with 'housing abundance.'

Please see attached document for comments and recommendations.



[WALNUT CREEK HOMELESS TASK FORCE - Home \(wchomelesstaskforce.org\)](http://wchomelesstaskforce.org)

# APPENDIX A. COMMUNITY ENGAGEMENT

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Government Code Section 65583(c)(7) requires that local governments “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” Compliant with this requirement and in an effort to engage the City’s constituents in the planning process, the City of Walnut Creek organized multiple activities, including a community survey, two community workshops, and three stakeholder meetings with affordable housing developers, community advocates, service providers, and market rate developers. Furthermore, the Contra Costa County Collaborative held a panel discussion with affordable housing developers to discuss the challenges of building affordable housing and creative ways to encourage development.

In order to promote all of these activities, the City used its website, social media accounts, public email system, in-person and targeted email invitations, announcements at City Council meetings, articles in the City’s newsletter (distributed to all city residents), Nextdoor publications, distribution of flyers at a Downtown Farmers Market booth, and printed materials at City Hall. Furthermore, staff posted housing fact sheets on the City’s website in both Spanish and Chinese (Traditional) and offered interpretation services upon request to ensure that meetings were accessible to all residents in the community.

Once all the feedback was compiled, the City summarized it to find the issues that were most pressing to the Walnut Creek community, and used that information to steer the goals, policies, and programs for the planning period. Chapter 8, Housing Plan, includes goals, policies, and programs that directly address feedback received during the community engagement process. All of the activities and outreach materials are documented in this Appendix A, which includes the following:

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### Appendix A. Community Engagement

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## **PUBLIC COMMENT RESPONSE SUMMARY**

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## ❖ PUBLIC COMMENT RESPONSE SUMMARY

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Government Code Section 65583(c)(9) requires that local governments “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” In compliance with this requirement and in an effort to engage the City’s constituents in the planning process, the City of Walnut Creek made the Draft Housing Element Update (Draft HEU) available to the public for review for 30 days and then made edits to the HEU between August 22 and September 2, 2022 (10 working days after the close of the 30-day public review period).

Specifically, the City published the Housing Element draft on July 21, 2022 - one week prior to the July 28, 2022, Planning Commission public hearing approving the Draft HEU. Following the meeting, the City submitted the Draft HEU on August 2, 2022, to the Housing and Community Development Committee of the City Council (the document continued to be available for public review and comment). This Committee meeting was open to the public. Public comment was also received and included in the hearing record for the City Council at their meetings of January 17, 2023 meeting (1st meeting for adoption), January 24, 2023 meeting (adoption), March 21, 2023 meeting (1st addendum), and August 1, 2023 meeting (2nd addendum).

It is important to note that the City ~~did~~ conducted a comprehensive outreach process including a community questionnaire, two community workshops, four focused stakeholder meetings with fair housing and service providers as well as affordable and market rate developers. Comments and input received during these activities was incorporated into the Draft HEU, particularly in the Community Profile/Needs, Site Inventory, Affirmatively Furthering Fair Housing (AFFH), and Housing Plan sections.

The comments below reference information already provided in the Draft HEU in some cases. In other cases, such as comments on parking requirements, studies commissioned by the City are already in process – a parking study has been underway to understand today’s parking needs for development and “right-size” parking standards. Some comments are not consistent with the data and contents of the Draft HEU, and some are not feasible or best practices (e.g., tiny home developments that would not provide as many units on land zoned for higher densities). Other comments have been incorporated into the revised ~~Draft~~ HEU to be submitted to HCD, including additional details on reasons for including specific sites, providing maps by subarea of the City along with tables providing information on sites, and ~~clarif~~clarifying information in the ~~Draft~~ HEU. Edits completed through July 2023, particularly related to Housing Mobility, development regulations, and the Sites Inventory were also responsive to several public comments. Previous responses to public comments have been modified to reflect Housing Element edits made through July 2023.

## 2023–2031 Housing Element

### Appendix A. Community Engagement

#### **Public Comments Received During July 28, 2022, Planning Commission Meeting**

- ❖ Goals presented on pg. 8-15 are very general. Need to establish tracking and measurement of progress.
  - **Response: All programs include a schedule of action and a specific commitment.**
- ❖ Time frames for approvals and development need to be reduced. Look into adding language regarding land use eligibility under AB 2162.
  - **Response: All programs include a schedule of action the City can manage. Furthermore, the City already complies with AB 2162 requirements.**
- ❖ Format of the housing element draft is cumbersome and difficult to navigate.
  - **Response: An executive summary was included at the beginning of the Draft Housing Element in response to community concerns over how complicated the document is.**
- ❖ More funding for housing needed for senior housing. Goals identified for this don't seem like enough.
  - **Response: Programs H-2.M, H-3.C, H-5.C, and H-6.E specify services for seniors, including funding for organizations like ECHO Housing and Senior Legal Services.**
- ❖ Need to look into other housing options available that differs from what is looked at each cycle (ex. manufactured homes).
  - **Response: Programs H-1.B, H-2.Q, H-4.C, and H-4.F provide for the development of alternative housing types, such as Accessory Dwelling Units (ADUs), permanent supportive housing, group care facilities, and housing built on parcels operated by faith-based organizations.**
- ❖ Review planning options that go beyond what is currently utilized in the main core area.
  - **Response: Programs H-2.R, H-6.G, and H-6.H provide for housing mobility and the development of “missing middle” housing. It is important to note that the Housing Element sites do not limit development to the areas where the sites are located.**
- ❖ Sharp Ave – this is a small site, the number of units reported is too high.
  - **Response: Site 50 (1832 Sharp Ave.) is a 4.45 acre site with a permitted density of 58 units per acre. The 223 proposed units fall below the allowable number of units.**
- ❖ Happy with the housing element goals that focus on housing for homeless.
- ❖ Not sure if the goals will be able to be met based off prior track record but optimistic the City will do what it can to meet these goals.

## 2023–2031 Housing Element

### Appendix A. Community Engagement

#### **Public Comments Received During August 2, 2022, Housing and Community Development Committee of the City Council**

- ❖ Vouchers are not high enough (Section 8 needs to be increased).
  - **Response: Program H-2.H commits the City to reach out to other local agencies to discuss conducting a region-wide rent study to help increase HUD's Fair Market Rent and, therefore, the Section 8 amounts.**
- ❖ The City met 99% of the overall 5<sup>th</sup> Cycle RHNA but not the affordable housing numbers (not close).
- ❖ Folks trying to build ADUs cannot afford to do so.
  - **Response: Program H-1.A includes the development of pre-approved ADU designs and permit-ready construction plans, which will significantly decrease the cost of development for applicants.**
- ❖ Program H-6.C: include looking at legislation for affordable housing.
  - **Response: Modified program to discuss existing affordable housing legislation.**
- ❖ Developers need to know what resources are available for affordable housing.
  - **Response: Program H-2.P provides for the advertisement of available resources to developers.**
- ❖ The City already has the Walnut Creek homeless task force.
- ❖ Include tiny homes/microhome villages related to faith-based organizations.
  - **Response: Program H-6.C supports the development of housing built on parcels operated by faith-based organizations.**
- ❖ Pg 7-30 & 31: Trinity commons and other project referring to commons are the same thing.
  - **Response: Duplicate project has been removed.**
- ❖ Home Solutions is not building a project.
- ❖ Committee discussed Housing Plan programs and would like to explore additional actions:
  - ADU financial assistance
  - Grants for rehabilitation of housing stock
  - Streamlining permitting process
  - Discussions with affordable housing developers
  - Better understanding of opportunities and challenges

## 2023–2031 Housing Element

### Appendix A. Community Engagement

- Other viable housing options like microhomes.
- Lowering utility hookup fees (if feasible).

#### **Public Comments Received During September 2, 2022, City Council Meeting**

- ❖ Commit to reductions in parking minimums – parking is expensive in Walnut Creek.
  - ***Response:*** *Program H-4.B was modified to stipulate completing the parking study currently underway and taking recommendations to the Planning Commission and City Council to reduce adjust—residential parking requirements based on the findings of the study.*
- ❖ It is legal to build one 4,000 sf single family home, but not four 1,000 sf homes – Look into fixing this.
  - ***Response:*** *A new Program H-6.G has been added to codify SB-9, which allows homeowners to subdivide their single-family residential property into two parcels and build two units on each lot.*
- ❖ Does not find it helpful that the Community Engagement Appendix redacts the emails.
  - ***Response:*** *The emails included in the appendix are redacted to protect the identity of community members who send the City emails. We redact names and email address. However, the identity of emails sent from organizations and from materials submitted into the record at public hearings includes names.*
- ❖ Assist faith-based organizations with affordable housing development.
  - ***Response:*** *Program H-2,Q calls for assisting faith-based organizations with affordable housing development.*

#### **Public Comments Received During January 12, 2023, Planning Commission Meeting**

- ❖ Supports the reduced parking requirements and increased ministerial approvals.
  - ***Response:*** *Program H-4.B was modified to stipulate completing the parking study currently underway and taking recommendations to the Planning Commission and City Council to reduce adjust—residential parking requirements based on the findings of the study.*
- ❖ Concerned about the lack of missing-middle housing and lack of affordability.
  - ***Response:*** *The City has already rezoned a number of single-family zones to allow for missing-middle housing. In addition, the Housing Element includes programs H-1.A, H-6.G, and H-6.H to encourage the development of missing middle housing. The City has also added Program H-6.J that has a suite of actions to improve housing mobility and provide missing middle housing. In addition, Program H-6.G is to cCodify Senate Bill 9 with allowances that go beyond state law, and Program H-1.A supports ADUs.*



## 2023–2031 Housing Element

### Appendix A. Community Engagement



Disappointed that no additional sites were selected and no rezoning happened.

- ***Response: The sites inventory in the Housing Element are consistent with state housing element law requirements, and HCD's comment letter to the City did not find them inadequate. The City did already rezone a number of single-family sites to allow for missing-middle housing. Upon further review, some of the previous sites identified have been reviewed, and additional sites have been added.***
- ❖ The programs discussed on renter protections are not substantial enough. Receiving help filling out applications or receiving advice is not a tenant protection.
  - ***Response: The Housing Element includes Program H-6.C to collaborate with community-based organizations. Collaboration between the City and local organizations will help the City find better ways to support tenants. In addition, the City will continue to fund fair housing services, as stated in Program H-6.A.***

#### **Public Comments Received During January 17, 2023, City Council Meeting**

**Kevin Burke and Jan Warren spoke at the hearing. See their written comments for the content of their testimony.**

- ❖ Has sent a letter with recommendations. Does not believe that the HEU is compliant or that it will get certified by HCD.
- ❖ Would like to see an update that lets residents know how many units are built every year. Would like that update to be easy to access so that residents can stay informed.
  - ***Response: The City prepares a Housing Element Annual Progress Report, which details the number of permits (along with some project information).and provides an updated summary of the City's progress towards meeting its RHNA. This report is publicly available and can also be found on HCD's Data Portal.***
- ❖ **Keith Diggs – YIMBY Law.** Why is the City not open to the Builder's Remedy? Would bet that the City would get a lot more affordable housing built within a month of being subject to it than it does with its current requirements.
- ❖ **Donna Colombo. See letter from Homeless Task Force.** Had concerns that the Housing Element would not be accepted, based on the letter. However, did not know that staff had discussed with HCD. Would like to work with the City to support programs that will culminate in more affordable housing.
  - ***Response: Additional programs have been added to support affordable housing including H-3.H.3 – Housing Opportunities, and others as summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan. The City looks forward to continued collaboration with the Homeless Task Force.***

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#### **Public Comments Received During January 24, 2023, City Council Meeting**

- ❖ Katherine Walley – Spoke about racism. Zoning and land use benefit the wealthy. Should tighten inclusionary housing and revisit zoning and permitting practices to build more affordable housing. Look at issues through an equity lens.
- ❖ Donna Colombo – Appreciates edits that have taken place. Supports H-6.5 for housing outside of the core area.
- ❖ Jan Warren – See written comments. Needed more time to review the revised documents. What about 3-story townhomes?

#### **In summary:**

- ❖ The City could make inclusionary housing more inclusionary, accommodate more affordable units, raise in-lieu fees, increase tax abatements, etc.
- ❖ Glad to see the program responsibilities delegated to other departments.
- ❖ There is a lack of data accuracy in homelessness work. Should try to collect better data.
- ❖ Supports new programs to expand opportunities outside of the Core Area.
- ❖ Did not see a significant number of changes in the document.
- ❖ There is not enough time to review these documents.
- **Response: Additional programs have been added to support affordable housing including H-3.H – Housing Opportunities, and Fair Housing, including H-6.J. Additional responsive programs are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan. Staff will ensure that materials are posted to the City’s website and that required public review periods are provided.**

#### **Public Comments Received During March 21, 2023, City Council Hearing**

- ❖ Jan Warren - Need more time and better notification of updates. Focused on Program H-6.J. Should move up deadlines. Too many words. See letter with detailed comments.

#### **Public Comments and Emails Received Pertaining to the August 1, 2023, City Council Hearing.**

- ❖ Donna Colombo’s email of August 1, 2023, expressed appreciation for previous edits, but concern with the level of commitments and details related to:
  - Program H-2.W (H-2.U) should show a commitment to multiple actions.
  - Program H-4.D should consider revisions to height limits.
- **Response: Edits addressing these comments were made in Addendum 2.**
- ❖ Jan Warren submitted written comments on August 1, 2023, and spoke at the hearing. She expressed concern over the level of public engagement and expressed her belief that few of the low-income housing sites will actually be built under existing zoning and

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density. She suggested that the City begin a General Plan update and start density studies in 2024. - She also suggested that various narrative text and programs be clarified and contain specific commitments.

- **Response: City staff will ensure that the public is engaged through Housing Element implementation and future planning programs. In addition, staff will work to ensure that future plans and programs are clearly written and effectively implemented.**

❖ East Bay For Everyone, representing a consortium of organizations and individuals submitted written comments. In addition, Chance Bereczsky and Kevin Burke of East Bay for Everyone spoke at the hearing, emphasizing key points of the organization's written comments. Comments addressed:

1. Height limits - clarify election date and numerical permit threshold triggering a ballot measure
2. Mid cycle review - clarify permit threshold triggering a rezoning
3. Missing middle – clarify minimum number of parcels that will be included in the programs
4. SB 9 - one of three options to make this program or the ADU program more feasible
5. Sites inventory - assign at least one very low, low, or moderate income unit to the Citrus Circle and Honda site proposals

Following the City Council hearing, Mr. Burke consulted with community organizations and determined that they would not request additional edits to the version of the Housing Element approved by the City Council on August 1, 2023.

- **Response: City staff appreciates the time and effort of Mr. Burke and the associated organizations advocating for an effective housing element. Many edits were made based on comments made by these organizations, as documented in the Consolidated Addendum and redlined Housing Element chapters. Staff looks forward to continuing to work with East Bay for Everyone and the community-at-large on Housing Element implementation.**

### **Public Comments Received by City via Email**

All emails received by the City are provided in this Appendix A. A summary of comments is provided below.

- ❖ **July 20, 2022** – “The city should bar issuance of building permits unless each future residential development of 10 units or above has a viable apprenticeship program and local hiring requirements.”

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- **Response: This is not required by Housing Element law.**
- ❖ **August 10, 2022** – “Please consider evaluating the impact that additional development in the City will have on the Walnut Creek and Ygnacio Valley Libraries, and please consider whether it is feasible to mitigate this impact by requiring new development to pay an impact fee that would fund library facilities and services necessary to mitigate the impact of that new development. These investments will help to ensure that the partnership between Contra Costa County and the City of Walnut Creek will continue to serve current and future residents of Walnut Creek at a level that will help your City and its residents thrive.”
  - **Response: Increasing fees would be considered a constraint by Housing Element law.**
- ❖ **August 12, 2022** – “TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone. We applaud Walnut Creek’s work to date on the Draft Housing Element. However, to meet housing, transportation, and climate goals, Walnut Creek needs to expand on its successful programs and initiate some new ones. TransForm recommends that Walnut Creek consider the following policies in the Housing Element:”
  1. Develop a clear timeline for an implementation of parking reforms, using results from Walnut Creek’s parking program H-4.B parking study.
    - **Response: Program H-4.B was modified to stipulate taking recommendations to the Planning Commission and City Council to reduce ~~adjust~~ residential parking requirements.**
  2. Requiring unbundled parking for certain transit-oriented developments. This is easier for building managers to implement now with new parking tech tools like Parkade.
    - **Response: This may -be considered as a part of Program H-4.B.**
  3. Encouraging developments to subsidize transit passes in return for reduced parking provision.
    - **Response: This may -be considered as a part of Program H-4.B.**
  4. Expand the reduced parking provision beyond 0.5-mile radius of the BART station for developments in the North and West Downtown Specific Plan.
    - **Response: This may -be considered as a part of Program H-4.B.**
- ❖ **August 16, 2022** – Comments from Donna Colombo, Walnut Creek Homeless Task Force:
  1. Comments on the AFFH:
    - Sites inventory is developed independently of the AFFH analysis and does not show how conditions are improved or exacerbated.

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- Analysis consists of data but not analysis for patterns and trends over time.
- Only relies on maps. No Local data, knowledge, or relevant factors included in the analysis.
- Contributing factors not tied to identified fair housing issues and analysis and are not reflected in program solutions.
- Programs do not work to overcome patterns and trends, are status quo, and lack metrics and milestones.
- Public Participation did not have affirmative actions to include all segments of the population or seek to consider AFFH.

- **Response: All of the comments above were addressed throughout the AFFH section.**

#### 2. Comments on the Sites Inventory:

- Factors and assumptions are not supported with data, development and market trends, and analysis.
- Market and Development Trends (when included) do not relate to the sites inventory.
- No discussion of actual existing uses of the site and how they would impede development or why they are good opportunities.
- Lack of clear substantial evidence that uses will likely discontinue in the planning period (think in three buckets: a) site-specific information relating to use, b) market and development trends to support, c) programs to facilitate redevelopment).

- **Response: All of the comments above were addressed throughout the AFFH section. Substantial edits to the AFFH section took place including Program H-6.J which includes a suite of actions to support housing mobility. Additional responsive programs are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan.**

#### 3. Comments on the Constraints section:

- The section describes but does not analyze as a constraint (think impact on cost, supply, timing, certainty, transparency).
- The section puts off analysis to a “study.”
- The section seeks to justify rather determine if there is a constraint.
- The section does not analyze development standards of zones identified in the inventory.

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- The section does not actually describe and analyze what it takes to go through the planning approval process.

- **Response:** *All of the comments above were addressed throughout the AFFH section. Substantial edits to the AFFH section took place including Program H-6.J which includes a suite of actions to support housing mobility and Program H-4.B to reduce parking requirements. Additional responsive programs are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan. In addition, additional analysis was added to Chapter 3 to expand the discussion of zoning and permitting constraints. Furthermore, Program H-4.K - Building Envelope Analysis was added to “Conduct a building envelope analysis needs assessment to determine the maximum amount of residential development capacity on individual parcels citywide and understand the gap between existing and maximum capacity.”*

- ❖ **August 17, 2022** – “The Draft Housing Element lists our Grace Presbyterian Church 6-unit project as an “adequate site” to potentially adding 6 units of very low-income housing. Because this housing is so desperately needed, we are hoping that the City of Walnut Creek will consider a ministerial, “by-right” approval of these 6 units, so HomeAid can begin construction this fall.”

- **Response:** *The supportive housing project being proposed by HomeAid is permitted “by-right” pursuant to AB 2162 (2018).*

- ❖ **August 18, 2022** – “The Campaign for Fair Housing Elements and YIMBY Law do not believe the City of Walnut Creek’s draft housing element will correct the City’s underproduction of affordable housing.”

4. Legalize a lot more housing.

5. Make review much simpler.

- **Response:** *The Housing Element includes a number of programs to facilitate the development review process for a variety of housing. This includes Programs H-2.M, H-2.N, H-4.A, H-4.C, H-4.D, H-4.E, H-4.F, and H-4.G. Additional responsive programs, reflecting edits that were made through July 2023, are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan.*

- ❖ **August 18, 2022** – “350 Contra Costa Action, a non-profit organization with many members who live in Walnut Creek, is focused on getting local governments to take quick and bold actions to address the climate crisis. Housing policies are important because dense housing located near commerce and transit results in much lower energy and water usage as compared to sprawl development. And preserving open space, especially important ecological resources, is also important for climate health.”



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1. Introduction, page 1-1, General Plan statement: The General Plan ought to call for high density housing in the downtown area and along transit corridors. Simply calling for encouraging "housing along transit corridors" is not close to being in sync with the need due to the housing shortfall in our area.
  - **Response: Changes to the General Plan are not a Housing Element requirement.**
2. Housing Preservation: Page 1-6 Table 1-1, and Page 8-17, Goal H-5: Rather than as stated in item H-5 "protect and conserve the existing housing stock", consider "protect existing housing from being converted to other uses". Replacing low density older housing with modern higher density housing should be encouraged in areas close to commercial and transit resources. However, in such cases, it is vital that existing rental tenants will be equivalently, if not better, housed.
3. **Response: Program H-6.D addresses displacement prevention.** Energy Conservation and Sustainable Development: Page 1-6 Table 1-1 and Page 8-23, Goal H-7:
  - The stated goal of incorporating energy conservation features in new buildings is outdated, given the stringency of the current state building energy code (Title 24 Part 6) in this area. However, the energy code is only sufficient when it is properly enforced. The city ought to strongly consider using third party energy plan reviewers for larger and more complex projects. And field inspectors need the training and time to ascertain in the field whether the designed energy features are properly incorporated into the project.
  - Reduce GHG emissions and improve public safety and home occupant safety by phasing out the use of natural gas, and not allowing natural gas in new construction as well as major building additions and alterations.
  - To reduce GHG emissions and improve electric grid resiliency, new buildings, and possibly major additions, ought to be required, or strongly encouraged, to incorporate PV1 (solar electric) and whole building battery systems.
  - To make great strides in reducing GHG emissions, replacing ICE vehicles with EVs will be essential. New multi-family housing should be required to provide one parking space per dwelling unit that is equipped with power for EV charging (where parking is provided).
  - **Response: The Housing Element includes five programs (H-7.A–E) to help mitigate environmental pollution.– Programs related to displacement are summarized on the revised AFFH Contributing Factors and Programs Table, found in the Housing Plan.**
4. Government Built Low-Income Housing? On page 1-12 it is stated that "Developers, not cities or counties, build housing". This ought to be clarified to state that cities



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and counties seldom build low-income housing, not only due to financial constraints, but because jurisdictions must receive voter approval in order to do so.

5. Land Costs / Developable Land: On page 3-1, it is stated that there are six vacant parcels that are either commercial zoned or not developable. How many vacant sites are zoned commercial? How many of these sites could be re-zoned to allow for mixed-use buildings that include new dwelling units?

- **Response: Please see Chapter 7 of this Housing Element for information on vacancy and zoning for our sites inventory.**

6. Construction Costs, page 3-2, and Removal of Government Constraints, page 8-15: There is no mention of “modular” construction techniques. While this construction method is not fully mature, news reports indicate that in some cases it saves construction costs over conventional construction. Therefore, the city’s building code should be reviewed to make sure that there are no unreasonable impediments to using this construction method.

- **Response: Please see Chapter 3, Section 3.4.3 – Manufactured Housing, Mobile Homes, and Mobile Home Parks. Modular housing falls under the manufactured housing definition.**

7. Parking, page 3-22: Parking is expensive to provide. Less provided parking lowers the cost of housing and frees up valuable space that may better be put to more housing. In addition to all of the traditional alternatives to private auto ownership, “ride sharing” and similar services are expected to become more popular, especially as such services transition to electric self-driving vehicles.

- **Response: Program H-4.B was modified to stipulate taking recommendations to the Planning Commission and City Council to reduce ~~adjust~~ residential parking requirements, in accordance with parking study findings.**

8. With these options in mind, there should be no minimum residential parking requirement in the Downtown Core. In all other areas of the city, multifamily minimum parking requirements should never exceed one space per dwelling unit.

- **Response: Program H-4.B calls for a parking study, along with recommendations made to the Planning Commission and City Council for parking reductions ~~changes~~ supported by such parking study.**

9. Townhome/Townhouse Style Developments: Townhomes ought to also be allowed under the SFH land use designation (as described on page 3-14). After all, townhome style buildings are more energy, water and land efficient as compared to similar size single family homes. And side yards provide very little actual value or amenity.

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- **Response:** *The City has a number of single-family neighborhoods zoned to Missing Middle densities, including the area on the west side of Oak Road, approximately one-half mile south of the Pleasant Hill BART station; and the neighborhoods along Overlook Drive and Buena Vista Avenue within one-half mile of the Walnut Creek BART station. In addition, see programs See H-6.G and H-6.J.*
10. Mixed-Use Commercial Emphasis (described on page 3-15): To increase new housing opportunities, this land use designation should be changed to a new Mixed-Use, Flexible designation, where a majority of the building could be housing or commercial space, depending on market conditions and developer preference.
- **Response:** *Walnut Creek has a significant amount of mixed-use zoning that accommodates high-density housing. In addition, see programs H-2.Q, H-3.H, H-4.B, H-4.I, H-1.A, H-6.G, and H-6.J*
11. New Housing in Downtown Core, page 8-2, Goal H-1.2: The Downtown Core ought to be 100% high density mixed use, residential emphasis, zoning. Parcels adjacent to lower density zoned parcels could have special lower maximum heights on portions of properties adjacent to the lower density/lower height zoned properties, in order to provide adequate light and a reasonable scale transition.
- **Response:** *The Downtown core is already focused on high-density residential zoning that accommodates the growing demand for housing.*
12. Affordable Housing, Goal H-2, page 8-5: The city should work with the county and other local jurisdictions to push the state to provide more robust financial support and financing mechanisms for low-income housing: new construction, conversions from other uses, and rehabilitation of properties not adequately maintained. Such financial resources could be used to not only help non-profit low-income housing developers, but possibly to finance government-built housing.
- **Response:** *Program H-2.K calls for coordination with the Contra Costa County Housing Authority and Contra Costa County Consortium -to create inter-jurisdictional affordable housing programs.*
13. Removal of Government Constraints, page 8-15: The following policy changes need to be considered as additional measures that the city can use to lower constraints to new housing:
- Increasing the maximum dwelling units per acre.
  - Change SFVL, SFL and SFM to allow duplexes. As noted above, change SFH to allow townhomes.
  - Increasing maximum building heights. As mentioned in the New Housing in Downtown Core item above, maximum heights could be lower on portions of

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properties adjacent to lower density/lower height zoned properties, in order to provide adequate light and a reasonable scale transition.

- The Walnut Creek SB9 Emergency Ordinance is too restrictive and does not follow the intent of the law to allow additional homes to be built in the large lots throughout the city. We are recommending that the maximum new dwelling size be changed from 800 sq. ft. to an area that would accommodate a 2-bedroom home.
- Accommodate modular housing techniques (as mentioned above under Construction Costs).
- **Response:** *The City analyzed existing constraints to housing development and included several programs to address each of them. Please see programs H-4.A through H-4.H. In addition, the revised AFFH Contributing Factors and Programs Table summarizes several new or revised programs to reduce development constraints and support housing mobility.*

❖ **August 19, 2022** – “East Bay for Everyone is a network of people fighting for the future of housing, transit, tenant rights, and long-term planning in the East Bay.”

- “Here is our comment on section 3.3, Governmental Constraints.”
  1. High mandatory minimum parking requirements (1.5 spaces/1bd, 2 spaces/2bd) raise the cost of building housing, increase traffic and pollution, and reduce viability of ground floor retail. Many recent applications have used density bonus laws or concessions to waive parking minimums. While Walnut Creek states they are studying reductions, the City does not make any concrete commitments to reducing parking requirements in the draft Element.
    - **Response:** *The City modified Program H-4.B to add more specific commitments to reduce parking requirements.*
  2. Walnut Creek indicates it subjects all projects to design review and can condition approval based on lower density, which facially violates the "objective plan and zoning standards" criteria of the Housing Accountability Act.
    - **Response:** *The City complies with the Housing Accountability Act. However, the Housing Element includes Program H-4.C to update the Zoning Ordinance to ensure the City is compliant with state law, including the Housing Accountability Act.*
  3. Walnut Creek does not comply with statutory deadlines in CEQA and Permit Streamlining Act law.
    - **Response:** *The City is in compliance with all applicable deadlines and decision timings set by CEQA and the Permit Streamlining Act. The*

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**Housing Element included language detailing the permitting procedures as they relate to CEQA and the Permitting Streamlining Act –(See Section 3.3.6.4). Further, additional edits have been made to Section 3.3.6 to clarify the city’s process that the City’s process complies with these state laws and identify programs being pursued for further streamlining.**

- “Here are our comments on Fair Housing, Sites Inventory Analysis (with suggestions for Additional Sites), and Policies and Programs.”
    1. If Walnut Creek permits single family homes that are the size of fourplexes, it should permit fourplexes on all lots.
    2. Walnut Creek does not have enough buffer in its inventory, and many sites in the inventory are closer to a 50% development probability than a ~85% development probability. It should include more sites.
    3. We suggest several additional locations for new housing including Shadelands, Woodlands, housing oriented around bike trails, and the Newell Ave Park & Ride.
    4. Walnut Creek should commit to monitoring housing production and making additional and automatic policy changes such as rezoning, additional streamlining, and/or fee reductions if housing production is not on pace to meet Walnut Creek’s need. The triggers for the automatic responses should be measured at 2, 4, and 6 years into the cycle, with the size of the response increasing if the shortfall increases.
  - **Response: The Sites Inventory was prepared pursuant to the HCD Sites Inventory Guidebook. The buffers meet state requirements and the City’s assumptions are based on decades of development trends in the City, as well as market data. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.**
  - 4.—“Here are our comments on sites that should be removed or amended, because they are not developable or because the owner is not interested in adding housing. On at least seven of these sites, the property owners indicated that they did not want to build housing.”
- Site 20: This is an extremely narrow lot that would need to accommodate about 40-70 parking spaces under Walnut Creek’s parking code. This parcel would also need to provide two separate exits to the street under the fire code. Those seem to be the reasons this parcel in a very valuable, transit-adjacent neighborhood has stayed vacant.

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- ~~2.1.~~ Site 22: In a phone conversation, Dale Nicoll, the President of the Board of United Methodist Church, said they have no plans to develop housing on their parking lot. They host a class for special needs children, and struggle to find enough parking for that class's teachers; they are actively looking for even more parking, per Mr. Nicoll, or in need of a TDM solution.
- ~~3.2.~~ Site 46: Inventory assumes 5 current units will be replaced with 11, with relocation and return per SB 330. Google Maps shows this building as occupied (several cars parked in the garage space). Given the improvement value to assessed value greater than 2 and the existing units, it seems less likely. Would be more likely with lower parking requirements or a higher base density.
- ~~4.3.~~ Site 68: This parcel was sold in 2021 for \$14 million to Loja Real Estate. Loja Real Estate's website shows no housing in their portfolio, nor do they mention any instance where they redeveloped their commercial sites for housing. In a phone call, Ricardo at Loja Real Estate mentioned both tenants have long term leases, and the length and complexity of getting housing entitled in Walnut Creek made it extremely unlikely the parcel would be redeveloped in the next ten years.
- ~~5.4.~~ Site 69: This should be treated as two separate parcels, given that this site has a large creek bisecting the consolidated lot and development over the creek is either prohibited or prohibitively expensive. The parcels on the southern side of the creek are more likely to be developed than the parcels on the northern side - the Palm Court shopping center appears to have at least fifteen healthy leases.
- ~~6.5.~~ Sites 71 and 74: Ford dealership and service center comprising the biggest parcel have brand new facade, landscaping, ADA compliant entrance ramps. In a phone call, Cameron at Ford said they have no plans to discontinue operating the dealership and service center, and that the ownership group is the same even though the title changed hands in 2020.
- ~~7.6.~~ We could believe that Ford would sell one parcel, for example parcel 178-320-013, but they did not indicate any plans to do so.
- ~~8.7.~~ Site 78: Consolidated lot makes an awkward "U" shape around 1730 and 1726 Lacassie Ave which are not included. Improvement: land value ratio would be higher without the gas station, which will require environmental remediation. "Assembled by a few owners" (page 7-41) does not seem like a good starting point for 106 low-income homes.
- ~~9.8.~~ Sites 79, 80, 81: Three story office complexes seem unlikely to be price competitive for low-income housing. All of these buildings are looking for new tenants per Colliers. The middle building is owned by a different parcel owner than the other two. We are concerned about placing high-density low-income

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housing directly next to the freeway, given health impacts from noise and pollution.

~~40.9.~~ Site 82: Home sold in 2021 for \$1.23m. New roof, new landscaping and new paint added in 2020 per the listing. We do not think it will pencil to replace these two homes with a fourplex. Would be more feasible with additional density.

~~41.10.~~ Site 87: We do not think it will pencil to replace 7 existing apartments with 15 apartments, given relocation and return requirement, recent increases in financing cost, two 10-foot side setbacks on a 50-foot-wide lot, the requirement to include 23-35 parking spaces, and two egresses for fire safety. This site would be more feasible with reduced parking minimums, reduced side setback requirements, and/or greater density.

~~42.11.~~ Site 89: Walnut Creek notes elsewhere in the Housing Element that this site has served as an emergency shelter for six winters in a row. No evidence that use will discontinue and if it did discontinue without a viable replacement, would be a big loss. If St. Paul's converted their parking lot to apartments, there would not be a place for their congregants or homeless residents who sleep in their cars to park. Staff at St. Paul's Church seemed surprised to hear they were included on the list.

~~43.12.~~ Site 90: 50 foot wide, 8800-acre lot will need to accommodate 10-foot side setbacks for residential, 12-16 parking spaces, plus two egresses, plus possible relocation and return for 3 leases. We think the combination of these factors make this an unlikely site.

~~44.13.~~ Site 93: This is the "Deacons Care Cottage" for the Walnut Creek Presbyterian Church which is on an adjacent parcel. No evidence that WCPC plans to sell this property or has another plan for the current use. 12 apartments would require 18-25 parking spaces and two fire egresses, which would be difficult on a small, narrow lot.

~~45.14.~~ Site 101: Meals on Wheels Diablo owns this property and has no plans to discontinue the current use. In a phone conversation with Lisa, a manager at MOW, on August 16, she said they needed an extra floor of office space and more parking for their workforce/drivers, if anything, and had not considered building housing on the property. While they indicated they may move in the future, this would increase demand for office space on another parcel in Walnut Creek.

~~46.15.~~ Site 102: Four story office onsite with \$8m property tax bill. Per EastBayOffice.com and Colliers, actively seeking new tenants for several suites.

~~47.16.~~ Site 112: Parcels are owned by the Contra Costa County Flood Control & Water Conservation District. Joe Smithonic the District writes: "The Flood



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Control District does not have any plans to sell or develop the property at this time since it is used by our Maintenance Division regularly for maintenance of the Walnut Creek channel and for storage of equipment/materials.”

~~18.17.~~ Site 114: The parcel next door is being developed into apartments, which means the developer almost certainly made an offer to the property owner of 1679 Carmel. If the property owner declined at the time, and financing and construction costs are higher now, but the permitted density is the same, we are skeptical this home will become apartments.

~~19.18.~~ Site 115: We are skeptical it would pencil for a developer to buy two separate parcels totaling a third of an acre, do a lot consolidation, provide relocation and return for 4 tenants, to build 14 total new units. Developer would need to include 18-30 parking spaces on a 1/3-acre lot. These assumptions would be more feasible with half the required parking and double the density (80 du/ac).

~~20.19.~~ Site 118: In a phone conversation with Matty Blevins, the leader of the church’s congregation, Mr. Blevins expressed interest in building low-income housing on this parcel via tiny homes, which would not make sense with the current R-8 zoning. We asked him to reach out to the City and HCD directly to discuss his plans.

~~21.20.~~ Given a 0% chance of adding exactly two, market-rate single-family homes, site should be rezoned for 30 du/acre or should be omitted from the inventory.

~~22.21.~~ Site 120: Oddly shaped lot reduces development potential. We are unsure that it will pencil to replace 5 homes with 19 homes. Development interest will be limited by noise and pollution from the freeway, which is immediately adjacent. We would prefer to see sites located a bit further from the freeway, for example by rezoning Contra Costa Gospel Church for denser multifamily development, or the largely empty parcels on Overlook Court.

~~23.22.~~ Site 121: Multistory apartment building with 61 existing tenants. Using the Turner Center’s Development Calculator Dashboard are skeptical that a 147-unit apartment building will pencil given the expense of providing relocation and return for 61 leases. Oddly shaped lot reduces development potential especially given WC’s high parking requirements. Complex was re-landscaped in 2012 and sold for \$20m in 2019, when the construction environment was much more friendly.

Absent express interest from the owner in developing this parcel, it should be rezoned for higher density to increase likelihood of development or omitted from the inventory.

- **Response: In response to all of the comments regarding the sites, the City included a “Reason for Selection” column on tables 7-9 and 7-15. All the**



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reasons for selection meet state requirements, as stipulated in the HCD Sites Inventory Guidebook. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.

- “Sites that we have concerns about. These are sites where development may be feasible, but we think it may be less likely than Walnut Creek is indicating and should have their development potential reduced to reflect a lower chance of development. We think a 50% buffer would be more appropriate for these sites than a 15% buffer.”
  1. Site 26: Stick frame for what appears to be a single home went up in 2015, and the frame has sat uncompleted since. In most recent photos unkempt boards block the property...does Walnut Creek have plans for this parcel that indicate two units will be built?
  2. Site 28: We believe this will be developed into housing, but the 2020 real estate listing is targeted at a single-family home buyer ("no cramped row-house-subdivision feel here!"), not a triplex developer.
  3. Sites 31 and 32: There are 9 homes being counted here, but the lot is potentially too narrow to support access to all the units' parking spaces. The entry / exit lanes would end up taking up a large part of the lot, leaving it with likely fewer homes than estimated.
  4. Site 33: Development interest will be limited by noise and pollution by the freeway, which is immediately adjacent. If this vacant parcel did not become housing in the last cycle, we are curious why Walnut Creek believes it will become housing in this cycle, given the exact same density but higher construction costs and financing costs.
  5. Site 34: Same owner since 1998, we are not sure why the parcel will be developed now, if the owner did not want to develop it in the past 24 years.
  6. Sites 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 (Shady Lane, Walden Road): These sites are all reused from the previous Housing Element, and Walnut Creek has received only one application to build, on one of the larger parcels (1394 Walden Road). That proposal is drawing fierce opposition from neighbors.
  7. It's possible that these will be redeveloped into denser housing, but it seems unlikely to us that five out of six parcel owners would sell in the next 5-6 years, given how long they have held each of the properties, the low tax rate on most of them, and the presence of recent tenant listings or improvements like solar panels.
  8. Site 50: Owner has held these parcels since 2013, before the 5th Cycle. We don't believe 100% low- and moderate-income housing will occur here unless

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the current owner is a low-income housing developer, which seems unlikely. Unclear why housing construction would be feasible now if it was not feasible during the 5th Cycle. We believe housing is possible here but would like to see a statement of intention from the property owner.

9. Site 56: Whatever kept this parcel from being developed into housing in the previous cycle will most likely prevent its development yet again. Since it is under PD zoning, we recommend obtaining lease information from the owner of the office park to see if the leases have a kickout clause or the owner intends to build housing.
10. Site 59: No evidence the property owner (St. Mary's Church) expressed interest in turning their parking lot into housing.
11. Site 61 and 62: These sites contain multiple parcels that have not been redeveloped despite being listed in the previous Housing Element cycle. Not clear there is enough incentive to redevelop these sites. If the City desires to redevelop these parcels, it should incentivize the redevelopment by changing the parking requirements.
12. Site 64: 1870 Olympic Blvd was renovated in 2010. It is likely that it will fetch a higher price given the recent improvements. The City should reassess the reasonable number of units that could be built here with 1870 Olympic removed.
13. Sites 65 and 67: Multiple healthy leases and a chain anchor including a bistro that has existed onsite for at least 20 years (author went on a first date there in high school). No evidence the use will discontinue.
14. Site 70: No evidence the current use (Honda dealership) will discontinue in the planning period.
15. Site 85: We're not sure it will pencil to replace a single-family home with a duplex, given recent construction costs and financing costs. Home was sold in 2018; listing notes "updated kitchen with granite counters, "updated bath."
16. Sites 91 and 92: The proposed project will likely pencil, but if any one of the three homeowners composing either parcel does not want to sell at any price, development will not be possible. There are plenty of reasons why people may not want to move. 10 Lacassie Court appeared to be remodeled in 2017 ("Viking range", "granite countertops").
17. Site 94: Two three-story office buildings, including a bank. Google Maps indicates 1777 N California has a "For Lease" sign out front. Not clear the existing use will discontinue.
18. Sites 97 and 98: Multistory commercial, numerous businesses onsite with seemingly healthy leases, no evidence the use will discontinue, seems unlikely

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a low-income housing developer would be willing to pay the land cost to acquire and demolish an existing 2 story commercial structure vs. other parcels.

19. Site 100: Parcel has a narrow shape that, combined with side setback and multiple egress requirements may limit development on that corner. Development potential should be reduced to fit.
20. Site 103: Appear to be multiple healthy businesses onsite (pizza, credit union, multiple fitness). It's definitely possible this turns into mixed use apartments, but given the health of the onsite businesses, we think the odds are lower than 88%.
21. Site 104: three different businesses onsite, one (a restaurant) has a new-looking façade and evidence of recent improvements, for lower income housing it seems like there would be easier sites
22. Site 106: Building was remodeled in 2008, per LoopNet, and appears to have a high-earning tenant (Dental surgery and implant provider). Parcel -005 tapers to a narrow point and would be difficult to develop given mandatory 10-foot residential setbacks.
23. Site 107: Two story office building at 675 Ygnacio Valley with many active tenants.
24. Site 108: Conversion from gas station use may require toxic waste cleanup. 33-44 parking spaces for 22 apartments will cover most of the ground floor; this would be more feasible with a smaller parking requirement or more density.
25. Site 109: Narrow lot presents challenges for add 61-82 parking spaces and include two fire egresses. Business has been onsite for 43 years and is currently accepting new patients; no evidence the use will discontinue. This lot would be more feasible with a lower minimum parking requirement.

**a. Response: In response to all of the comments regarding the sites, the City included a “Reason for Selection” column on tables 7-9 and 7-15. All the reasons for selection meet state requirements, as stipulated in the HCD Sites Inventory Guidebook. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.**

- “Feasible sites where we recommend changes:”
  1. Site 48: The gas station will require lots of environmental remediation and should be removed from the consolidated site.
  2. Sites 23, 24, 27, 28, 29, 30, 32, 34, 111: We would prefer that these vacant parcels, in high resource neighborhoods, were rezoned for greater density, to permit the inclusion of a low-income housing unit on these sites. Recent single-

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family homes built on large parcels in Walnut Creek are about the same mass as a 4-, 5-, or 6-plex with 800 sq ft/home would be.

3. Site 53: Whatever kept this parcel from being developed into housing in the previous cycle will most likely prevent its development yet again. We recommend changing the zoning designation from MU-C to MU-R which will increase the allowable density and increase the likelihood of residential development.

4. Site 117: We're concerned that whatever kept this parcel from becoming housing in the last cycle will prevent its redevelopment this cycle. This large parcel in a high resource single family neighborhood and adjacent to a bike trail should be rezoned for at least 15 du/ac, which would permit at least one lower income housing under Walnut Creek's inclusionary rules.

**a. Response: In response to all of the comments regarding the sites, the City included a "Reason for Selection" column on tables 7-9 and 7-15. All the reasons for selection meet state requirements, as stipulated in the HCD Sites Inventory Guidebook. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.**

4.

- ❖ **August 19, 2022**, – “We ask that you incorporate climate planning requirements that are measurable, meaningful, and reviewed at least annually. We have identified the ten following areas that must be incorporated into the Housing Element and have sufficient mitigations and be accompanied by an Environmental Impact Report and a detailed Climate Action or Resiliency Plan that has measurable goals and a GHG inventory completed and reviewed on an annual basis to drive and support and ensure the outcomes are achieved.”

1. Protect, restore and preserve our natural spaces and water: open space, hillsides, riparian habitats, vernal pools, waterways, shorelines, and wetlands.
2. Plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities.
3. Take bold action to reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy through an adjoining Climate Action Plan.
4. Implement policies that reduce energy consumption in existing homes as well as new construction.
5. Strengthen community and natural environment resiliency through climate adaptation and emergency planning efforts.
6. Protect and improve our agricultural lands and associated economy.

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7. Ensure transit-oriented development, focus economic development near housing or transit, reduce vehicle miles traveled and promote equitable access to jobs and services, especially for disadvantaged communities.
  8. Require innovative sustainable building practices and require design standards to utilize green infrastructure technology.
  9. Ensure that policies align with State and Local GHG emissions reduction and climate adaptation strategies.
  10. Develop housing policies alongside a draft EIR and CAP and include committal and implementable language.
- **Response: The City analyzed environmental constraints in Chapter 3 and Appendix B of the Housing Element. Based on the findings for this analysis, the City adopted five programs to help address environmental concerns in the City. Programs range from GHG emissions reduction to energy retrofits through home rehabilitation. Please see programs H-7.A through H-7.E in the Housing Plan.**

❖ **August 19, 2022** – “Here’s my detailed comments:”

1. We should plan also for the fact that neighboring cities will not meet their RHNA.
  - **Response: Every jurisdiction is responsible for their own planning and development, which will be monitored by the State.**
2. Growth is good! People like me brought money to Walnut Creek and its businesses; we should try to attract even more people!
3. Walnut Creek did not meet its RHNA for low-income housing for the previous period so it should try to make up for it.
4. Reduce or eliminate parking requirements to allow for more housing to be built.
  - **Response: Program H-4.B calls for a parking study, along with recommendations made to the Planning Commission and City Council for parking reductions changes supported -by such parking study.**
5. Objective review: The City should adopt an objective approval process for all proposed housing developments, unless they require a rezoning.
  - **Response: As stated in Section 3.3.6.3 of Chapter 3, the City offers a streamlined, objective review process for projects that meet the requirements of SB 330 and SB 35. The City of Walnut Creek complies with the Permit Streamlining Act and other State laws related to permit processing. Additional edits have been made to Section 3.3.6 to clarify the City’s permit process and identify programs being pursued for further streamlining.**

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6. Approval time: six months for many processes seems very high and the longest approvals are for reviews that are not necessary.
  - **Response:** *The City offers a streamlined, objective review process for projects that meet the requirements of SB 330 and SB 35. In addition, the Housing Plan includes a variety of programs to assist developers through education, feedback, financial assistance, streamlining, etc. Additional edits have been made to Section 3.3.6 to clarify the City's permit process and identify programs being pursued for further streamlining.*
7. Fees: they should be at least brought in line with other cities, and some eliminated completely. People bring more money to the City so in the long run it might make more money by reducing fees.
  - **Response:** *The City added complete information for its own fees in Section 3.3.5.3 of Chapter 3. The data found for other cities did not include supplemental data in the way Walnut Creek did, making the City's fees seem higher by comparison. For this reason, two "Total Project Fees" calculations are provided for Walnut Creek. One representing a comprehensive fee total and the other the C4 totals to allow for comparison with other cities. Based on the C4 fee study, Walnut Creek's fees are substantially below the average cost for single- and multifamily projects. In addition, Program H-2.N calls for a financial assessment with the goal of reducing permitting fees for 100% affordable projects.*
8. ADUs max size: they're so restrictive, they so blatantly make using SB9 financially undesirable, that it seems done on purpose to protect single family zoning. These limits need to be eliminated.
  - **Response:** *ADU size restrictions are established pursuant to state law. Program H-1.A has been strengthened to encourage and monitor ADUs. The program now states: "If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028." Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law.*
9. Minimum lot size: this is the reverse of above, imposing minimum lot sizes that are too high restricts what can be built, especially something that can be cheaper and increase overall supply. These minimums should be lowered across the board for all zones.
  - **Response:** *Minimum lot size restrictions are established pursuant to state law. See above response.*



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10. Most sites are not vacant. It seems unrealistic that they are sufficient to meet the target, the assumed conversion rate seems optimistic. They're concentrated around downtown where a lot has already been built, the vast majority of the City is low density with tons of opportunities for more housing. Single family zoning needs to go! I understand if a homeowner doesn't want a 5-story building next to them, but if someone complains about some 2 story townhomes, then their selfishness and entitlement shouldn't be reflected in Walnut Creek's policies. If it is legal to build a 4500 square foot, 5-bedroom mansion throughout Walnut Creek, it should also be legal to build four 1000 square foot condos.

• **Response:** Chapter 7, Sites Inventory, includes a comprehensive discussion of the methodology used to select the sites. The HCD Sites Inventory Guidebook was utilized during this process, along with decades of Walnut Creek development data and market trend data. **Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in a redline version of Chapter 7.**

11. Many sites planned for low income are specifically very close to highways, this is not as bad as demolishing black neighborhoods to build highways, but it seems that it's 2022 and we're still trying to keep segregation alive.

• **Response:** The majority of the sites were selected near the Core Area of the City. Although these environmental concerns need to be considered for mitigation purposes, there is a significant market demand for housing near transportation, as well as a need for lower-income individuals to have access to transportation and services.

12. "Essential workers" projects: anti housing people benefit from the work of teachers, firefighters, retail and hospitality workers, but don't want to allow them to live in their community, expecting them to just commute hours every day. I would love to see programs tailored for essential workers, from people that work in childcare to the ones that assist seniors.

• **Response:** The majority of the sites were selected near the Core Area of the City. Although these environmental concerns need to be considered for mitigation purposes, there is a significant market demand for housing near transportation, as well as a need for lower-income individuals to have access to transportation and services.

13. Tiny homes: they're a no brainer for homelessness, especially if built on church properties. I heard that some projects had issues in the past (e.g., defending church parking that no one uses). All sorts of obstacles should be removed, including updates to zoning if needed.

• **Response:** Program H-6.C supports the development of housing built on parcels operated by faith-based organizations.



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14. Office/Retail conversion: it seems that the Housing Element addresses it, but I just want to reiterate, as someone working for a company that went fully remote and is stuck with tons of empty offices, we need to convert offices into housing. A similar argument can be made for retail, since a lot has been moving to e-commerce.

- **Response: The Sites Inventory was drafted with this under consideration. Section 7.7 of Chapter 7 discusses the feasibility of non-vacant sites. Additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in the redline version of Chapter 7.**

15. Update criteria for environmental review: CEQA and environmental laws are used to block high density housing which is incredibly better for the environment. I wonder if the City can update its criteria for housing and environmental planning, to consider how smaller housing uses less energy, and incredibly lower amount of water (no lawns), to promote such projects and discourage single homes.

- **Response: Program H-4.A provides for the streamlining of the environmental review process through implementation of SB 375.**

❖ **August 19, 2022** – “In order to meet ambitious housing needs the City of Walnut Creek needs to prioritize hiring more staff. Since we are in a “housing crisis” many of the timelines for implementation, especially in the affordable housing area, need to be expedited. (Specifics to follow).”

1. Since Walnut Creek has a successful record on filling above moderate housing, the City should spend more staff time, emphasis, funding, and guiding policies on meeting the EL, VL and L categories on housing by income.

- **Response: Program H-2.M stipulates that the City will adopt a formal policy for expedited review and permitting for affordable housing.**

2. The City should 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).

- **Response: Program H-2.M stipulates that the City will adopt a formal policy for expedited review and permitting for affordable housing.**

3. Below are suggestions from affordable housing stakeholder meeting:

- Quicker entitlements allow project to be financed/completed sooner.
- Create design guidelines set up with checklist of objective standards and reduce call backs to design review.
- It would be helpful to have a Housing Element that provides a map of best tax credit locations.
- The City should address the restrictive height limits.

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- Requirements to build in a mixed-use area is particularly difficult and more expensive.
  - There is no public funding to support mixed use for affordable housing developers. Walnut Creek has a slew of mixed-use classifications.
  - Developers need more flexibility.
  - The City should look for lower opportunity sites that have better transit access and that don't require a parking structure.
  - The fees for public facilities are too high.
  - Affordable housing properties have lots of people apply but are not qualifying. Received 250 applicants at Oaks Apts. since February. There is a minimum income for the property at \$53,000 and lots of people are not qualifying.
  - Ivy Hill Apts. has also had a hard time qualifying people because the HUD program has changed.
  - Wait lists on the City website re: affordable units that are available are too long.
  - Can't compete with developers who have access to low cost of capital.
  - Uncertainty of hard costs to build is the biggest impediment to new housing construction.
  - City should understand streamlining provisions of law and step aside to allow 100% affordable housing happen.
  - Office commercial used to convert to residential with conditional use permit
    - **Response: The Housing Plan includes a number of programs to help developers, such as technical assistance, menu of incentives/concessions for developers, funding for affordable housing, Density Bonus Ordinance education, affordable housing development prioritization and expedition, reduction of fees for 100% affordable projects, and many more. See additional supportive programs as summarized in the revised AFFH Contributing Factors and Programs Table B-2419, found in Appendix B and incorporated by reference into the Housing Plan.**
4. The 21 census tracts indicate 18 at high or highest resource and 3 at moderate resource. There are no low resource or disadvantaged resource areas. Most of the infill housing projects are using the density bonuses to build one moderate- or low-income unit with the others being above market. Look for more sites outside of the Core that would accommodate fourplexes and rezone them. There is focus on low and market-rate housing and the missing middle needs specific attention.

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- **Response: Programs H-2.R, H-6.G, and H-6.H provide for housing mobility and the development of “missing middle” housing. The City has also added Program H-6.J that has a suite of actions to improve housing mobility and provide missing middle housing. See additional supportive programs as summarized in the revised AFFH Contributing Factors and Programs Table B-2419, found in Appendix B and incorporated by reference into the Housing Plan.**
  - **In addition, the City has a number of single-family neighborhoods zoned to Missing Middle densities, including the area on the west side of Oak Road, approximately one-half mile south of the Pleasant Hill BART station; and the neighborhoods along Overlook Drive and Buena Vista Avenue within one-half mile of the Walnut Creek BART station.**
5. The seventeen specific plans have boxed us into less flexibility.
6. There is concern that these reused sites won’t produce the needed amount of affordable housing. The City should commit to annual progress reviews that would trigger policy changes, rezoning, and additional streamlining to meet RHNA numbers.
- **Response: As a part of this Housing Element, the City will submit an Annual Progress Report to HCD. HCD will use this report to determine if our programs are effective and if the City is making enough progress to meet the RHNA.**
7. ADUs are listed to be permitted in many areas. How do you propose to add ADUs to the housing stock for WC for low-income housing when the financing method for low income landowners is not yet in place and most funding requires using equity from a home or a traditional loan that isn’t available to low-income owners?
- **Response: Program H-1.A includes the development of pre-approved ADU designs and permit-ready construction plans, which will significantly decrease the cost of development for applicants. Through edits proposed in 2023, Program H-1.A has been strengthened to further encourage and monitor ADUs. The program now states: “If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028.” In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law.**
8. Page 161 of the draft lists Supportive Housing and that they are permitted in all residential district if less than 50 units and permitted by-right. How much Supportive Housing was built in the 5th Housing Element Cycle? How much is identified for the 6th Cycle? What land use classification should I look for?

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- **Response:** *HCD does not track the development of supportive housing through its Housing Element Annual Progress Report. Please request this information separately.*
9. The City allows mobile home and manufactured homes to be constructed in all single residential zoning. Do we actually have any in Walnut Creek?
- **Response:** *HCD does not track the development of manufactured housing through its Housing Element Annual Progress Report. Please request this information separately.*
10. Outreach – While outreach was not restrictive, it's also not clear what intentional outreach was done to engage the low-income and BIPOC residents and their responses. Comments from stakeholders.
- **Response:** *Please refer to Appendix B, Affirmatively Furthering Fair Housing Analysis for a comprehensive description of the outreach efforts taken by the City (p. B-2).*
11. Many site selections for affordable housing were identified on the 5th Housing Element that are being listed again. What changes does the City plan to adopt to actually get housing built on these sites?
- **Response:** *The City included sites from the 5<sup>th</sup> Cycle Housing Element, pursuant to HCD's Sites Inventory Guidebook requirements. Pursuant to these requirements, the Housing Plan includes Program H-2.S to allow by-right residential development on non-vacant, lower-income sites used in the previous sites inventory.*
12. The City should commit to percentage for newly proposed ½ cent sales tax.
- **Response:** *This is not a requirement for housing elements.*
13. The City should implement tax on completed sale of real estate transactions over \$500,000 to be paid by the seller. Deposit into local affordable housing trust fund.
- **Response:** *This is not a requirement for housing elements.*
14. The City should identify new funding for financial and technical support for CLTs, tenant council, co-ops, etc.
- **Response:** *Program H-2.A stipulates that the City will pursue state and federal grant funding to develop affordable housing. This includes funding for nonprofits to generate more housing units.*
15. Provide right of 1st offer and right of refusal for tenants, CLTs and non-profits.
- **Response:** *This is not a housing element requirement.*
16. Adopt Anti-Harassment Ordinance to prohibit landlord harassment and constructive eviction actions.

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- **Response: Programs H-6.A through H-6.F provide resources and support for renters, including landlord harassment.**

17. Promote policies that encourage community ownership and stewardship of land to develop affordable housing, such as community land trust models.

- **Response: This is not a housing element requirement.**

18. Develop a program to subsidize the cost of reasonable modifications to make housing accessible for people with disabilities.

- **Response: Program H-3.A will help provide CDBG, CSG, and Homeless Services Fund monies to organizations providing support services. These funds will also be available for reasonable accommodations.**

❖ **August 26, 2022** – “The Partnership for the Bay’s Future (“PBF”) is a public-private-nonprofit partnership working to create a more livable Bay Area in which diverse people of all walks of life can afford to live and thrive... We believe the following policies can play an important role in meeting the requirements of this housing element and supporting thriving communities, and we request that Walnut Creek include them in the next housing element draft:”

#### 1. Favorable Zoning and Land Use

- Make multifamily infill easier to develop, allow, require or encourage multifamily housing in more places, and allow or encourage missing middle housing in single-family neighborhoods

- **Response: Programs H-2.R, H-6.G, and H-6.H provide for housing mobility and the development of “missing middle” housing. The City has also added Program H-6.J that has a suite of actions to improve housing mobility and provide missing middle housing. See additional supportive programs as summarized in the revised AFFH Contributing Factors and Programs Table B-2419, found in Appendix B and incorporated by reference into the Housing Plan.**

⊖ In addition, the City has a number of single-family neighborhoods zoned to Missing Middle densities, including the area on the west side of Oak Road, approximately one-half mile south of the Pleasant Hill BART station; and the neighborhoods along Overlook Drive and Buena Vista Avenue within one-half mile of the Walnut Creek BART station.

- Provide incentives for affordable housing development

- **Response: The Housing Plan includes 20 programs (H-2.A through H-2.T) to support and incentivize affordable housing development. Recent edits to several supportive programs are summarized in the revised AFFH**

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**Contributing Factors and Programs Table B-2419, found in Appendix B and incorporated by reference into the Housing Plan.**

- Provide incentives for affordable ADUs and "missing middle" housing
  - **Response:** *The Housing Plan includes a number of programs to incentivize “missing middle” housing (see previous response). In addition, Program H-1.A states the City will approve pre-approved ADU designs and permit-ready construction plans to incentivize the development of ADUs. Through edits proposed in 2023, Program H-1.A has been strengthened to further encourage and –monitor ADUs. The program now states: “If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028.” In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law.*

#### 2. Accelerating Production Timeframes

- Streamline development approvals and environmental review process for multifamily housing
  - **Response:** *Program H-4.A provides for the streamlining of the environmental review process through implementation of SB 375.*
- Streamline permitting process for multifamily housing
  - **Response:** *The City offers a streamlined, objective review process for projects that meet the requirements of SB 330 and SB 35. In addition, the Housing Plan includes a variety of programs to assist developers through education, feedback, financial assistance, streamlining, etc. Additional edits have been made to Section 3.3.6 to clarify the City’s permit process and identify programs being pursued for further streamlining.*

#### 3. Reducing Construction and Development Costs

- Ensure local requirements are not making development more expensive without requisite benefits
- **Response:** *Chapter 3 of this Housing Element analyzes the development process to ensure the planning process does not pose a constraint to development. Programs H-4.A through H-4.H address any constraints. Additional analysis was added to Chapter 3 to expand the discussion of zoning and permitting constraints. Furthermore, Program H-4.K - Building Envelope Analysis was added to “Conduct a building envelope*



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**analysis needs assessment to determine the maximum amount of residential development capacity on individual parcels citywide and understand the gap between existing and maximum capacity.”**

- Actively support the use of modular and factory-built construction methods
    - **Response:** *Please see Chapter 3, Section 3.4.3 – Manufactured Housing, Mobile Homes, and Mobile Home Parks. Modular housing falls under the manufactured housing definition.*
  - 4. Providing Financial Subsidies: Generate new or dedicate existing revenue for affordable housing
    - **Response:** *The Housing Plan includes programs H-2.A through H-2.C, which dedicate funding for affordable housing development.*
  - 5. Advocating for Rent Control and Just Cause for Eviction Policies
    - Adopt or update rent stabilization policies
      - **Response:** *This is not a housing element requirement.*
    - Adopt or update just cause eviction policies
      - **Response:** *This is not a housing element requirement.* Advocating for Community Land Trusts (CLTs): Support the formation and operation of community land trusts
      - **Response:** *This is not a housing element requirement.*
  - 6. Advocating for Inclusionary Zoning and Impact Fees: Create or review/update inclusionary housing (including in-lieu fees) and commercial linkage fee requirements
    - **Response:** *The City already has an Inclusionary Housing Ordinance, which requires a minimum of 6-10% of all housing units to be affordable.*
  - 7. Inventory of Sites: Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas
    - **Response:** *The Sites Inventory was prepared with access to transportation, services, and resources in mind. The sites provide residents with the opportunity to easily access such services.*
- ❖ **August 31, 2022** – “I found in reading the Draft Housing Element for Walnut Creek, lists of goals and proposed assistance where no specific numbers or benchmarks are given...[In addition] without major streamlining of the permitting process, changes in the zoning regulations and assistance to those entities wanting to develop affordable housing, it’s hard to see how the city will get closer to its current RHNA goals...[Furthermore,] The City needs to expand their definition of ADU’s beyond the pre-approved plans for detached new builds already allowed.”



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- **Response:** Response from staff over email clarifies that the City does allow other forms of ADUs beyond those included in the upcoming Permit Ready ADU program, including garage conversions. Additionally, in some cases the City's regulations are less stringent than the ADU standards contained in state law. For example, state law allows the City to require parking for many ADUs, but the City's regulations do not require any at all.

It is also important to note that, per HCD comments, the City added more specific commitments to the programs. Through edits proposed in 2023, Program H-1.A has been strengthened to further encourage and monitor ADUs. The program now states: "If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028." In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law.

Furthermore, regarding streamlining practices, the City offers a streamlined, objective review process for projects that meet the requirements of SB 330 and SB 35. In addition, the Housing Plan includes a variety of programs to assist developers through education, feedback, financial assistance, streamlining, etc.

- ❖ **September 5, 2022** – "The large above ground transmission lines run through downtown all the way from the 680 freeway to the other side of Ygnacio Valley...As we understand it, housing cannot be built underneath the power line. Here are some examples of properties that are impacted: [Sites 89, 94, and 55]"

- **Response:** Response from staff over email clarifies that Walnut Creek has long taken the electrical transmission line into consideration for city planning purposes and housing sites analysis in particular. The transmission line is located within a 100-foot-wide right-of-way easement that generally precludes any new structures. In addition, City staff provided examples that show higher-density development is feasible. Note that additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in the redline version of Chapter 7. Below are City comments addressing the concerns for the three sites mentioned by East Bay for Everyone:

- Site 89 (1901 Trinity Ave.) – St. Paul's Episcopal Church (the owner of the property) deemed none of these issues to be insurmountable.
- Site 94 (1777 N. California Blvd.) – The existing office building on this lot demonstrates its development feasibility. In addition, the City did take into account the transmission line when determining the realistic carrying capacity for new residential development.

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- ***Site 73 (1840 and 1890 N. Main St.) – The Planning Department has received multiple recent inquiries from developers who are aware of the power lines and are seeking to build housing on that lot. Furthermore, in June 2023, a developer submitted a preliminary application to construct a 118-unit 100% affordable residential development at 1890 N. Main St.***
- ❖ **September 7, 2022** – “RCAA definitions are slightly out of date...HCD released a draft RCAA tool very recently...It is an official tool and likely better than the consultant definition.”
  - ***Response: During the first review, they asked for local data and knowledge, which was provided.***
- ❖ **September 20, 2022** – “[ADU hookup fees] are prohibitive. This would be a great addition to the policies section but my understanding is that a policy change would need to happen at the County level.”
  - ***Response: Response from staff over email clarifies that water, sewer, and schools are all provided by independent districts, over which the City and County have no control. Although utility fees are a financial constraint to the development of new housing, they fall outside of the City’s jurisdiction.***
- ❖ **October 25, 2022** – “It would make a lot of sense to rezone this neighborhood (Resident provided a screenshot of a specific neighborhood in the San Miguel area) for multifamily housing”
  - ***Response: Response from staff over email clarifies that about a quarter of the area is located in the unincorporated County. However, about half of the portion that is in the City is already zoned multifamily residential. The City has seen quite a bit of new residential development in this area. The other areas have more topographic challenges and poorer access to downtown. As such, the City does not have plans to rezone.***
- ❖ **December 15, 2022** – “Very little of the Sites Inventory is planned for the [outer parts of the City]. Sure those areas are more single family, but our letter proposes rezoning 1) The Shadelands commercial parcels, 2) parcels that abut any of the bike trails, and 3) parcels in [single family areas] to permit triplexes or fourplexes by right. [In addition, for Site 121], the developer would need to provide relocation and return for 61 tenants to build a net of 86 new apartments. We are skeptical that would pencil under Walnut Creek’s proposed development standards.”
  - ***Response: Response from staff over email clarifies that the General Plan has long focused new residential development to the Core Area, where there is convenient access to shops, services, transit, and parks, without the need for a car. With two-thirds of its housing stock consisting of multifamily dwellings, Walnut Creek provides a wide variety of product types at various price points. In an effort to provide additional areas of housing opportunity, Program H-6.J.***

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**Housing Mobility. States: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. Collectively the new and revised housing mobility programs summarized on the revised AFFH Contributing Factors and Programs Table (found in the the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation. In addition, the City has already rezoned several single-family neighborhoods surrounding the Core Area to multifamily residential. Regarding Site 121, the property currently contains a two-story wood frame apartment building constructed in 1957 with 57 one-bedroom apartments. Prior to the pandemic, the owner expressed an interest to staff regarding the redevelopment of the site. The City used conservative assumptions to estimate the number of units. Note that additional analysis took place in 2023, resulting in deletions and additions of some sites, as identified in the redline version of Chapter 7.**

- ❖ **January 8, 2023 — Sustainable Walnut Creek.** “A bold idea recently surfaced that identifies the three parking lots at Civic Park to be part of a microgrid housing development with underground parking. The vision is to have three midrise mixed-use structures providing affordable housing. The community scaled microgrid/battery backup and the proposed net zero energy components of the project helps in achieving the State’s AB 1279 goals, speaks to the Housing Element as well as the Sustainable Action Plan and becomes a new income source for the City. Is it possible to include the Civic Park Parking lots in the identified property list for the Housing Element?”
  - **Response:** *Response from staff over email indicates that while an intriguing suggestion, it wouldn’t be possible as part of the Housing Element Update as the process is too far along, and such a change would require significant review under the California Environmental Quality Act (CEQA) for the necessary General Plan and Zoning Ordinance Amendments. Additionally, the City would need to conduct significant public outreach and community engagement for a change like that in a City Park.*
- ❖ **January 12, 2023 -** “You will recall that 350 Contra Costa Action sent you a letter dated August 18, 2022 about our concerns with the earlier draft Housing Element Update. We have reviewed the final draft, and want to register our disappointment that changes were not made to better address the climate emergency. Most importantly, the plan does not:
  - Ban natural gas in new housing. Doing so is vital to meeting H-7.2 and H-7.4, as well as to align with the guidance of BAAQMD and the clear directive of CARB...
  - Encourage higher density residential and mixed-use buildings downtown and along major arterial streets. As is widely recognized, higher density housing adjacent to transit, commercial, cultural and recreational facilities in less building and transportation energy, as well as water demand.

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- Townhomes ought to also be allowed under the SFH land use designation
  - To increase new housing opportunities, there should be a new Mixed-Use, Flexible designation
  - Provide financial support for affordable housing and remove governmental constraints.
    - **Response:** The Housing Element includes five programs (H-7.A–E) to help mitigate environmental pollution. In addition, the City has already rezoned much of the downtown Core Area to encourage higher densities through multiple specific plans. In addition, the Housing Element sites are primarily concentrated in the downtown area, closer to public transportation. In an effort to provide additional areas of housing opportunity, Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...” In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law. Collectively the new and revised housing mobility programs summarized on the revised AFFH Contributing Factors and Programs Table (found in the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation.
- ❖ **January 12, 2023** - “I am concerned that the Housing Element appears not to be providing items required by HCD in HCD’s review letter of December 5, 2022. Please revise the Housing Element accordingly.
- **Response:** The revised draft Housing Element responds to all of HCD’s comments contained in the December 5 letter. City staff also coordinated closely with HCD staff to discuss possible changes that would satisfy HCD’s concerns. New and revised programs in Chapter 8 expand the scope and level of commitment for actions that will support housing element goals. Between January and July of 2023, additional edits have been proposed to be responsive to HCD comments. Please see the Consolidated Addendum or the redlined Housing Element chapters for a complete record of the changes.
- ❖ **January 13, 2023 — Kevin Burke.** “I’ve been listening to the Planning Commission hearing from last night. I have not been on the calls you’ve had with HCD, but I guess what I would say is that my interpretation of what HCD has been saying, and what you and the consultants have been saying, are just very different. I would guess you’ve got about a 15% chance of HCD certifying this draft. Provided information on other cities who faced challenges getting certified].
- **Response:** Response from staff over email indicates that a number of conversations have taken place with the City’s HCD reviewers so that the City

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can adequately address all concerns. Between January and July of 2023, additional edits have been proposed to be responsive to HCD comments. Please see the Consolidated Addendum or the redlined Housing Element chapters for a complete record of the changes.

Regarding the comparison to other cities, it is fair to say that from a city planning perspective, Walnut Creek has already long since done what many other cities are now proposing to do as part of their 6th cycle Housing Element. For example, multi-family residential dwellings have constituted a majority of the homes in Walnut Creek since 1970, and now make up about two-thirds of the City's existing housing stock. Additionally, approximately a quarter of the City's existing housing stock is "missing middle" housing, and the City still has a large amount of appropriately zoned land that can accommodate even more (including several single-family neighborhoods that have already been rezoned).

However, in an effort to provide additional areas of housing opportunity, Program H-6.J. Housing Mobility states: "In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence..." . –In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law. Collectively the new and revised housing mobility programs summarized on the revised AFFH Contributing Factors and Programs Table (found in the Housing Plan) would produce 200 units in addition to the City's RHNA allocation.

Each city is unique in its challenges and opportunities, and the City feels that the final draft Housing Element Update successfully addresses the needs of Walnut Creek and state law.

- ❖ **January 17, 2023 – East Bay for Everyone.** "The new draft contains some improvements over the first draft, but is still inadequate for achieving compliance with state Housing Element law...Sites do not meet HCD guidelines for inclusion and will not lead to the production of 5800 homes...The programs added consist of fixes required by state law, education about state programs (SB 9), or extension of existing Walnut Creek programs, and do not loosen any of Walnut Creek's governmental constraints." Comment also included a series of program and edit suggestions for the following:

- Lack of rezoning
- Small buffer
- Tree preservation costs for developers



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- Height limits as a constraint
- Sustainability of nonvacant sites (refers back to a previous comment that provides site-by-site feedback)
- Lack of substantial changes through new programs
- Senate Bill 9
- Bicycle plan
- ***Response: New and revised programs in Chapter 8 expand the scope and level of commitment for actions that will support housing element goals, including housing production. Program H-4.C in particular will result in greater clarity of the development process and serve to advance permit streamlining. In an effort to provide additional areas of housing opportunity, Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law. Collectively the new and revised housing mobility programs summarized on the revised AFFH Contributing Factors and Programs Table (found in the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation.***

- ❖ **January 15, 2023 — Ashley James.** “The overall spirit and intent of the State’s closer scrutiny of local housing regulations is for local jurisdictions to work towards undoing the harm caused by exclusionary zoning and work towards allowing more types of housing by-right. With that goal in mind, the resources expended on this cycle’s Housing Element should have been directed to reflecting on how existing measures and regulations are a constraint toward achieving these goals and drafting bold programs to undo those constraints. Instead, it appears that staff used the City’s resources to justify - illogically - how the valid concerns raised by the State are not actually constraints.

For example, the reasons staff have provided for why Measure A is not a constraint to housing development is that no developer has asked to exceed that height, and that if they have, they used State Density Bonus to get around it...The uncertainty and additional cost borne by the developer in this case effectively makes Measure A a deterrent to developing housing. The Element should instead include a program to remove the constraint produced by Measure A.

Another example is staff’s response to the comment regarding PD zoning – it’s not a constraint because developers have been using State streamlining laws to avoid it, and recent developments have been above the permitted density. This statement...doesn’t address the additional costs and time borne by the developer to obtain a permit in a PD

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district, the subjective findings, nor whether the additional density of recent developments is due to State Density Bonus law..”

- ***Response: Measure A language was revisited to articulate the analysis in a more comprehensible manner-, and the cumulative impacts discussion was clarified. In addition, City staff coordinated closely with HCD staff to ensure that HCD comments were addressed appropriately. Edits proposed in July 2023 provide further commitments to evaluate Measure A and take additional actions if needed. See the revised language in the July Consolidated Addendum or in the redlined Housing Plan.***
- ❖ ***January 16, 2023 — Jan Warren.*** “Since Walnut Creek always meets its RHNA numbers for above moderate housing, the primary focus should be on more affordable housing of different types as mentioned by the public. 45% of the housing requirement is for EL, VL and L income. [Provides a list of program suggestions].” Program suggestions include: waive some fees, consider a trust fund, adequately fund the department, support housing construction outside of downtown, and provide more shelter space. Comments were also made to improve the content and timeliness of the Housing Element webpage. Regarding the Sites Inventory, comment included that substantial evidence is needed for nonvacant sites, ADUs are supported, need more middle income housing, and should provide zoning changes for additional sites.
  - ***Response: City staff coordinated closely with HCD staff to ensure that their comments were addressed appropriately. There are many programs specifically to address lower income housing including H-2.A, H-2.N, and H-2.0. See also a summary of related actions designed to provide lower income housing in the context of AFFH in the revised AFFH Contributing Factors and Programs Table B-1924, found in Appendix B and incorporated by reference into the Housing Plan.***
- ❖ ***January 17, 2023 — East Bay For Everyone.*** “We are pleased to see some zoning changes were made for various housing types; however, we were disappointed to find several other areas outlined in a letter dated December 5th from HCD were not addressed. We are concerned that this may cause Walnut Creek’s Housing Element to be deemed noncompliant. Therefore, we ask that you complete another review of the comments in the December 5th letter to ensure the necessary changes to bring the housing element into compliance are made before final submission.” Summary of feedback:
  - Sites do not meet HCD guidelines for inclusion and will not lead to the production of 5,800 homes.
  - The programs added consist of fixes required by state law, and education about state programs
  - (SB 9), or extension of existing Walnut Creek programs, and do not loosen any of Walnut Creek’s governmental constraints.



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- We suggest several programs that would help preserve, improve or add to Walnut Creek’s housing stock.
- ❖• [Provides a list of program suggestions for the following:]
  - Zoning for housing types and emergency shelters
  - Sites inventory
  - Density bonuses
- **Response:** *City staff coordinated closely with HCD staff to ensure that their comments were addressed appropriately. New and revised programs in Chapter 8 expand the scope and level of commitment for actions that will support housing element goals. Edits proposed in July 2023 include an effort to provide additional areas of housing opportunity. Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law, and Program H-1.A supports ADUs. Collectively, these and other –housing mobility programs (summarized on the revised AFFH Contributing Factors and Programs Table and found in the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation. Additional edits proposed in July 2023 address development regulations, including: H-2.U, H-4.B, H-4.I, H-4.J, H-4.K, and H-6.K.*
- ❖ January 17, 2023 – Walnut Creek Homeless Task Force. “  
Promoted Policies and Programs to incentivize more affordable housing including.
  - Reduce or waive impact fees for 100% affordable development.
  - Permit Streamlining: Add a timeline to review and discuss compliance with the Permit Streamlining Act and intersections with CEQA and add or modify programs as appropriate.
  - Housing Trust Fund: Create a WC housing trust fund. Commit to a % of the annual sales tax receipts from Measure O to go into a housing trust fund or be set aside until one is created.
  - Funding for Housing Programs:- Add a Housing Element program to adequately fund the development department and identify positions responsible for different areas of the Housing plan.
  - Missing Middle Program: add a missing middle program similar to Concord and San Ramon proposing to establish a targeted number of units: i/e. 150-200 units. This may require rezoning but could add a significant number of homes for young families that are currently faced with moving out of the area due to the lack of affordable housing.
  - **Response: See above response**

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- ❖ **January 24, 2023** - “We are pleased to see some zoning changes were made for various housing types; however, we were disappointed to find several other areas outlined in a letter dated December 5th from HCD were not addressed. We are concerned that this may cause Walnut Creek’s Housing Element to be deemed noncompliant. Therefore, we ask that you complete another review of the comments in the December 5th letter to ensure the necessary changes to bring the housing element into compliance are made before final submission.” [Provides a list of program suggestions for the following:]
  - Zoning for housing types and emergency shelters
  - Sites inventory
  - Density bonuses
  - **Response:** *City staff coordinated closely with HCD staff to ensure that their comments were addressed appropriately. New and revised programs in Chapter 8 expand the scope and level of commitment for actions that will support housing element goals. See above responses for additional details.*
- ❖ **January 24, 2023 — Robert Garuti.** “I hope the Housing Element will be changed substantially or rejected by the State, given the lack of reform in local regulations, especially zoning...” Lack of supply is the biggest problem, and that is mostly due to restrictions from local government. Biggest issue is lack of rezoning. Also recommends amendments to parking requirements, objective review, approval time, fees, ADUs, lot size, and environmental review.
- ❖ **March 10, 2023 – TransForm.** In our previous letter we offered a suite of smart parking policies we believe are best suited to Walnut Creek:
  - Require unbundled parking for certain transit-oriented developments. This is easier for
  - building managers to implement now with new parking tech tools like Parkade.
  - Encourage developments to subsidize transit passes in return for reduced parking
  - provision.

We believe these policies must be considered as they would greatly benefit the Walnut Creek and create safer and healthier communities. As with other cities like San Jose and Alameda, parking reform packages can be passed even if not identified as a program in your Housing Element and we are committed to assisting cities in this endeavor.

  - **Response:** *The City invites Transform to participate in the effort to amend the parking regulations (Program H-4.B).*
- ❖ **March 20, 2023- Kevin Burke.** Walnut Creek continues to avoid making many concrete commitments to do anything. For example, the mid-cycle review promises only to

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“evaluate” it doesn’t promise to actually make any changes to zoning if they are falling short of their target. How many parcels would be affected by the lot size changes.

- *Response: Edits proposed in July 2023 include an effort to provide additional areas of housing opportunity. Program H-6.J. Housing Mobility states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, Program H-6.G is to codify Senate Bill 9 with allowances that go beyond state law, and Program H-1.A supports ADUs. Collectively, these and other housing mobility programs (summarized on the revised AFFH Contributing Factors and Programs Table B-2419, found in Appendix B and incorporated by reference into the Housing Plan) would produce 200 units in addition to the City’s RHNA allocation.*

Additional edits proposed in July 2023 address development regulations, including: H-2.U, H-4.B, H-4.I, H-4.J, H-4.K, and H-6.

The revised Mid-Cycle Review Program now states: “If unit production is not achieving anticipated progress identified in program goals, programs are ineffective or constraints are identified -the City shall take action to develop alternative strategies, including amending development standards and initiating a rezoning program to identify additional sites as necessary to achieve the anticipated progress.”

## **PUBLIC ENGAGEMENT PLAN**

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# FINAL Community Outreach and Engagement Plan

HOUSING AND SAFETY ELEMENT UPDATES

*Revised January 12, 2022*

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# City of Walnut Creek Housing and Safety Element Updates

## Community Outreach and Engagement Plan

### 1. Introduction

The Community Outreach and Engagement Plan (Engagement Plan or Plan) summarizes the strategies and process the City of Walnut Creek (City) and the Harris & Associates (Harris) will use and follow to engage the public and other stakeholders in the preparation of the Housing and Safety Elements Updates.

The Plan guides and prioritizes City efforts, first summarizing goals, and guiding principles for public engagement, followed by summaries of specific outreach methods employed during the planning process for each Element. Importantly, this Plan will address how engagement strategies will be adapted to achieve the goals of the Engagement Plan considering COVID-19, while ensuring the process is safe and accessible to residents.

#### 1.1 Purpose

The purpose of the Engagement Plan is to ensure residents, property owners, businesses, community-based organizations, and public agencies (collectively referred to as “stakeholders”) are actively involved in updating the City’s Housing Element and Safety Element of the General Plan. Government Code Section 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

Engaging the community in the planning process and incorporating feedback is essential to ensuring that the General Plan reflects the priorities of the community it serves and that the strategies for achieving those goals are feasible, equitable, and can be implemented efficiently with support from the community. The outreach effort may evolve and change from that published in the Final Plan at the City’s discretion to meet the program needs and coordinate with other related planning efforts.

#### 1.2 Public Engagement Goals

The goals of this outreach and engagement effort are to:

##### Raise Awareness

Stakeholders must be aware of the Housing and Safety Element Update process in order to participate. Provide information on the General Plan including the Housing and Safety Elements to inform stakeholders about these documents and why they are important to the community.

##### Community Involvement

- Maximize Participation - provide a public process that maximizes participation from all stakeholders and facilitates compliance with state laws and requirements for community involvement. More specifically, State law requires the local planning agency to provide opportunities for the involvement of the community. Such involvement should include public



agencies, public utility companies, community groups, and others through hearings or other appropriate methods (Gov. Code § 65351). Government Code Section 65357 requires that copies of the documents adopting or amending a general plan, including the diagrams and text, shall be made available to the public. The California State Department of Housing and Community Development (HCD) requires that the City make a diligent effort to include all economic segments of the community in the development and update of the Housing Element.

Every effort will be made to engage stakeholders of all economic segments, such as:

- A landing page on the City's website that provides a user-friendly, interactive platform with a link to the community survey and public participation blog.
  - Utilize a community survey to solicit input and participation.
  - Public participation blog that can record more comments than a simple survey and reveal a greater sense of community members' impressions and concerns about housing needs and plans for development.
  - Computer simulations of housing development proposals showing all housing types and locations.
  - Paper copies of information available at City Hall and sent to known community groups and school districts.
  - Consideration for the composition of your target audience and use communication tools that are language-appropriate, culturally sensitive, and grade-level readability.
  - Direct invitations to community groups and residents to participate in the process via Nixle notifications through email and text, postcards, and social media targeted ads.
  - Regular ads and announcements on local radio stations and newspapers that reach residents in Chinese, English, Russian, and Spanish
  - Stakeholder participation opportunities announced at City Council and Planning Commission meetings.
  - Information on the Housing and Safety Element Updates (including all opportunities to learn more and participate in the process) displayed regularly on the City's social media sites (including Facebook, Instagram and Twitter).
  - Request that community groups and school districts share public engagement opportunities, such as surveys, workshops, etc.
  - Providing draft copies of the housing element to all stakeholders.
  - Informational displays at community events to enhance interaction with the public to create opportunities to engage people in their own communities.
  - Use creative methods to communicate the importance of all stages of the housing-element process.
- *Culturally Sensitive Engagement Process* – Design a community engagement process that is sensitive to cultural considerations such as different interaction norms, priorities, levels of comfort with professional terminology, and expectations for project completion. The process will consider cultural diversity, including both overt differences, such as age, literacy level, socioeconomic status, and language, and more nuanced differences such as local history and cultural norms.
  - *Equitable Community Involvement* - State law requires that a jurisdiction make a diligent effort to include all economic groups when drafting, adopting, and implementing its

housing element (Gov. Code § 65583(c)(8)). Harris will work with City staff to identify the property owners/property managers of any income-restricted units or housing serving special needs populations in the City and engage community groups, non-profits and other entities providing services or serving extremely low, very low-, low- and moderate-income households and special needs populations.

### Identify Fair Housing Issues and Solutions

Government Code Section 8899.50 (a)(1) requires an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing.

### Public Input for Decision-Making

Stakeholders' knowledge and perspectives help to verify or expand on available information and better determine the appropriateness or effectiveness of proposed strategies and in updating and prioritizing goals and strategies.

## 1.3 Best Practices

The California Governor's Office of Planning and Research and HCD have issued guidelines for Housing Element and General Plan Updates. To ensure comprehensive outreach to the community, the Plan identifies best practices in accordance with these guidance documents and includes several engagement tools and strategies. The City will work to execute best practices for equitable community engagement for the Housing and Safety Elements Updates.

In response to the COVID-19 pandemic, public engagement efforts will provide opportunities to engage virtually and may offer in-person opportunities. Live virtual events will be held, with recordings of each virtual event available to be accessed on the City's website for any participants who are not be able to attend an event live. If held, in-person events will observe any existing state and local mask and vaccine mandates to ensure safety for all that choose to attend

Community engagement will include, but will not be limited to, the following to facilitate meaningful and intentional participation for stakeholders:

- a) Presenting all information and data in a format that is easily understood. Taking the time to ensure the public understands critical information.
- b) Providing information in easily accessible formats, such as the City's social media pages (the City will also request that community groups' and school districts' share information on their social media), the City's dedicated web page for the General Plan update (on the City's website), and via paper copies if/where appropriate. All information relevant to the process will be made available, either at regular meetings or by posting to the website.
- c) Providing opportunities for attendance at meetings and workshops virtually (and planning evening meetings) to maximize participation.
- d) Providing translation/interpreter services, as needed. Harris can provide Spanish and Russian translation of the survey (referenced in Section 2.4 of this Plan), notices and website content for the Housing Element Update, upon the City's request.
- e) Partnering with community-based organizations, especially those that serve low-income households, special needs populations, and residents directly impacted by housing issues, to cultivate the trust that is required for authentic community participation during planning processes

(City to provide listings of community-based organizations and residents and Harris will assist with partnerships).

- f) Bringing directly affected stakeholders into the process as soon as possible and seeking input on the Housing Element early in the development, implementation, and oversight stages.
- g) Demonstrating willingness to consider and incorporate stakeholder input, focused listening to all viewpoints, encouraging questions, and respecting community values and concerns.
- h) Maintaining integrity by demonstrating willingness to follow up with responses to requests, comments and questions provided during meetings, through the website and email correspondence from the public.
- i) Incorporating input received in the Elements. A summary of comments from public outreach efforts will be prepared and how the comments are considered and incorporated (including comments that were not incorporated), particularly with changes to the Housing Element. Additionally, a summary of issues that contributed to lack of participation in the Housing Element process by all economic segments, particularly people with protected characteristics, will be prepared if that proves to be the case.

## **1.4 Outreach Coordinator**

To ensure the outreach process is implemented in adherence to the goals and best practices described above, the City has designated Meredith Calbreath as an Outreach Coordinator. Meredith will work with Andrew Smith and coordinate with the City Manager and communications team. The role of the Outreach Coordinator will be to assist the planning team with respect to public engagement. Specifically, the Outreach Coordinator will be responsible for posting web page, social media, and survey content through the City's website and other channels as appropriate.

## **1.5 REAP Technical Assistance Program/County Collaborative**

Harris will work with City staff to use resources provided by ABAG to support local engagement to the extent possible. ABAG staff is working on supporting materials, research-based messaging guidance and best practices in engagement outside of traditional public meetings. On-call language translations and communications help will be offered. Completed materials are available here: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/support-local-engagement>. Harris and City staff will also coordinate with other jurisdictions through the Contra Costa Planning Collaborative (C-4) for joint outreach as opportunities arise, including reaching out regarding outreach to affordable housing developers through the ABAG/Regional Early Action Planning (REAP) supported Housing Technical Assistance Program and the County Collaborative.). ABAG and C-4 documents and resources will be utilized and tailored for the City-specific outreach activities outlined in this Plan.

## **2. Noticing and Outreach Efforts**

Recognizing residents' limited time and attention and to avoid community engagement fatigue, the City will work to identify opportunities to streamline the various planning processes, while also leveraging existing partnerships and community networks created in prior engagement processes. Outreach efforts will be synchronized across the Housing and Safety Elements when there are synergies between these separate efforts.

## 2.1 Webpage

The City, with support from the Harris team, will update a General Plan Update webpage on the City website that would serve as a *landing page* for the Updates. The landing page will be linked to from the City's existing Long-Range Planning and General Plan pages and will have an overview of the process, including:

- Housing Element Announcement for City Homepage.
- Housing Element Webpage.
- Safety Element Webpage.
- Brief descriptions of the Housing Element and Safety Element Updates.
- Link to a "What is a Housing Element" document (including translations).
- Project schedule.
- Notices of upcoming meetings/workshops.

In addition to this overview, the landing page could include buttons that lead to individual pages with more Element-specific information (i.e., a Housing Element Update page and a Safety Element Update page) or it could contain the Element-specific information itself, including current project status. For instance, the Housing Element Update page would include basic information about what a housing element is and why it is regularly updated, define terms like Regional Housing Needs Assessment (RHNA), provide the current status, and perhaps include any relevant maps. Harris will provide webpage content translations in Spanish and Russian, upon request.

The City's homepage will have an announcement that the Housing and Safety Elements are being updated, with a link to the landing page. The homepage could also have announcements of opportunities to be involved in advance of each of the workshops, again with a link to the page with the workshop announcement and Zoom webinar link.

All webpage content will be submitted to the City in **January 2022**. The Outreach Coordinator is responsible for creating/updating the City website with the content provided by the Harris team. This ensures the City has an opportunity to review and approve the content prior to uploading it to their website.

## 2.2 Social Media

Similarly, the Harris team will create content to promote the project public meetings on the City's social media accounts, and the Outreach Coordinator will be responsible for posting to their various accounts. The designated facilitator for each public workshop will be responsible for submitting social media post content to the Outreach Coordinator two weeks prior to the workshop.

At its discretion, the City may use social media, which could include targeted ads, in order to expand the number of residents that the City reaches with social media posts. Social media platforms such as Facebook and Instagram allow ads to be targeted to geographic locations and specific age ranges. The City can target ads to social media users within the City and between the ages of 18-55, or the age range directed by City staff.

The City will also seek and utilize partnerships with community partners such as elected officials, neighborhood leaders, non-profit organizations (including C-4), religious organizations, school districts, and small businesses to share the City's content on their social media platforms.

## **2.3 Other Noticing Methods for Outreach**

The City will use email blasts to share links to information and notify residents of upcoming Housing Element and Safety Element public engagement opportunities. The City will also use Nextdoor to reach residents.

In addition to using online resources, the City may provide information and engagement opportunities in person, in accordance with COVID-19 protocols. Materials will be available at City Hall, the Public Library, and other City facilities, including the various community centers across the City.

Furthermore, the City will request the help of the City Council and Youth Commission to directly engage with Walnut Creek residents. City Council members will be asked to send targeted emails to their constituents. The emails will include information on the Housing Element and opportunities to participate in the process. In addition, the City Council will be asked to provide information and engage with residents at the Downtown Farmers Market booth. Finally, City staff will work with members of the Youth Commission to distribute information directly to residents living in the City's multifamily areas.

Moreover, the City will utilize some newsletters to inform residents of the Housing and Safety Elements and to promote participation in the public engagement process. First, the City will utilize "Nutshell," the City's newsletter. In addition, the City will reach out to the Rossmoor Community, a very active senior adult community, to publish information in the Rossmoor News, the community's weekly newspaper.

## **2.4 Community Survey (Housing and Safety Elements)**

In an effort not to over-burden the community and be respectful of their time, Harris will prepare one (1) survey to support the update of the Housing and Safety Elements. The survey will include direct questions to help inform the updates including the Affirmatively Furthering Fair Housing analysis. These questions will include but are not limited to housing availability and affordability, cost burden, discrimination, transportation access, education and employment opportunities, overcrowding, housing conditions, displacement risks, and fair housing issues. The survey will include several questions related to the Safety Element Update, such as questions about natural hazards of concern to community members, climate change awareness, and disaster preparedness.

Harris will draft and submit the survey questions to the City for review and feedback before integrating the questions into a survey platform. Harris will use Google Forms as the survey platform. The City may provide paper surveys at City Hall and City facilities such as the Civic Park Community Center. It is recommended that the City engage community partners such as the Multi-Faith Action Network and the Trinity Center or other non-profit organizations and housing service providers to encourage online survey participation and provide and collect paper surveys if needed.

## **2.5 Workshops**

There will be two (2) virtual public workshops that will address both the Housing and Safety Element Updates. The virtual workshops will be hosted on March 21, 2022, and April 20, 2022, over Zoom using the City's Zoom account and will use live polling to engage participants and

collect their input. If requested, interpretation services will be provided at workshops and will be hosted over the City's Zoom account using the Interpretation feature.

Harris will prepare an announcement template that will be used to advertise all public workshops on the City's website and social media accounts. These announcements will be sent to the City's email interests lists related to housing, including affordable housing, homelessness, and community-based groups and non-profits serving residents. Harris recommends that the City also send announcements to all community groups and school districts with the request that the notices be posted on their social media accounts and announcements made at upcoming regular meetings.

The Planning Commission and City Council will be asked to share ways to be involved by announcing upcoming workshops during their regular meetings. All workshops will feature a PowerPoint presentation and will allow participants to provide comments and ask questions during the meeting. Presentations, meeting minutes, and recordings will be posted on the respective webpage within a week of each workshop.

More detailed information on how the workshops will be conducted is contained in Section 3.1.2.

### **3. Element Specific Engagement Plan**

The following section outlines specific public engagement strategies for each element.

#### **3.1 Housing Element Engagement Plan**

##### **3.1.1 Joint Planning Commission/City Council Study Session (virtual attendance)**

Harris will prepare a presentation for the Planning Commission / City Council Study Session. The presentation will provide an overview of the Housing Element Update process and planned community outreach efforts. Harris will answer questions from the Planning Commission and City Council. This will also be an opportunity for community stakeholders to provide public input and comments on the Housing Element and the update process. This Study Session will be scheduled.

##### **3.1.2 Workshops**

Harris & Associates will organize and lead two public workshops to support the Housing Element update. Harris & Associates staff will attend the workshops virtually. These workshops may be scheduled as special Planning Commission meetings. The process of conducting the workshops is detailed below.

##### Harris Action Items

- Prepare the following for City staff review two (2) weeks prior to workshops:
  - Notices for each workshop (City staff will provide the Zoom link, and Harris will provide Spanish and Russian translations, upon request, following staff's approval of the English versions).
  - Draft email to send to community organizations and school districts containing the following:
    - Request that the notices be posted on their social media accounts.
    - Statement to be read at community organization and school district meetings.

- Feedback on best ways to engage stakeholders (including hard-copy paper notices and surveys).
  - Final versions of all documents will be completed 5 days prior to the notice for the first workshop.
- Prepare draft survey questions (link to survey to be provided in the notice for the first meeting) with Russian and Spanish translation, upon request. The survey will remain open until about a week before the second workshop. Preliminary survey results will be shared at the first workshop, while final survey results will be shared at the second workshop.
- Work with City staff to finalize the community survey and ensure that it is publicly available one to two weeks prior to the first Housing Element workshop.
- Prepare meeting minutes and transmit them to the City within five business days following each workshop.

#### Outreach Coordinator/City Staff Actions

- Post each workshop notice on Nextdoor, the City's social media accounts, the City's website, and the Housing Element Update webpage at least 10 days prior to each meeting.
- Share information on the Housing Element update and notices via text and email.
- Email workshop notices and links to the survey to all residents, community organizations, non-profits, housing advocacy groups, all persons on City interest lists pertaining to housing and homelessness and other stakeholders.
  - Include the following additional information in emails to the community organizations, housing advocacy groups, non-profits, interest lists, school districts and other stakeholders:
    - Request that the notice be posted on their social media accounts.
    - Statement to be read at community organization and school district meetings.
    - Feedback on best ways to engage stakeholder (including hard-copy paper notices and surveys).
- Oversee delivery of any paper copies of notices and surveys, if needed to supplement online materials (total number of copies TBD).
- Ensure adequate paper copies of the notices and surveys are available, if needed, at City Hall and other City facilities such as the Civic Park Community Center (and replenish copies as they run low).
- If paper surveys are distributed, install a drop-box for completed surveys in a highly visible and central location at City Hall (and ensure that the box is emptied regularly). Oversee scanning all surveys, emailing scanned copies to Harris weekly, and data entry of survey responses.
- Record City-hosted workshops and post the recordings on the Housing Element Update webpage, YouTube, and the City's Facebook page.



#### 3.1.2.1 Housing and Safety Element Workshop #1: Housing Element/Safety Element Kick-off

The first workshop will begin with an explanation of the Housing and Safety Elements and why they are being updated, followed by an overview of the process to update both Elements. The remainder of the meeting will focus primarily on the Housing Element including some of the data points about housing needs in the City, live polling on housing needs and issues, areas where sites are being considered and next steps in the Housing Element Update process. There will be a more limited discussion on Safety Element topics, with live polling on needs and issues.

The notice for the first workshop will include a link to a survey for all stakeholders. The survey will remain open until 2 weeks prior to Workshop #2. Harris and City staff will request that all attendees complete the survey (link provided in the notice).

Workshop #1 is scheduled to take place on March 21, 2022.

#### 3.1.2.2 Workshop #2: Survey Results, Housing Element Sites & Policies, and Safety Element Policies/Programs

The second workshop will include a presentation of the survey results, a refined list of potential sites for the draft site inventory, an overview of initial policies and programs to achieve the City's housing goals, and an opportunity for public input and comments. Live polling topics will include survey results, potential sites/areas, housing types, priority housing programs and other topics as identified. The second workshop will also include a presentation and an opportunity for public input—with live polling—on Safety Element policies/programs being considered.

Workshop #2 is scheduled to take place on April 20, 2022.

#### 3.1.3 Stakeholder Focus Groups

Harris will work with City staff to schedule and facilitate four (4) focus groups with various community stakeholders. Harris will request input from C-4 and ABAG on the selection of the stakeholders. Each focus group meeting would include one of the following groups:

- Housing developers (affordable and market-rate).
- Fair housing entities (such as Eden Council for Hope and Opportunity, Centro Legal, Contra Costa Senior Legal Services, The East Bay Alliance for Sustainable Economy, and Monument Impact).
- Property owners.
- Non-profit organizations serving low-income residents impacted by housing issues (and residents as well).

These meetings will be held in between the public workshops (dates to be set after coordinating with stakeholders).

#### 3.1.3 City's Website/Comments to City Staff

As described in this Plan, the City will maintain a webpage dedicated to Housing Element Update information that will also contain a link to an email address to submit comments, questions, and input from any interested parties. This will remain in place through the final adoption and certification of the Housing Element Update and therefore, public input will continue throughout the process. Safety Element Update information will also be posted online and will contain a link to an email address to submit comments, questions, and input from any interested parties.

### 3.1.4 Planning Commission/City Council Public Hearings

There are a minimum of three (3) public hearings that will be held by the Planning Commission and City Council throughout the Housing Element Update process. These hearings will provide opportunities to engage the community, answer questions and obtain input on the Housing Element Update process and documents (i.e., drafts and final) throughout the process.

### 3.1.5 Coordination with other Organizations

City staff will collaborate with the Multi-Faith Action Coalition, in accordance with the Breakthrough Grant, if awarded, and coordinate with Harris.

Harris will (virtually) attend a Homeless Task Force Meeting to share information on the update and gain input. By reaching out to the Homeless Task Force, Harris will also engage the Trinity Center, a non-residential program serving homeless and working residents.

City staff will reach out to Meals on Wheels to collaborate in reaching out to some of Walnut Creek's lowest-income communities.

## 3.2 Safety Element Engagement Plan

In addition to the public workshops held in conjunction with the Housing Element update as discussed in Section 3.1, to support the development of the Safety Element, Harris will work with the City to form a Safety Committee. The Safety Committee will include representatives from departments or agencies involved with police, fire, water, sewer, storm water, power, parks, and education.

Harris will facilitate two Safety Committee meetings to inform the update of the Safety Element.

### 3.2.1 Safety Committee Meeting #1:

The purpose of this meeting is to review the Safety Element update process, including existing state legislation driving the Safety Element update. Harris will also present the topics and hazards that will be covered in the safety element update. Harris will present the draft maps and exhibits, along with hazard profiles for feedback. The first meeting of the Safety Committee will be set once the committee is appointed.

### 3.2.2 Safety Committee Meeting #2:

The purpose of this meeting is to solicit input from the Safety Committee on draft Safety Element goals, policies, and implementation. The date of the second Safety Committee meeting will be set at or following the first meeting.

- **City Staff** will be responsible for:
  - Identifying key stakeholders including police, fire, water, sewer, storm water, power, parks, and education to serve on the Safety Committee.
- **The Outreach Coordinator** will be responsible for:
  - Creating a web page on the City's website to post information related to the Safety Element Update.
- **Harris** will be responsible for:

- Providing public engagement web-page content.
- Drafting email invitation and meeting agenda 3 weeks prior to meetings.
- Drafting meeting presentation materials 2 weeks prior to meetings.
- Providing meeting minutes within three (3) business days following each meeting.

### 3.2.3 Planning Commission / City Council

Harris will finalize the Safety Element based on comments received from public input and governmental agencies and present the final draft to the Planning Commission and City Council. The Planning Commission and City Council meetings will be scheduled at a later time.

- **Harris** will be responsible for:
  - Producing a second draft (review draft) of the Safety Element and incorporating comments from the City and the public.
  - Producing a third draft Safety Element with input from the California Geological Survey's review.
  - Producing the final Safety Element.
  - Drafting presentation to the Planning Commission and Safety Element adoption by City Council.

## 4. Schedule

Figure 1 below provides a timeline of the coordinated as well as public engagement deliverables and milestones.

**Figure 1: Public Engagement Timeline**

		2021		2022												2023	
	Deliverable/Milestone	Nov.	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February
All Elements	Draft Public Engagement Plan																
	Final Public Engagement Plan																
	Homepage Announcement																
	Draft HEU/SEU Landing Page Content																
	Homepage and Landing Page Posted																
	PC/CC Joint Workshop																
	Draft Survey																
	Survey Posted																
Housing Element	HE Workshop #1																
	Focused Stakeholder Meetings																
	HE Workshop #2																
	Draft HEU Publicly Available																
	PC/CC Accept Draft HEU for HCD Submittal																
	Draft HEU to HCD (90 day review)																
	2nd Draft HEU Publicly Available																
	PC/CC Accept 2nd Draft HEU (if needed)																
	2nd Draft HEU to HCD (60 day review)																
	Final HEU Publicly Available																
Safety Element	Form Safety Committee																
	Safety Committee Meeting #1																
	Safety Committee Meeting #2																
	SE Public Workshops (combined with Housing)																

Timeline is subject to change as needed to schedule the study session and workshops at City staff's, Planning Commission's, and City Council's preferences.

## **CITY WEBPAGE**

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- Webpage Contents
- Housing Element 101 Fact Sheet (English)
- Housing Element 101 Fact Sheet (Spanish)
- Housing Element 101 Fact Sheet (Chinese (Traditional))

## **City Webpage**

### Webpage Contents

# Housing Element Update



The Housing Element is how the City of Walnut Creek plans to meet the existing and future housing needs for its residents of all income levels. It is a core element of the City's General Plan and includes goals, policies, programs, and strategies to accommodate the City's housing growth, provide opportunities for new housing, and preserve the existing housing stock. For more information on the Housing Element and the update process please see the [Housing Element 101 Fact Sheet](#). (Read the Housing Element 101 Fact sheet in [Spanish](#) or [Chinese](#))

The key components of the Housing Element include:

- A community demographic profile and analysis of population growth and trends
- A list of available land suitable for housing development
- An evaluation of local constraints or barriers to housing development as well as opportunities to develop housing
- Housing goals, programs, policies, and resources for promoting and developing housing within the City

## Housing Element Update

The City of Walnut Creek is currently updating its Housing Element of the General Plan to address the existing and projected future housing needs of the City. Local governments are required by California State law to adequately plan for the housing needs of everyone in the community. To do so, local governments adopt housing elements that provide plans, programs, and regulatory systems to create opportunities for housing.

This update is for the 6th Cycle Housing Element which will cover the eight-year planning period from 2023-2031 for the City. The previous [5th Cycle Housing Element covers the planning period from 2015 - 2023](#).

## Get involved and make your voice heard

We need to hear from you to help ensure that the updated Housing Element reflects the priorities of our community. There are several ways to make your voice heard:



- Share your opinions [by taking our online Housing Element survey.](#)
- The City held two community workshops. The first workshop ([watch the recorded workshop here](#) or [click here to view the presentation](#)) was held on March 21, 2022, and the second was held on April 20, 2022 ([watch a recording of the workshop here](#) or [click here to view the presentation](#)). Both workshops covered the Housing Element Update as well as the [Safety Element Update](#), which is also underway. At the first workshop we introduced the elements, presented a community profile, and conducted live polling on housing and safety needs, challenges, and issues. The second workshop shared the initial survey results and included live polling to seek input on potential policies and programs.
- Sign up for our email list to get notified of all involvement opportunities.
- After the draft Housing Element is prepared, there will be opportunities to comment on the draft document and attend public hearings for adoption.
- Interpretation Services/ Servicios de Interpretación. Call the Housing Division staff at (925) 943-5899 x2652 to request free language interpretation for Housing Element public meetings.
- Llame a la Division de Vivienda al (925) 943-5899 x2652 para pedir interpretación en su idioma para reuniones públicas del Elemento de Vivienda.
- Позвоните в Отдел по жилых помещений по телефону (925) 943-5899 x2652, чтобы запросить перевод на ваш язык для совещаний по поводу жилищных планов.

## Housing Element FAQs

### Why update the Housing Element?



California State law requires that local jurisdictions update the Housing Element every eight years. These frequent updates are required because housing is critical to ensure economic prosperity and quality of life in our region. This Housing Element update is an opportunity to evaluate the previous element and determine which parts have been effective and which should be improved. It also provides an opportunity for residents to get involved and help determine housing priorities, thereby helping to ensure that the City is responding to residents' changing needs.

The updated Housing Element must be adopted by the Walnut Creek City Council and submitted to the State Department of Housing and Community Development no later than January 31, 2023, or Walnut Creek could lose eligibility for significant sources of funding currently provided by the State and the Association of Bay Area Governments (ABAG), including critical infrastructure and transportation

### How is the Housing Element implemented?



The Housing Element sets goals, objectives, policies, and programs that direct decision-making around housing. When a new housing program, project, or idea is considered, the Housing Element provides guidance for decision makers to evaluate the proposal.

### How much housing is needed?



Every eight years, each region in California receives a target number of homes to plan for from the State. This is called the Regional Housing Needs Allocation or RHNA. Walnut Creek is located in the

region administered by the Association of Bay Area Governments or ABAG. ABAG takes the number of housing units it receives from the State and divides it among the jurisdictions in its nine-county area, including Walnut Creek. To comply with State law, the City's Housing Element must be updated to ensure the City's policies and programs can accommodate its share of the estimated housing growth identified by the State. For the current Housing Element update, the City's share of the RHNA is 5,805 units, split among different income levels (based on Area Median Income, or AMI) as shown in the side table. For more information about RHNA, please [visit the ABAG website](#).

## Is the City required to build housing?



State law does not require jurisdictions to build or finance new housing, but they must plan for it. Through the Housing Element update process, the City must show that it has the regulations and land use policies to accommodate its housing needs. The actual development of housing is primarily done by the private market.

The Housing Element is required to demonstrate potential sites where housing can be accommodated. Identification of a site's capacity does not guarantee that construction will occur on that site. If there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify a rezoning program to create the required capacity.

It is important to note that if the City does not identify capacity for its RHNA targets, the City may be deemed out of compliance and risk losing important sources of funding currently provided by the State. It may also lose the right to deny certain projects and be limited in its local land use decision-making

## What is the schedule to complete the Update?



The updated Housing Element must be adopted by the Walnut Creek City Council and submitted to the State for certification no later than January 31, 2023. Study sessions to discuss the update were held with the City Council's Housing & Community Development Committee (HCD) on January 31, 2022, Planning Commission on February 10, 2022, and City Council on February 15, 2022. The next set of meetings are virtual public workshops scheduled for 6 PM on March 21 and April 20, 2022. Additional information and meeting notices will be posted to the Housing Element Update webpage ([www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)) and sent via email throughout the update process.

# Sign up to receive Housing Element updates by email

Email

☐ By checking this box, you consent to our [data privacy policy](#).

Andrew M. Smith

Senior Planner – Long Range & Transportation Planning

- Call 925-943-5899 x2213
- Email [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

## **City Webpage**

Housing Element 101 Fact Sheet (English)

# HOUSING ELEMENT 101

## Fact Sheet

### What is a Housing Element?

The Housing Element is how the City of Walnut Creek plans to meet the existing and future housing needs of its residents for all income levels. It includes goals, policies, programs, and strategies to accommodate the City's housing growth, provide opportunities for new housing, and preserve the existing housing stock. It is a core element of the City's General Plan and must be consistent with the other elements of the General Plan.

The key components of the Housing Element include:

- A community demographic profile and analysis of population growth and trends;
- A list of available land suitable for housing development;
- An evaluation of local constraints or barriers to housing development as well as opportunities to develop housing; and
- Housing goals, programs, policies, and resources for promoting and developing housing within the City.

### Why update the Housing Element?

California State law requires that local jurisdictions update the Housing Element every eight years. These frequent updates are required because housing is critical to ensure economic prosperity and quality of life in our region. This Housing Element update is an opportunity to evaluate the previous element and determine which parts have been effective and which should be improved. It also provides an opportunity for residents to get involved and help determine housing priorities, thereby helping to ensure that the City is responding to residents' changing needs.

The updated Housing Element must be adopted by the Walnut Creek City Council and submitted to the State Department of Housing and Community Development Department no later than January 31, 2023, or Walnut Creek could lose eligibility for significant sources of funding currently provided by the State and the Association of Bay Area Governments (ABAG), including critical infrastructure and transportation funds.

### How is the Housing Element implemented?

The Housing Element sets goals, objectives, policies, and programs that direct decision-making around housing. When a new housing program, project, or idea is considered, the Housing Element provides guidance for decision makers to evaluate the proposal.

### How Can I Get Involved?

Thank you for wanting to get involved and have your voice heard! To help shape the element as it is drafted, there will be multiple engagement activities for your participation. As the process progresses, you will be provided opportunities to comment on draft documents and attend public hearings. Due to the ongoing COVID-19 pandemic, these engagement activities will be mostly online and through Zoom meetings.



#### SIGN UP NOW!

Join the email list to be notified of involvement opportunities and updates to the Housing Element! Please visit [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU) to join.



#### TAKE THE SURVEY!

Share your thoughts on housing needs and opportunities in Walnut Creek! Visit [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU) to take the survey.



#### ATTEND WORKSHOPS!

Two virtual workshops are planned for this year. Zoom links and agendas will be provided prior to each workshop.



## How much housing is needed?

Every eight years, each region in California receives a target number of homes to plan for from the State. This is called the Regional Housing Needs Allocation or RHNA. Walnut Creek is located in the region administered by the Association of Bay Area Governments or ABAG. ABAG, with input from the jurisdictions in its nine-county area, takes the number of housing units it receives from the State and divides it among those jurisdictions, including Walnut Creek.

To comply with State law, the City's Housing Element must be updated to ensure the City's zoning, policies, and programs can accommodate its share of the estimated housing growth identified by the State. For the current Housing Element update, the City's share of the RHNA is 5,805 units, split among different income levels (based on Area Median Income, or AMI) as shown in the side table.

For more information about RHNA, please visit the ABAG website at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

Income Category	Number of Units	% of Total Units
Very Low Income (0-50% of AMI)	1,657	29%
Low Income (50-80% of AMI)	954	16%
Moderate Income (80-120% of AMI)	890	15%
Above Moderate Income (More than 120% of AMI)	2,304	40%
<b>TOTAL UNITS</b>	<b>5,805</b>	<b>100%</b>

## Is the City required to build housing?

State law does not require jurisdictions to build or finance new housing, but they must plan for it. Through the Housing Element update process, the City must show that it has the zoning, regulations, and land use policies to accommodate its housing needs. The actual development of housing is primarily done by the private market.

The Housing Element is required to demonstrate potential sites where housing can be accommodated. Identification of a site's capacity does not guarantee that construction will occur on that site. If there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify a rezoning program to create the required capacity.

It is important to note that if the City does not identify capacity for its RHNA targets, the City may be deemed out of compliance and risk losing important sources of funding currently provided by the State. It may also lose the right to deny certain projects and be limited in its local land use decision-making authority.

## What is the schedule to complete the Update?

The updated Housing Element must be adopted by the Walnut Creek City Council and submitted to the State for certification no later than January 31, 2023. The first public meetings to discuss the update were study sessions with the City Council's Housing & Community Development Committee (HCD) on January 31, 2022, Planning Commission on February 10, 2022, and City Council on February 15, 2022. The next set of meetings are virtual workshops scheduled for the evenings of March 21, 2022 and April 20, 2022. Additional information and hearing notices will be posted to the Housing Element Update webpage and noticed via email.



## Stay Up to Date on the Housing Element Update Process!

Visit the Housing Element Update webpage for progress updates and engagement opportunities.

[www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)

## **City Webpage**

Housing Element 101 Fact Sheet (Spanish)





## ¿Qué es un Elemento de Vivienda (Housing Element)?

Un Elemento de Vivienda es la manera en que las jurisdicciones locales planean cómo satisfacer las necesidades de vivienda de todos los miembros de la comunidad. Fundamentalmente, un Elemento de Vivienda es una oportunidad para tener una conversación con la comunidad sobre cómo abordar los retos locales de vivienda y encontrar soluciones. El Elemento de Vivienda es una parte importante del Plan General de una ciudad o condado, que sirve como proyecto de cómo una ciudad o condado crecerá y abordará las necesidades cambiantes de desarrollo. Cada ocho años, cada ciudad, pueblo y condado debe actualizar su Elemento de Vivienda y obtener la certificación del Departamento de Vivienda y Desarrollo Comunitario de California.

Un Elemento de Vivienda es un plan local, aprobado por una ciudad, pueblo o condado, que incluye las metas, las políticas y los programas que dirigen la toma de decisiones en temas de vivienda.

Todas las jurisdicciones en el Área de la Bahía deben actualizar su Elemento de Vivienda para el período de planificación 2023-2031. Las jurisdicciones locales analizan tendencias de vivienda, la zonificación y limitaciones del mercado, y evalúan diversos enfoques para satisfacer las necesidades de vivienda para personas de todos los niveles de ingresos.

El Inventario de sitios disponibles (*Inventory of Available Sites*), o "Inventario de Sitios", es un componente clave de un Elemento de Vivienda en el que las jurisdicciones identifican si tienen suficientes terrenos zonificados para viviendas para satisfacer la necesidad futura.

Los gobiernos locales deben invitar la participación del público de todos los segmentos económicos de la comunidad durante el desarrollo del Elemento de Vivienda.

- La ley estatal no obliga a las jurisdicciones a *construir* o a *financiar* nuevas viviendas, sin embargo, deben *planificarlas*.
- Cada ciudad en California recibe un número objetivo de hogares que debe planificar. A esto se le llama Asignación Regional de Vivienda Necesaria (RHNA, por sus siglas en inglés).
- El estado de California determina el número de hogares que el Área de la Bahía necesita planificar, y qué tan accesibles en precio esos hogares necesitan ser, para poder cumplir con las necesidades de vivienda de las personas a todo nivel de ingreso.
- La Asociación de Gobiernos del Área de la Bahía convocó a una variedad de partes interesadas en un Comité de Metodología de Viviendas para distribuir la asignación de viviendas de la región a cada jurisdicción en el Área de la Bahía.
- Los elementos de vivienda deben actualizarse cada ocho años y deben ser certificados por el Departamento de Vivienda y Desarrollo Comunitario de California.

## ¿Cuáles son los componentes de un Elemento de Vivienda?

El Elemento de Vivienda suele incluir:

1. **Evaluación de las necesidades de vivienda:** Examinación de las tendencias y condiciones demográficas, de empleo y de vivienda que afectan las necesidades de vivienda en la comunidad.
2. **Evaluación de desempeño anterior:** Analizar el Elemento de Vivienda anterior para medir el progreso de implementación de políticas y programas.
3. **Inventario de los sitios de vivienda:** Identificar la ubicación de los sitios disponibles para el desarrollo o la renovación de viviendas para garantizar que haya una capacidad adecuada para abordar la Asignación Regional de Vivienda Necesaria.
4. **Divulgación y participación comunitaria:** Implementar un programa sólido de divulgación de información y participación comunitaria, con un enfoque particular en la participación de los grupos tradicionalmente subrepresentados.
5. **Análisis de las limitaciones:** Analizar y recomendar soluciones para las barreras gubernamentales y no gubernamentales existentes y potenciales en el desarrollo de viviendas.
6. **Políticas y programas:** Establecer políticas y programas para satisfacer las necesidades de vivienda identificadas.

## ¿Qué sucede si una jurisdicción no adopta un Elemento de Vivienda?

Si una ciudad no cumple con la ley estatal, se le puede demandar. Además de hacerse acreedor de multas significativas, la ciudad podría ver limitada por un tribunal su autoridad en la toma de decisiones sobre el uso del suelo local, hasta que la jurisdicción cumpla con su Elemento de Vivienda. Asimismo, los gobiernos locales pueden perder el derecho a rechazar determinados proyectos. Estas y otras consecuencias están establecidas en la legislación estatal; los Elementos de Vivienda están sujetos a la supervisión normativa del Departamento de Vivienda y Desarrollo Comunitario de California. La ABAG no tiene un rol directo en la regulación de los Elementos de Vivienda locales.



*18 de febrero de 2021*

## **City Webpage**

Housing Element 101 Fact Sheet (Chinese (Traditional))



Technical Assistance  
for Local Planning

**HOUSING**



ASSOCIATION  
OF BAY AREA  
GOVERNMENTS

## 什麼是住房要素？

住房要素(Housing Element)是指地方管轄區如何規劃滿足社區每個人的住房需求。住房要素的核心是讓社區有機會就如何應對當地住房挑戰和找到解決方案進行對話。住房要素是城市或縣總體規劃的重要組成部分，是城市或縣如何發展和滿足不斷變化的發展需求的藍圖。每八年，每個城市、城鎮和縣都必須更新其住房要素，並由加州住房和社區發展部認證。

住房要素是城市、城鎮或縣采用的地方規劃，其中包括指導住房決策的目標、政策和計劃。

灣區的所有管轄區都必須更新其 2023-2031 規劃期間的住房要素。地方管轄區關注住房趨勢、分區和市場限制，並評估滿足不同收入水平住房需求的各種方案。

可用地數量或“用地數量”是住房要素的一個關鍵組成部分，管轄區確定他們是否有足夠的土地用於住房，以滿足未來需求。

地方政府必須讓社區所有經濟部門的公眾參與開發住房要素。

- 州法律不要求管轄區建造或資助新的住房，但他們必須為此做出規劃。
- 加州每個城市都有一個目標數量的住房規劃，這被稱為區域住房需要分配或 RHNA
- 加州確定灣區需要規劃的新住房數量，及這些住房的可負擔能力，以滿足所有收入水平人群的住房需求。
- 灣區政府協會召集不同的利益相關者組成住房方案委員會，將該地區的住房分配分給灣區的每個管轄區。
- 住房要素必須每八年更新一次，並且必須得到加州住房和社區發展部的認證。

## 住房要素的組成部分是什麼？

住房要素通常包括：

1. **住房需求評估**: 審查影響社區住房需求的人口、就業和住房趨勢及條件。
2. **過去績效評估**: 審查之前的住房要素以衡量政策和計劃的實施進展。
3. **住房可用地數量**: 確定可用於住房開發或重建用地的位置，以確保有足夠的能力應付區域住房需求分配的需要。
4. **社區外展和參與**: 實施強有力的社區外展和參與計劃，特別注重對傳統上代表性不足的群體的外展。
5. **制約因素分析**: 分析和建議現有和潛在的政府和非政府住房開發障礙的補救措施。
6. **政策和計劃**: 制定政策和計劃，滿足已確定的住房需求。

## 如果管轄區不採用住房要素，會怎樣？

如果一個城市不遵守州法律，則可以被起訴。除了面臨巨額罰款外，法院還可以限制地方土地使用決策權，直到該管轄區將其住房要素納入合格範圍。此外，地方政府可能會失去拒絕某些項目的權利。這些和其他後果由州法律中確定；住房要素受到加州住房和社區發展部的監管。ABAG 在調控當地住房要素方面不直接發揮作用。



## COMMUNITY SURVEY

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- Delivery Bulletin Reports
- Community Survey (Blank)
- Community Survey Results Summary

## **Community Survey**

### Delivery Bulletin Reports



# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element and Safety Element Updates - Survey and Workshop  
 Sent: 03/16/2022 04:18 PM PDT  
 Sent By: samson@walnut-creek.org  
 Sent To: Subscribers of Sustainability

**2,237**



Recipients

- ✓ Email
- ✗ SMS
- ✗ Facebook
- ✗ Twitter
- ✓ RSS

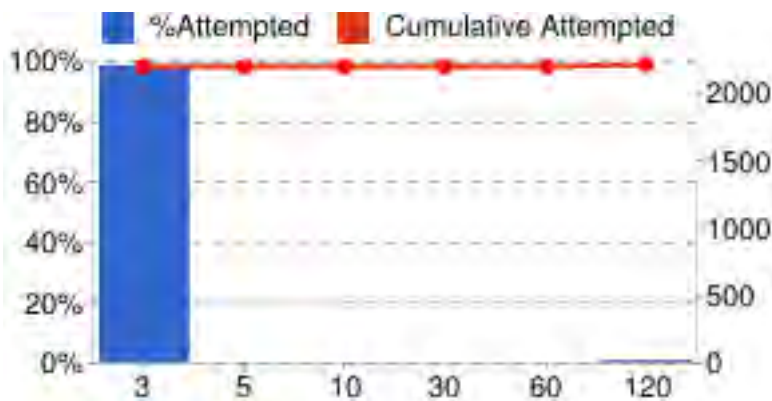
**96%**

Delivered



- 0% Pending
- 4% Bounced
- 48% Open Rate
- 4% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	98%
5	98%
10	98%
30	98%
60	98%
120	99%

## Delivery Metrics - Details

**2,237** Total Sent  
**2,153 (96%)** Delivered  
**0 (0%)** Pending  
**84 (4%)** Bounced  
**5 (0%)** Unsubscribed

## Bulletin Analytics

**1,821** Total Opens  
**1043 (48%)** Unique Opens  
**134** Total Clicks  
**88 (4%)** Unique Clicks  
**13** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	96.2%	2,237	2,153	1043 / 48.4%	84	5
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

Link URL	Unique Clicks	Total Clicks
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...</a>	48	72
<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	11	13
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	7	9
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	5	6
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	3	5
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	2	4
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	4
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	4
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	2	4
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	2	3

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element and Safety Element Updates - Survey and Workshop (Workshop Tonight!)

Sent: 03/21/2022 12:02 PM PDT

Sent By: samson@walnut-creek.org

Sent To: Subscribers of Sustainability

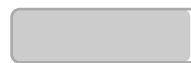
**2,238**



- ✓ Email
- ✗ SMS
- ✗ Facebook
- ✗ Twitter
- ✓ RSS

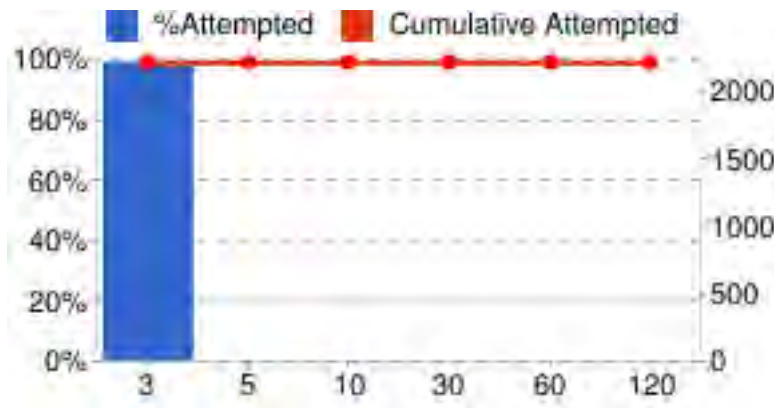
**96%**

Delivered



0% Pending  
4% Bounced  
46% Open Rate  
3% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**2,238** Total Sent

**2,153 (96%)** Delivered

**0 (0%)** Pending

**85 (4%)** Bounced

**5 (0%)** Unsubscribed

## Bulletin Analytics

**1,571** Total Opens

**986 (46%)** Unique Opens

**101** Total Clicks

**71 (3%)** Unique Clicks

**15** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	96.2%	2,238	2,153	986 / 45.8%	85	5
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

## Unique Clicks

## Total Clicks

<a href="https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...</a>	15	18
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdkMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdkMF-VEO18Zm...</a>	12	14
<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	8	11
<a href="http://walnut-creek.org/SEU">http://walnut-creek.org/SEU</a>	7	8
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	5	7
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	5	6
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	3	5
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	3	5
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	2	4
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	4
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element and Safety Element Updates - Survey and Workshop  
 Sent: 04/13/2022 11:47 AM PDT  
 Sent By: samson@walnut-creek.org  
 Sent To: Subscribers of Sustainability

**2,237**

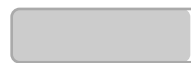


Recipients

- ✓ Email
- ✗ SMS
- ✗ Facebook
- ✗ Twitter
- ✓ RSS

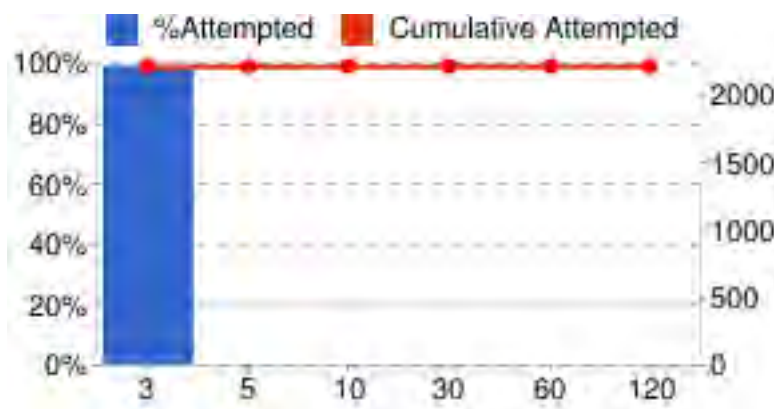
**96%**

Delivered



- 0% Pending
- 4% Bounced
- 47% Open Rate
- 3% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**2,237** Total Sent  
**2,150 (96%)** Delivered  
**0 (0%)** Pending  
**87 (4%)** Bounced  
**5 (0%)** Unsubscribed

## Bulletin Analytics

**1,760** Total Opens  
**1006 (47%)** Unique Opens  
**104** Total Clicks  
**69 (3%)** Unique Clicks  
**16** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	96.1%	2,237	2,150	1006 / 46.8%	87	5
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

## Unique Clicks

## Total Clicks

<a href="https://www.walnut-creek.org/home/showpublisheddocument...">https://www.walnut-creek.org/home/showpublisheddocument...</a>	17	20
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...</a>	10	13
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	7	11
<a href="https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RNK1k...">https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RNK1k...</a>	6	9
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	6	8
<a href="https://walnutcreek.granicus.com/player/clip/4458?view_id=...">https://walnutcreek.granicus.com/player/clip/4458?view_id=...</a>	4	6
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	5	6
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	3	5
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	2	4
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	1	3
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	2	3
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	1	3
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	1	3
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	1	3

## **Community Survey**

### Community Survey (Blank)



# Walnut Creek Housing Element Update Survey



\* Required

## Background Information

California State law requires local governments to have a general plan, a blueprint for meeting the community's long-term vision for the future. The General Plan contains several chapters or "elements," covering different topics. One of these is the housing element. State law requires local governments to adequately plan for the housing needs of everyone in the community by adopting housing elements that identify plans, programs, and potential changes to regulatory systems to create opportunities for housing. The housing elements must be updated every eight years.

The Housing Element is how the City of Walnut Creek plans to meet the existing and future housing needs for its residents of all income levels. It is a core element of the City's General Plan and includes goals, policies, programs, and strategies to accommodate the City's housing growth, provide opportunities for new housing, preserve the existing housing stock, and promote housing affordability and fairness.

The City is in the process of updating the Housing Element and needs your input!

If you live, work or own property in the City of Walnut Creek, please complete the following survey. Your thoughts and experiences will help identify important housing needs for everyone in Walnut Creek and will help the community. Thank you in advance for your participation. Please complete only one (1) response per person.

We'll start with some identifying questions. These will help to identify that we are reaching a broad swath of stakeholders with the survey.

Do you live and/or work in the City of Walnut Creek? \*

- ☐ I live in Walnut Creek but work somewhere else.
- ☐ I work in Walnut Creek but live somewhere else.
- ☐ I live and work in Walnut Creek
- ☐ I live in Walnut Creek and do not currently work or are retired



What is the zip code where you live? \*

Your answer

If you live in Walnut Creek, how long have you lived in the City? \*

- ☐ 0-2 years
- ☐ 2-5 years
- ☐ 5-10 years
- ☐ 10+ years
- ☐ I do not live in Walnut Creek.

If you live in the City of Walnut Creek, why have you chosen to live in the City? \*  
(select all that apply)

- ☐ Close to job/work
- ☐ Quality of housing stock
- ☐ Recreation, parks and/or scenery
- ☐ Close to family and/or friends
- ☐ It's affordable
- ☐ Good schools
- ☐ Safe neighborhood
- ☐ City services and programs
- ☐ Close to shopping and services
- ☐ I do not live in Walnut Creek
- ☐ Other:



If you work outside of your home or worked outside of your home prior to the COVID-19 pandemic, about how long is/was your commute to work one-way? \*

- ☐ Less than 5 miles
- ☐ 5-10 miles
- ☐ 10-25 miles
- ☐ 25-40 miles
- ☐ More than 40 miles

My current home is a/an (select one):

- ☐ Single Family Home (detached)
- ☐ Duplex (2 units in one building) or Attached Home
- ☐ Apartment/Condominium
- ☐ Other (Mobile Home, Guesthouse, Accessory Dwelling Unit,) - please specify

Which of the following applies to you? (check all that apply) \*

- ☐ I rent in the City of Walnut Creek
- ☐ I own a home that I live in within the City of Walnut Creek
- ☐ I own rental property in the City of Walnut Creek
- ☐ Other:



What age range most accurately describes you? \*

- ☐ 18-21 years old
- ☐ 22-30 years old
- ☐ 31-40 years old
- ☐ 41-50 years old
- ☐ 51-60 years old
- ☐ 60+ years old



Please identify the neighborhood in which you live \*

- ☐ Almond-Shuey
- ☐ Carriage Square
- ☐ Diablo Shadows
- ☐ Downtown
- ☐ Larkey Park
- ☐ Northgate
- ☐ Overlook
- ☐ Palos Verdes
- ☐ Parkmead/Glenhaven
- ☐ Rancho San Miguel
- ☐ Rossmoor
- ☐ Rudgear Estates/Rudgear Meadows
- ☐ Sunnyvale
- ☐ Walnut
- ☐ Walnut Heights
- ☐ The Woodlands
- ☐ Ygnacio Valley
- ☐ Other:

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Google Forms

B-90

# Walnut Creek Housing Element Update Survey



\* Required

## Housing and Neighborhood Conditions

Now we will ask some questions about housing and neighborhood conditions. These will help to paint a picture of current conditions in the City and to identify needs.

Do you feel that your neighborhood is racially diverse? \*

☐ Yes

☐ No

If yes, what ethnic groups are represented in your neighborhood? (select all that apply) \*

☐ White

☐ Black or African American

☐ Asian

☐ Hispanic

☐ American Indian and Alaska Native

☐ Native Hawaiian or other Pacific Islander

☐ Other:



Are you satisfied with your current housing situation? \*

- ☐ Yes
- ☐ No
- ☐ Other:

How would you rate the physical condition of the unit in which you live? \*

- ☐ Excellent condition
- ☐ Needs some maintenance (i.e., peeling paint, chipped stucco, etc.)
- ☐ Needs one or more modest rehabilitation improvements (i.e., roof repairs, broken cabinets, carpet/tile replacement from wear, new window, etc.)
- ☐ Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, new roof, new wood siding, etc.)
- ☐ Other:





What are the three most important factors to you in choosing your current home or apartment? Please select only 3. \*

- ☐ Cost
- ☐ Close to childcare
- ☐ Close to public transportation/transit stops
- ☐ Close to services (libraries, banks, doctor's offices, etc.)
- ☐ Close to work or other job opportunities
- ☐ Close to parks and open space
- ☐ Close to restaurants, entertainment and/or shopping
- ☐ Close to quality public schools
- ☐ Low crime rate/safety
- ☐ Number of bedrooms
- ☐ Landlord accepts Section 8 housing vouchers
- ☐ Landlord accepts pet
- ☐ Walkability
- ☐ Large yard
- ☐ Desirable neighborhood
- ☐ Adequate space
- ☐ Racial/ethnic diversity of the neighborhood

Do the housing options in the City of Walnut Creek meet your needs? \*

- ☐ Yes
- ☐ No



If you don't own a home in Walnut Creek (but want to buy one) it is because:  
(choose all that apply)

- ☐ I can't find a home in my price range in Walnut Creek
- ☐ I can't find a home that suits my living needs in Walnut Creek (housing size, disability accommodations, etc.)
- ☐ I don't have the financial resources for a down payment
- ☐ I don't have the financial resources for a monthly mortgage payment
- ☐ I can't find a home that meets my quality standards in Walnut Creek
- ☐ I don't wish to own a home in Walnut Creek - I prefer to rent in Walnut Creek or live outside of the City

As a City resident, what do you think are the two biggest housing problems in Walnut Creek? Please select only two.

- ☐ Not enough homes for sale
- ☐ Not enough housing for rent
- ☐ Housing is not affordable
- ☐ Housing size does not meet my family's needs (e.g., not enough 3+ bedroom units at affordable prices, or not enough studio or small options)
- ☐ Housing is not located in the right places (e.g., near transit stops, schools, hospitals, jobs)
- ☐ The conditions of neighborhoods (streetlights, sidewalks, parks,) are poor
- ☐ Housing conditions are poor
- ☐ Other:



What types of housing are most needed in the City of Walnut Creek? (Select all that apply.) \*

- ☐ Single Family (detached)
- ☐ Duplex/Attached Housing
- ☐ Condominiums or Townhomes (multiple family ownership home)
- ☐ Apartments (multifamily rental homes)
- ☐ Senior or Affordable Housing
- ☐ Housing for people with disabilities
- ☐ Transitional or Supportive housing
- ☐ Emergency Shelter
- ☐ Other:

What do you think can be done to address the housing problems and needs you identified in the prior two questions?

Your answer

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# Walnut Creek Housing Element Update Survey



\* Required

## City Programs

Next we will ask about public policy concerns and what you consider to be the most important programs for the City to focus on, including potential concerns about fair housing.

Do you think there are factors that prevent affordable housing from being built in the community? If your answer is yes, what do you think can be done to address these barriers?

Your answer



How important are the following concerns to you and your family? (Check one box per line for each.)

	Very important	Somewhat important	Not important	Don't know
Access to affordable childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increased City services for residents with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance for low income residents, the unemployed, and the underemployed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programs to improve environmental conditions and reduce health hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children who grow up in Walnut Creek should be able to afford to live in Walnut Creek	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residents who have made Walnut Creek their home should not be displaced as housing costs increase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a need to create mixed-use (commercial/office and residential) projects in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



community where residents can walk to work and services so that there is less driving

The housing market in Walnut Creek should have many types of housing, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents

☐☐☐☐

Establish special needs housing for seniors, large families, and/or people with disabilities

☐☐☐☐

Integrate affordable housing throughout the community to create mixed-income neighborhoods

☐☐☐☐

Encourage energy conservation through site and building design

☐☐☐☐

Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing

☐☐☐☐

Encourage the rehabilitation of existing housing stock in older neighborhoods

☐☐☐☐

Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs

☐☐☐☐

Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures

☐☐☐☐



What types of programs or activities do you believe the City should concentrate on over the next eight years? Select your top three recommendations. \*

- ☐ Promote fair housing services to address fraud, displacement, or discrimination
- ☐ Assist residents with housing costs
- ☐ Encourage housing near transit
- ☐ Allow for greater density at existing housing developments
- ☐ Encourage innovative design with emphasis on community and amenities
- ☐ Help prospective residents find available housing
- ☐ Promote mixed-use development with both commercial and residential components
- ☐ Focus on transitional, supportive, or other emergency housing types
- ☐ Focus efforts on rehabilitation of existing housing
- ☐ Provide incentives for developments that include low-income or affordable units
- ☐ Streamline permit processes
- ☐ Other:

Do you or someone in your household experience difficulties accessing services due to language barriers? \*

- ☐ Yes
- ☐ No

Do you feel burdened by pollution in the City? If yes, please identify a source or area of pollution. \*

Your answer



Have you experienced discrimination as a resident of Walnut Creek in the realm \* of housing based on age, familial status, gender, marital status, mental disability, national origin, physical disability, race, religion, source of income, student status, or sexual orientation?

- ☐ Yes
- ☐ No (or not applicable)

If you have experienced discrimination in the realm of housing, what was it based on?

- ☐ Age
- ☐ Familial status
- ☐ Gender
- ☐ Marital status
- ☐ Mental disability
- ☐ National origin
- ☐ Physical disability
- ☐ Race
- ☐ Religion
- ☐ Source of income
- ☐ Student status
- ☐ Sexual orientation
- ☐ Other:



Have you sought fair housing services from the City or one of its partners: Eden <sup>\*</sup>  
Council for Hope and Opportunity, Centro Legal, Contra Costa Senior Legal  
Services, The East Bay Alliance for Sustainable Economy, or Monument Impact?

☐ Yes

☐ No

Do you think the City and its partners provide adequate fair housing services? <sup>\*</sup>

☐ Yes

☐ No

☐ Don't know



Please rank the following groups by order of their need for housing and related services in the community, with 1 being for the greatest need and 5 for the least need. (Check one box per line) \*

	Seniors	Large families (with 5 or more members)	People with disabilities	Young adults	People experiencing homelessness
1 - greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 - second greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 - third greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 - fourth greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 - least greatest need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you fear being displaced out of your community as a result of high housing costs, new developments or gentrification? \*

- ☐ Yes
- ☐ No



Have you or anyone you know in the City had to move between 2015 and now due to high housing costs? \*

☐ Yes

☐ No



Please show your support for the following potential housing strategies for your community in ranking order, with 1 representing the strongest support and 6 representing the least support: (Check one box per line)

	Reduce or waive development fees	Encourage the development of Accessory Dwelling Units, which includes garage/interior conversions in existing homes	Allow for the option to have tiny homes on wheels	Rezone more sites to allow for higher density housing (e.g., apartments)	Replace commercial zoning with residential zoning to allow for housing	Subdivide single family lots to allow for more units
1 - strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 - second strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 - third strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 - fourth strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 - fifth strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 - sixth strongest support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



How important is it to you that new housing is located within walking/biking distance to the following? (Check one box per line) \*

	Very important	Somewhat important	Not important
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grocery store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Businesses Walnut Creek residents use regularly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park, recreation center, playground, ball field, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertainment, restaurants, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transit stop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle facilities (bike lanes, trail, path, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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# Walnut Creek Housing Element Update Survey



Thank You!

Finally, we welcome any other comments you have about the Housing Element, and we invite you to provide your contact information if you would like to sign up for updates and information on the Housing Element Update. Thank you for taking our survey!

Are there any comments you would like to share with the City of Walnut Creek regarding the Housing Element Update? (Optional)

Your answer

Please leave your name and email address to receive updates and information on the 2023-2031 Housing Element Update. (Optional)

Your answer

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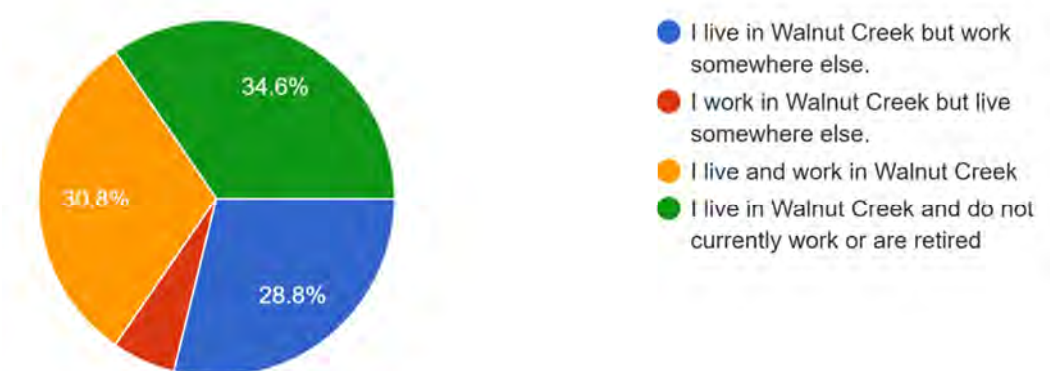
## **Community Survey**

### Community Survey Results Summary

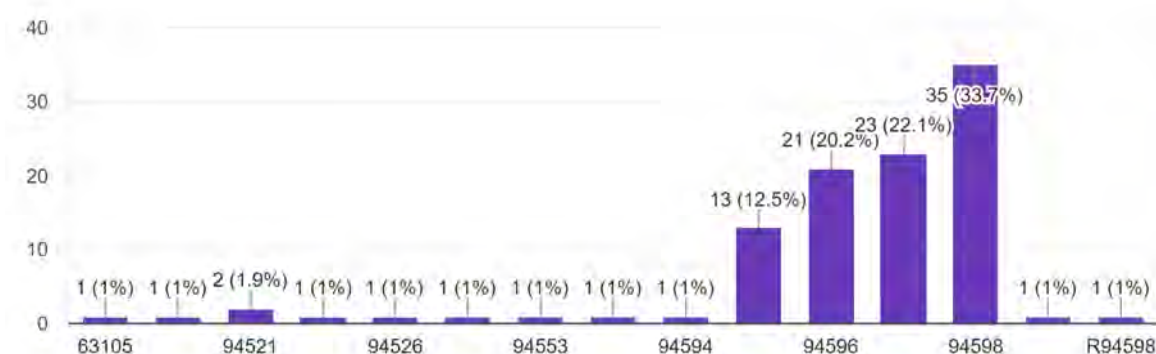
## WALNUT CREEK HOUSING SURVEY RESULTS

The City of Walnut Creek (City or Walnut Creek) conducted a community survey to assess housing conditions as experienced by residents, as well as gather their feedback. The Survey was published on March 10, 2022 and received 112 responses by April 20, 2022. The following summary encompasses the results of these 112 responses:

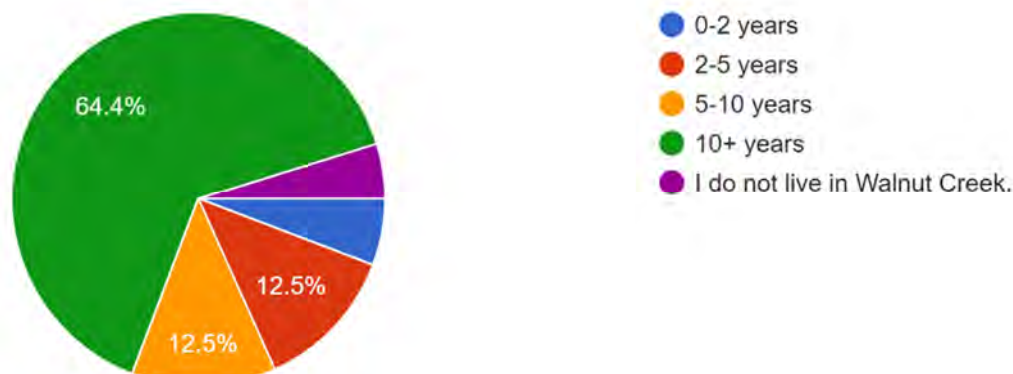
### 1. Do you live and/or work in the City of Walnut Creek?



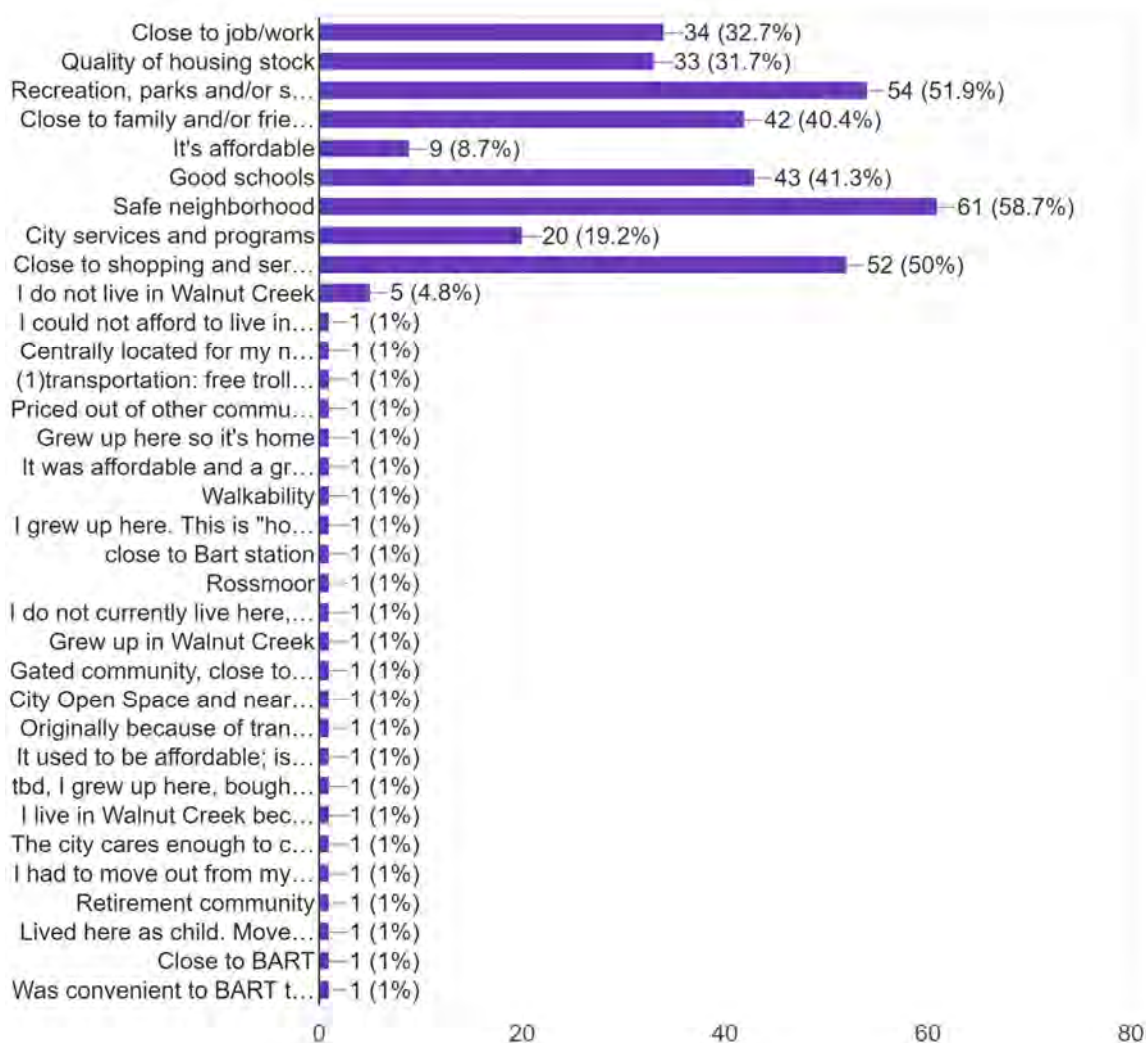
### 2. What is the Zip Code where you live?



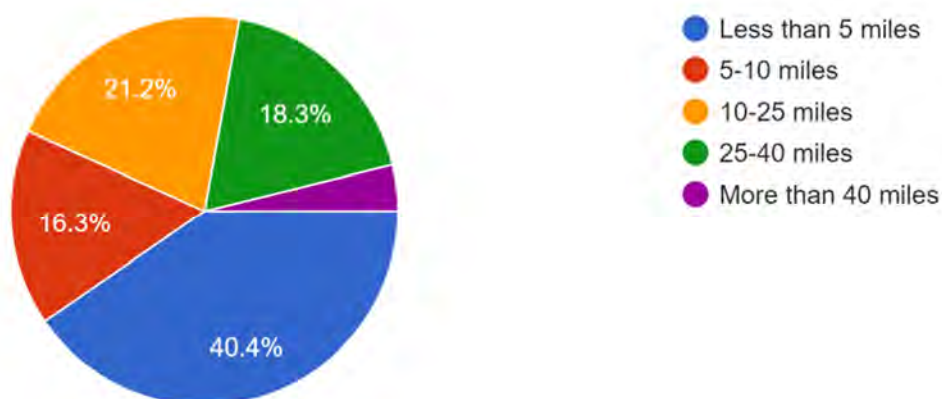
### 3. If you live in Walnut Creek, how long have you lived in the City?



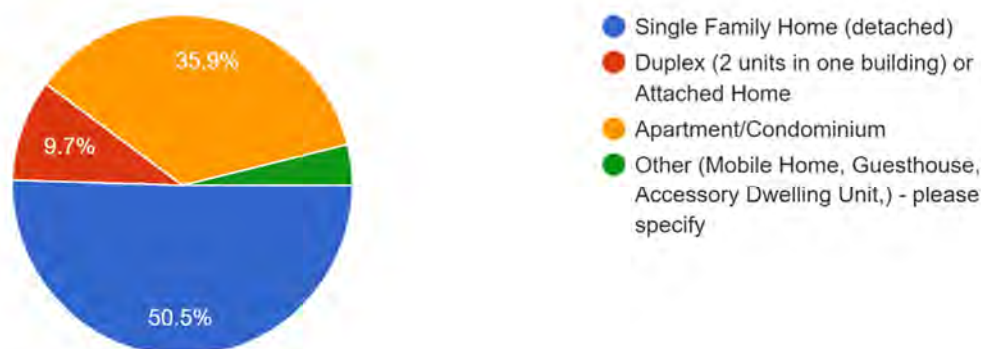
### 4. If you live in the City of Walnut Creek, why have you chosen to live in the City? (Select all that apply)



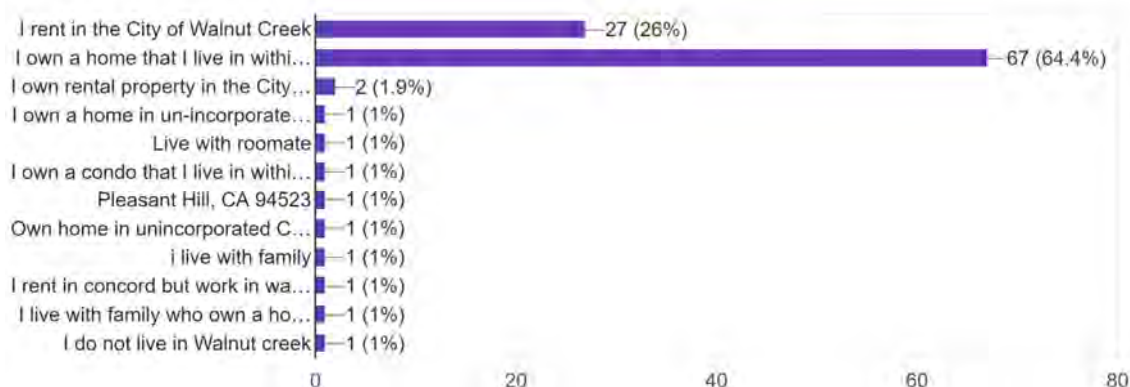
5. If you work outside of your home or worked outside of your home prior to the COVID-19 pandemic, about how long is/was your commute to work one-way?



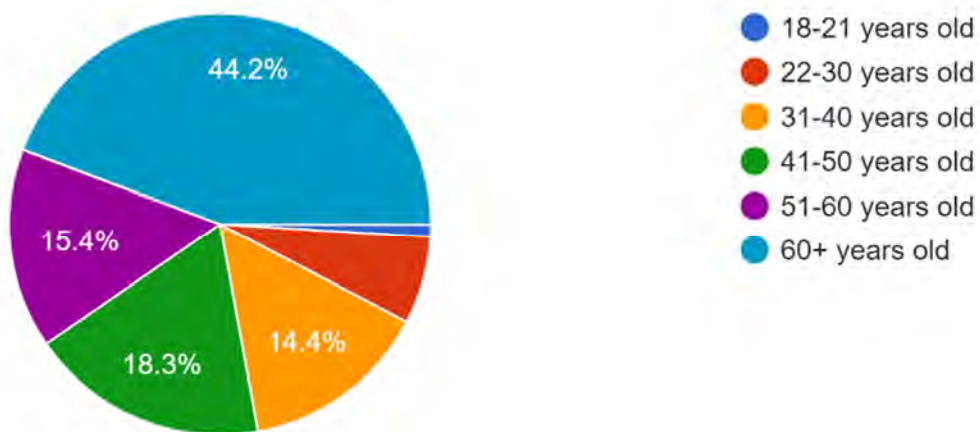
6. My current home is a/an (Select One):



7. Which of the following applies to you? (Select all that apply)



## 8. What age range most accurately describes you?



## 9. Please identify the neighborhood in which you live.

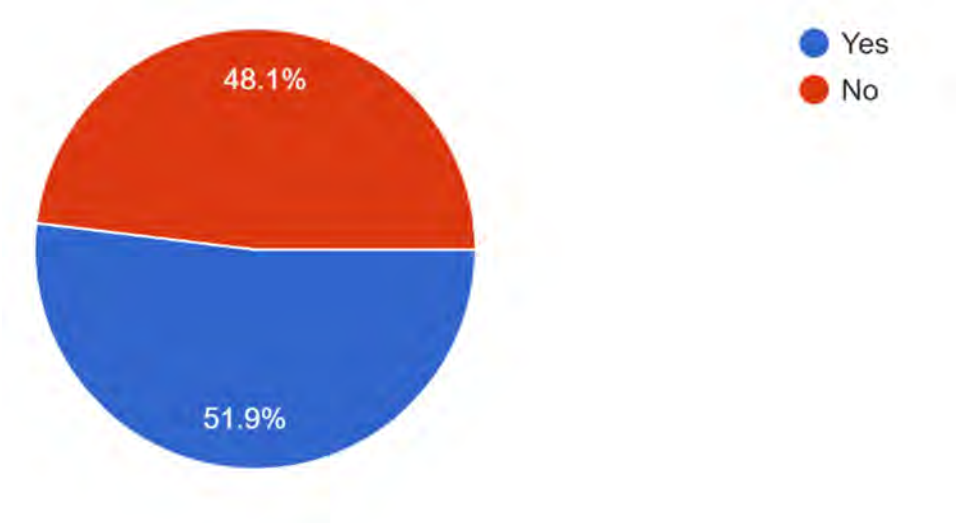
NEIGHBORHOOD	NUMBER OF PARTICIPANTS	PERCENTAGE
Almond-Shuey	2	1.8%
Bonanza St.	1	0.9%
Buena Vista	2	1.8%
Carriage Square	3	2.7%
Concord	1	0.9%
Contra Costa Center	4	3.6%
Creekside Dr.	1	0.9%
Non-Resident	1	0.9%
Downtown	11	9.8%
Homestead	1	0.9%
Larkey Park	5	4.5%
Linda Vista	1	0.9%
Marina	1	0.9%
North Civic	1	0.9%
Northgate	15	13.4%
Oak Grove	2	1.8%
Overlook	1	0.9%
Pacheco	1	0.9%
Palos Verdes	3	2.7%
Park Lake Circle	1	0.9%
Park Mead/ Glen Haven	4	3.6%
PH	1	0.9%

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

NEIGHBORHOOD	NUMBER OF PARTICIPANTS	PERCENTAGE
Pleasant Hill Bart Neighborhood	1	0.9%
Rancho Dorado	1	0.9%
Rancho Paraiso Subdivision	1	0.9%
Rancho San Miguel	6	5.4%
Rossmoor	9	8.0%
Rudgear Estates/Rudgear Meadows	2	1.8%
Saranap	4	3.6%
Sunset Park	1	0.9%
The Village	1	0.9%
The Woodlands	4	3.6%
Unincorporated W.C., Pleasant Hill Bart	1	0.9%
Walden	1	0.9%
Walden/Cherry	1	0.9%
Walnut	3	2.7%
Walnut Heights	9	8.0%
Westcliffe Lane	1	0.9%
Ygnacio Valley	3	2.7%

#### 10. Do you feel that your neighborhood is racially diverse?

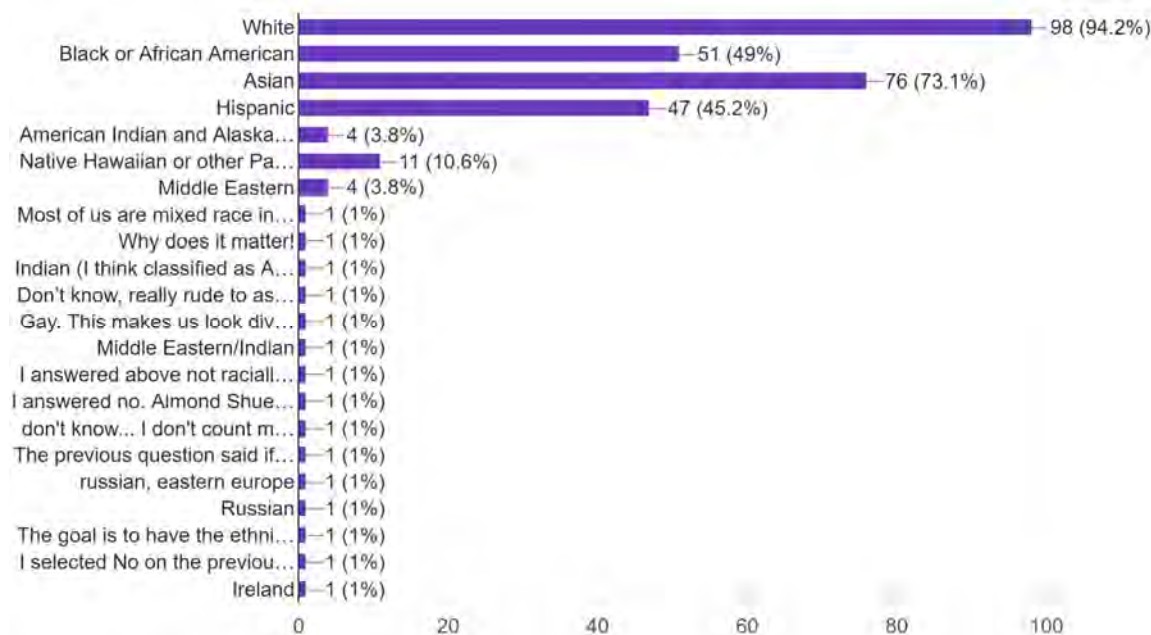




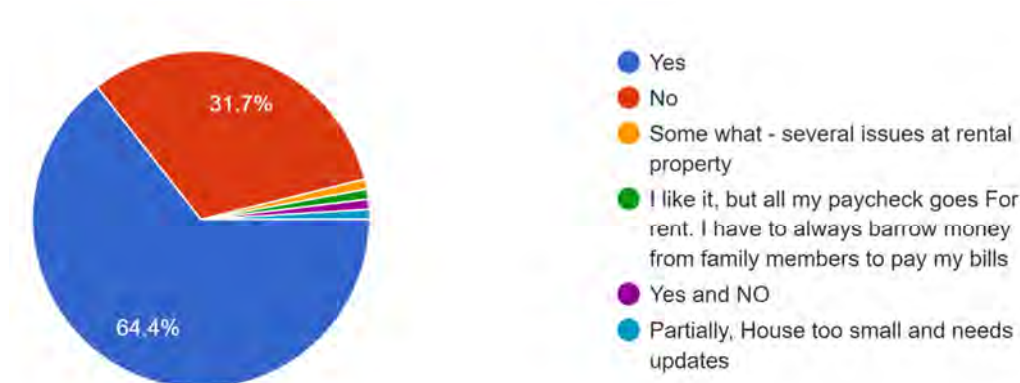
## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#### 11. Do you feel that there are areas of concentration of any particular ethnic group in your neighborhood or in the City? If yes, what ethnic groups (select all that apply)?



#### 12. Are you satisfied with your current housing situation?



#### 13. How would you rate the physical condition of the unit you live in?

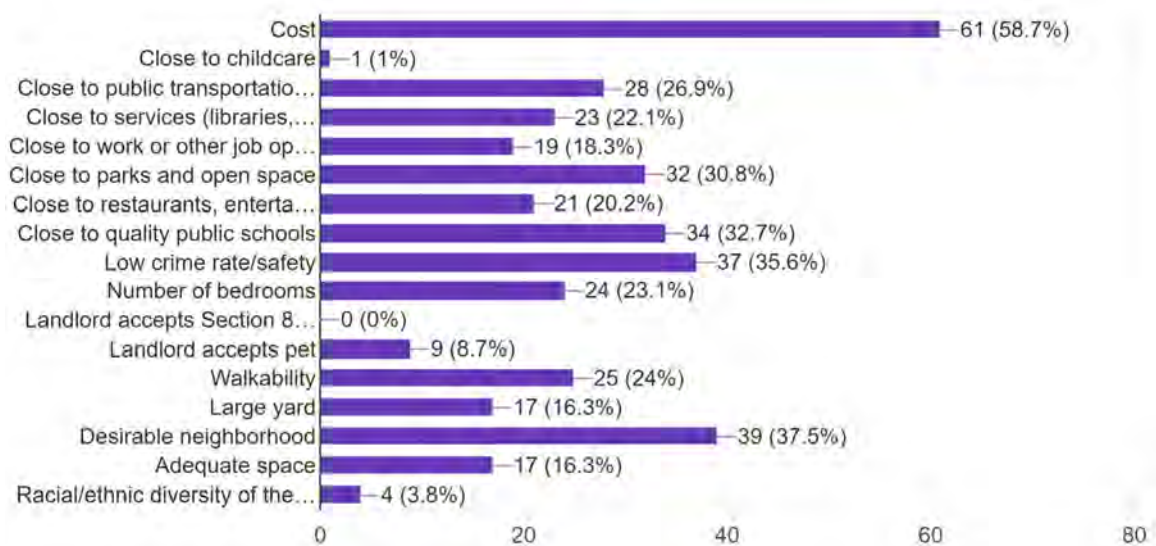
RESPONSE	NUMBER OF RESPONSES	PERCENTAGE
Excellent condition	49	43.8%
Needs some maintenance (i.e., peeling paint, chipped stucco, etc.)	32	28.6%

## 2023–2031 Hosing Element

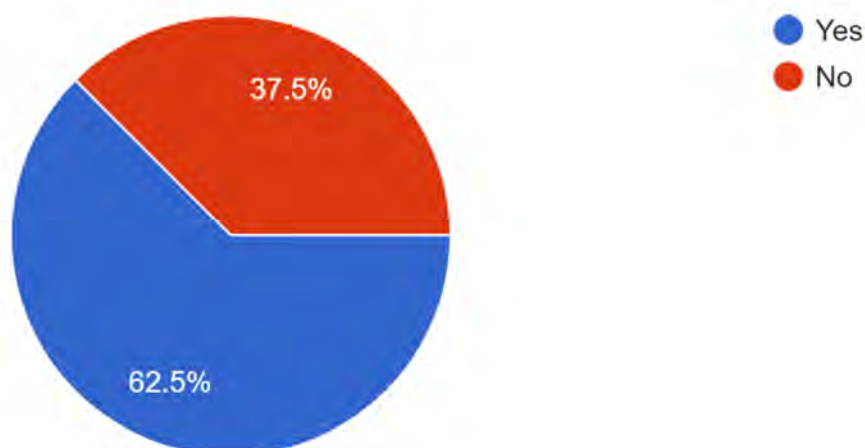
### Appendix A. Community Engagement

RESPONSE	NUMBER OF RESPONSES	PERCENTAGE
Needs one or more modest rehabilitation improvements (i.e., roof repairs, broken cabinets, carpet/tile replacement from wear, new window, etc.)	12	10.7%
Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, new roof, new wood siding, etc.)	12	10.7%
It is in good condition because I have worked avg 70 hours a week for over 37 years, saved money in order to fund owning and maintaining my home	1	0.9%
Need my own place	1	0.9%
Needs new furnace and solar	1	0.9%
Needs windows, electrical code updates, HVAC, insulation upgrades (some walls have none and attic has R13, major cracks in interior sheet rock all rooms now, carpet needs updating, hardwoods need refinishing, bathrooms and kitchen outdated	1	0.9%
not excellent, needs minor repairs	1	0.9%
One bathroom upgrade needed	1	0.9%
poor construction, it is too noisy; I can hear too easily my neighbors talking etc.	1	0.9%

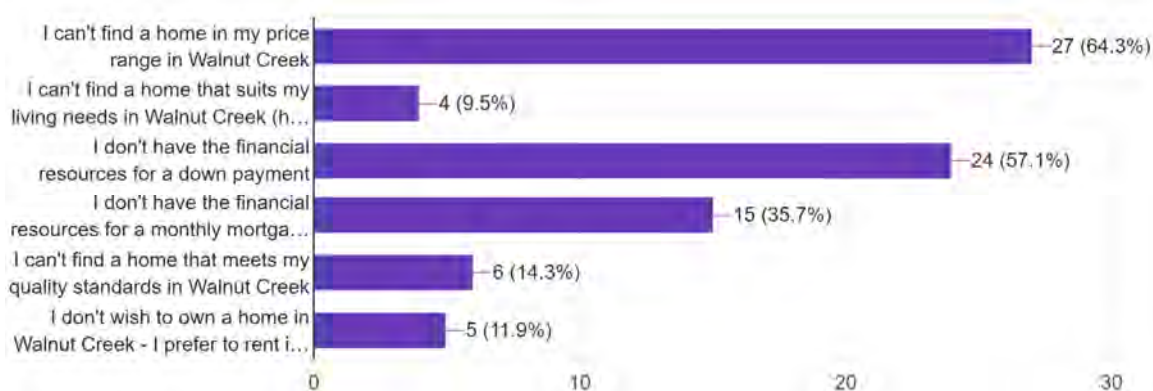
#### 14. What are the three most important factors to you in choosing your current home or apartment (select only the three most important)?



**15. Do the housing options in the City of Walnut Creek meet your needs?**



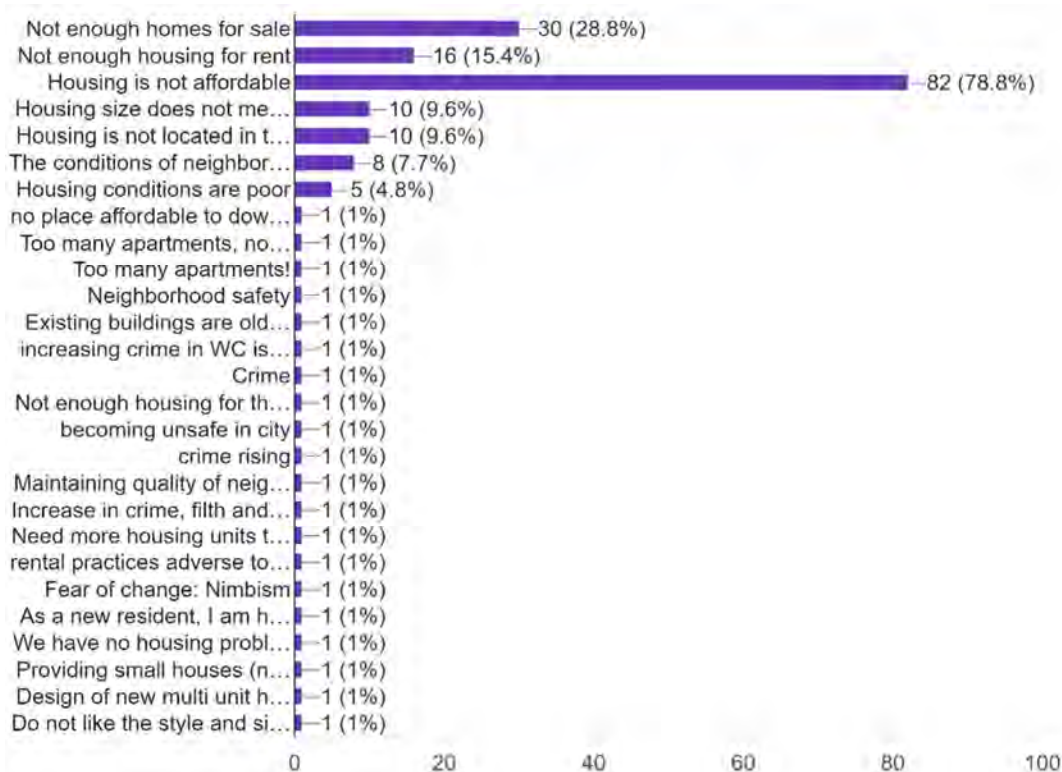
**16. If you don't own a home in Walnut Creek (but want to buy one) it is because: (Choose all that apply)**



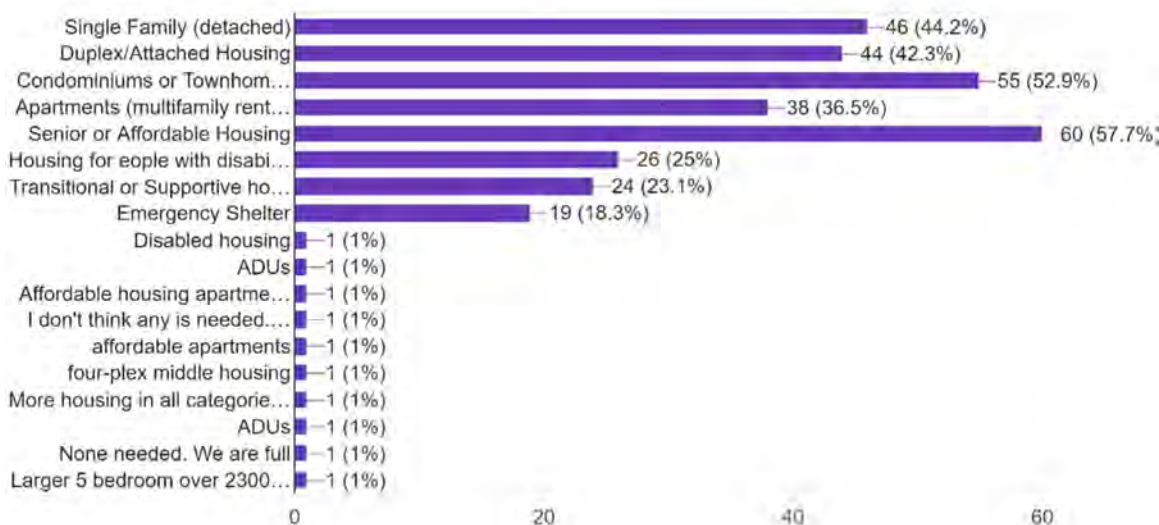
## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#### 17. As a City resident, what do you feel is the biggest housing problems in Walnut Creek? Choose top two only.



#### 18. What types of housing are most needed in the City of Walnut Creek (select all that apply)?



## 19. What do you think can be done to address the housing problems and needs you identified in the prior two questions?

#	RESPONSES
1	Smart planning, work directly in neighborhoods, fix traffic congestion.
2	Inherently there is this imbalanced approach where WC over invests in some at the expense of others. Rights stop when they impede on another's - I keep my commitments as a homeowner and play by the rules that were in place when I invested my life savings to live here; expect the city to keep their commitments rather than making zoning exceptions or changing rules to accommodate your politically motivated desires. Also, this survey is flawed; it would not let me submit until I answered the question about why I do not own a home in Walnut Creek, which is not relevant because I DO own a home in Walnut Creek, so I had to enter a false answer in order to submit this survey.
3	We must massively loosening zoning regulations, transition the majority of projects to by-right ministerial approval, cut "impact fees", establish a public developer and start building mixed-income social housing, and pass a large housing bond to jumpstart said public developer.
4	Much lower property taxes for new owners, more supply, better quality construction.
5	Wed do not have a problem unless you eliminate single family dwellings. It would be great if you would stop building condominiums and apartments to reduce the crowding downtown.
6	Stop investor purchases for a few years.
7	Make sure the above is in balance with existing housing options.
8	Build the right housing, keeping neighborhoods safe, low crime.
9	The waiting list for low-income housing is very long and takes years to get a call and, in my case, after almost 8 years of waiting, I got a call from Coggins Square, Apartments, in Walnut Creek. I Was beyond excited and happy I have done all my paperwork submit everything visit and talk to the manager several times after months of waiting they declined me. It was such a disappointment!
10	Government should subsidize homes for first time home buyers (lifetime first time). Since govt has been providing subsidize for more than 20 years which was not well thought out.
11	Encourage more ADU for rent or allowing a parcel to be split and an ADU style building be able to be used as the sole building on a property. Make it easier for duplexes to be sold as individual units.
12	Build more affordable housing (3+ bedrooms) for families with mid-range income (120-180K).
13	Assistance for first time home buyers. Stop building high end rentals.
14	Build more housing of all types, but especially affordable.
15	Force developers to make more rental units available at below market rates.
16	Stop building apartments/condominiums downtown. It looks like Emeryville. Build apartments and condominiums further east of downtown.
17	I think we need less people paying over value for their homes and more residents seeking a debt free lifestyle. Those two factors would bring home costs down to a more affordable level.
18	Build affordable housing specifically for seniors or low-income people. Reduce barriers for building ADUs and tiny homes. Pass rent control measures in the city.
19	I do not know.
20	I think the city can implement stricter guidelines and also create a rent control plan.



## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
21	Find more properties near public transit and encourage/find non-profit developers to build low and moderate housing on these sites. Also modify zoning and development requirements for quicker and easier procedures for the developers/builders.
22	Incentivize (financially) specific types of housing to attract developers of those kinds of housing. Reduce process hurdles for specific types of housing (I have a neighbor who has been trying to get an ADU approved for over 18 months).
23	Provide more permits and funds for the above. Select contractors who are willing to build the above.
24	Think about all the people that work in the community of Walnut Creek. We are not all engineers, nor work in tech, nor are we all doctors. But rather an array of professions done of us making far less than 100k per year. Where to go with that? What to buy with that? Furthermore, not everyone has 2 incomes at home. Some of us only have one. But have family responsibilities.
25	Windfall tax on property sales, discourage detached homes, keep investors from purchasing homes, tax unused bedrooms.
26	Approve measures to allow low-income in Walnut Creek.
27	More medium- and high-density housing, both market-rate and affordable, both rental and for-sale. A reasonable percentage (15% or so) should be subsidized affordable housing, but lots of market rate units will not only help to moderate prices but will allow for more economic and age diversity.
28	Build more normal apartments and condominiums, not 'Luxury', as most are not actually here. Build more duplexes with the look and feel of single family but giving less for price for more dense neighborhoods.
29	I am not a specialist in this area but here are my humble thoughts. By the way, we live about a block from the homeless day center/low-income housing on Trinity Ave next to the Episcopal Church and the low-income rental building on Riviera. We are very comfortable with this and would have no problem living right beside these properties. (1) Maybe provide public education about who resides in affordable and low-income housing and how the whole community is helped when those in fragile economic situations are supported. Also, let people know the percentage of homeless who prior to homelessness were local to Walnut Creek and nearby areas; let people know of the success of Trinity and the low income building on Riviera; find personal testimonies from neighbors (2) Future builders of housing complexes need to be required to have units within the complex, not put their money into a different location. Unfortunately, the new apartment complex going up near BART will have NO units on site, the ideal site for people who do not own cars or cannot drive. Consider pressuring these large rental buildings to reconsider allowing a handful of low income to rent, regardless of previous agreements. It is the moral thing to do, even if only one or two units is rented. If landlords agree to section 8, they can get pretty close to the entire rental amount. (3) Some sort of housing support for some school teachers who work in W.C., especially if they have recently acquired their teaching credentials. It could be support in a purchase or in rent. Maybe there should be below market rentals available or rentals that would take no more than 30% of their income, adjusted for family size, etc. (4) Increase public awareness of the small living units that can now be placed/built on private properties. Danville, I believe, is making this a bit appealing by providing (free/low cost??) plans that fit in with the community esthetics (5) Entice churches to use some of their property--e.g., small living units. Churches fill many gaps for us; but, on the other hand, they are able to use their land tax free. Maybe they could pay fees for some of the public infrastructure, such as street paving, sewer systems, etc. Such fees could be offset by supporting housing for the homeless, handicapped, Veterans, etc., by donating church property for tiny units, by helping fund housing, etc. (6) pursue infill housing units
30	Reduce permitting costs and regulations put on builders.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
31	Planning and attractive financing options with redevelopment of older areas.
32	Reduce building costs. allowing modular construction, reduce excessive cost of permits.
33	More multifamily homes.
34	Fill in lots with high density housing. Less office buildings in areas where people would like to live. I see many empty office buildings on Ygnacio. I see huge lots with one small, dilapidated home, seems like a waste of space in a prime real estate.
35	STOP BUILDING APARTMENTS UNLESS THEY CAN RENT AT UNDER \$1K A MONTH.
36	More affordable units - not just downtown but also in neighborhoods like Northgate.
37	Change in state political leadership. Reduce some development restrictions. Better, effective planning.
38	Building more single-family homes, not high-density housing such as apartments.
39	Allow lot splits (SB9) where the owner is not required to live in one of the units for 3+ years, provide financial incentives for development (i.e. encourage ADUs on properties), penalize owners who do not live in or rent their homes (i.e. penalty for allowing to sit vacant), create a master plan for the city (like Irvine) for development (i.e. more density downtown and then it can open up as you move further out and then provide financial incentives for this to happen).
40	No problems need to be addressed... any perceived problems are politically generated.
41	Someone has to be willing to subsidize affordable housing.
42	Increase police staff and resources, including widespread patrolling. Provide first time homebuyer support. Improve workforce public transit by bus 7 days per week.
43	Need more sidewalks. Need help for first time homebuyers.
44	BUILD MORE (SMALLER) HOUSING! It is not that hard to understand the cause of the housing problems. Stop listening to the NIMBYs!
45	More affordable housing for seniors.
46	Build affordable single-family homes.
47	Simplify and reduce the costs of the permit process in order to reduce the time/cost to build/remodel. Provide more/better public transportation to allow more density without traffic congestion.
48	I think having at least 1/3 if not 1/2 of the apartments in the city being able to be affordable housing options when needed would be helpful! Also, changing the questions for people applying for affordable housing to questions that assess the needs of people and their situation rather than focusing on the annual income of people.
49	Slow down constant growth.
50	Stop building fancy apartments renting studios for \$3000+. I do not want to pay extra \$500 for parking my car and \$120 extra for wine storage at the apartment complex. Improve safety and security instead.
51	The market will handle the first; the city is doing a good job of working with housing advocates on the second; no additional action is needed.
52	There is not much that the City can or should do as the City is close to built out and building more housing will cause more traffic and difficulty to find parking.
53	Infill and densification on downtown lots and near transit (which we are thankfully seeing); increased subsidies for low-income families with more assistance in applying for subsidies; building more affordable units - the available stock is full and wait lists are long.



## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
54	Provide funding and incentives for non-profit groups to build affordable housing, and in particular housing for low and very low-income people. Make the process of applying for permits and building ADU's a much quicker and less expensive process. Encourage options such as tiny homes. Where possible make land available to support the affordable housing and tiny homes.
55	Build by transit. btw, I was forced to answer question re distance of my commute, despite checking that I am retired. Also, to name the ethnic groups, even though I checked No to racial diversity.
56	We need to build more multifamily housing to give people more types of housing to choose from. The inventory is currently overwhelming single-family homes which are rarely on sale and extremely expensive. Increasing the supply of smaller units like condominiums and townhomes gives more young people like myself a chance to continue living in the community.
57	Build more housing, especially near transit like BART to help reduce traffic while still allowing more neighbors.
58	Rezoning.
59	Convert low density zoning near transit to allow for high density housing.
60	Stop the unbelievable rise in prices when our pay never increases and actually decreases.
61	Government-subsidized senior housing.
62	The market is unrealistic.
63	There are already too many apartment buildings and condominiums being built that will cause traffic problems. We need transitional housing for homeless until they can find rental units in a neighboring, less heavily trafficked community.
64	Continue to build multi-family housing; build more affordable housing.
65	Look at creative housing options, allow churches to build housing on their property by right, increase density and multifamily zoning.
66	Build housing communities for unhoused people in Walnut Creek (e.g., something like Dignity Moves Housing in San Francisco).
67	Build more low-income housing for people with disabilities.
68	A realistic commitment to affordable housing.
69	Does not need to be addressed.
70	Owners should engage with and encourage participation - the opposite is happening.
71	Prevent apartment owners from ripping off renters. Rent control?
72	Some of the issues are huge like reparation for discrimination (red lining) in the past and getting unincorporated areas of Walnut Creek included in the city proper, others are financial issues systemic and individual.
73	Have you done a housing audit to see what stock is currently available? I love the idea of building more multi use buildings with residential/business in the same spot. There are two gas stations on Civic and YVR that would lend themselves very nicely. Look to European models (Paris, Barca, London) to create a city that provides a variety of housing options for its residents and is walkable -- let us get cars out of downtown. Folks can walk around different neighborhoods and make connections, support local businesses.
74	More multifamily units are needed to address the housing crisis, built with access to public transport.
75	Eliminate exclusionary zoning that only allows single-family detached homes.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
76	Work with other Bay Area cities to collaboratively increase housing, especially close to jobs and as infill development, to protect open spaces and avoid building in the wildland-urban interface.
77	Leverage underutilized spaces (e.g., empty commercial buildings, surface parking lots) to build housing.
78	Increase investments in public transit, and bike-ped infrastructure, to ease traffic congestion, given many people worry about housing density negatively impacting traffic in their neighborhoods.
79	Focus on medium- and high-density housing, but because so much of our city is currently devoted to single-family home neighborhoods, also encourage/incentivize lot splits/duplexes/ADUs.
80	City can increase density to allow for more multifamily housing developments and city can improve streetscapes, i.e., Make streets more pedestrian friendly and provide sidewalks and bike lanes, eliminate cut through traffic on residential roads.
81	Allow more construction of homes.
82	First time housing buying assistance programs.
83	More rental units (townhouse?) for families with green common space for children and families to play / socialize.
84	Do not build housing.
85	I am not sure how you would address this. I do not think there is space for more development. Our open space (or what is left of it) should be the biggest priority. We have too much congestion and traffic already.
86	More core housing.
87	City should be working to change zoning to allow for higher density housing and infill. City should advocate for laws and funding to support the construction of extremely low and supportive housing.
88	Realize the fact that not everyone who wants a home in one area can realistically have one. We need to spread out where there is more space.
89	Get better designers/architects that respect quaint Walnut Creek. Stop building until roads, water and power infrastructure can support the demand.
90	Transit Oriented Development.
91	lower rent apartments for families and seniors. Transitional facilities.
92	Infuse grants to existing homeowners to update homes. We are dual income and house worth over \$1.3 and bought for \$280k and I bought it again during a divorce 2 yrs. later for \$545k and then remarried 7 years later and have barely been able to maintain it let alone update it. Trees landscaping so expensive, utility bills high, cost of materials and labor high and even trying to navigate rebates now for title 24 energy upgrades badly needed is an administrative nightmare.

## 20. Do you think there are factors that prevent affordable housing from being built in the community? If your answer is yes, what do you think can be done to address these barriers?

#	RESPONSES
1	No
2	You have to find properties that meet RHNA standards and developers willing to build.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
3	NO
4	Yes. Our restrictive zoning makes it illegal to build affordable housing on the majority of our land. This must change.
5	Too much money chasing too little supply. Not much you can do about the money except that normalized interest rates >5% would lower prices.
6	Actually, I think you are over building and causing too much traffic for our once nice city.
7	Require those who are building in WC to address (a set % of units) the above for their project.
8	No one wants to live in unsafe neighborhoods.
9	I do not think, affluent people like the idea!
10	Yes, the scam of special taxes, HOA, Mello Roos and all this is a scam. This should all be removed or the income tax cut to zero. CA cannot continue to scam the middle class.
11	Seems like the same developers/families control new unit development and only approve those that are wildly out of reach for people even living at the median.
12	Yes, developers have been given loopholes. 20% of every new building should be affordable on Social Security income - for the life of the building.
13	Unfortunately, I think there are a lot of NIMBYs in our community that prevent housing from being built. While most people do not agree with them, they are the more vocal contingent that shows up at City Council meetings.
14	I think the barriers are two-fold. Low-income housing could bring residents that do not have the means to care for their homes as needed and I think there are concerns around traffic because this area is so impacted. It took me 40 minutes to go 2 miles within Walnut Creek last week.
15	Land and construction are too expensive so the government should help pay for affordable/senior housing and allow for the construction of tiny home communities and ADUs.
16	Too many apartments, should be family town homes and condominiums.
17	Yes, there are not any specific terms on building affordable housing and lack of incentive. The rule can be bypassed with a fee to not include a percentage of affordable housing in new builds.
18	yes, gentrification, rent/property tax can start to cause people to have to relocate and prevents people from buying a house. Solution- provide affordable housing possibly according to income.
19	I imagine there are --e.g., environmental issues (of course, that is used as an obstruction for some), racial, economic.
20	reduce the process hurdles for obtaining approval.
21	Yes. Get rid of old thinking in city council. Find contractors & developers that will include affordable housing in their development plan. Plan for some HUD housing in the mix. Rent control.
22	I feel like people that have are in the higher upper class do not want to see their privilege taken away by having "cheaper" housing around them because that would devalue their property.
23	City council needs to actually care about renters and homeless people for anything to be done. They do not care at all based on their actions.
24	Yes, the city council and elder members of walnut Creek have for years blocked low-income housing.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
25	Yes. The cost of developing affordable units is a huge barrier. Lowering construction costs through innovative methods/materials; utilizing publicly owned land; and reducing development fees for affordable units/projects are all strategies that should be looked at.
26	Greed, there is no need to slap the label 'Luxury' on everything. New flooring and cabinet doors do not equal luxury as so many of the complexes try to advertise and exploit people for more money.
27	other than increasing subsidies for affordable housing, not too much.
28	Housing could be more affordable if permitting costs and burdensome regulations were illuminated.
29	Reduce costly "environmental reviews" that block projects, allow higher density in many areas.
30	Have supported Habitat. Planning commission meetings were ridiculous. They would make all the recommended changes and come back with plan, and they would nitpick plan after they made requested changes.
31	The current residents are snobs to apartment rentals. They are only concerned with their own space and traffic worries.
32	DON'T EXPECT EVERYONE TO BE SINGLE, YOUNG, AND WORK FOR FACEBOOK. THAT IDEA DOES NOT PROVIDE FOR A DIVERSE CITY. BEING RICH AND YOUNG AND WORKING IN TECH IS NOT A MIX OF PEOPLE, I USE RACE AS A CRUCH FOR BAD I. INCOME SHOULD BE THE MEASUREMENT. MIXED NEIGHBORHOOD SHOULD HAVE PEOPLE OF ALL AGES. THIS PROVIDES FOR BETTER UNDERSTANDING FOR ALL PEOPLE.
33	See prior answer.
34	Yes, cost of living, materials, and labor.
35	NIMBYism, people want to keep things the way they are (i.e., not building more density near the BART station).
36	Subsidies
37	Provide better first-time homebuyer assistance- info, counseling, starter loans.
38	Infill housing is too dense in neighborhoods with large lots. Neighbors want Moe space between homes.
39	Yes. The only barrier is will. Stop listening to the NIMBYs and their dishonest arguments. Find places like Palmer School and build more dense housing, especially close to Bart stations and bus stops. Convert offices that are not used anymore. Limit parking requirements. Make the approval process much quicker (and cheaper). Explore social housing (meaning built by the public government, then rented or sold to privates) to fill the gaps in the market. Promote conversion of single-family homes into duplex.
40	Build more affordable housing, especially for senior and disabled.
41	Yes. That is a loaded question. There are so many barriers to building single family homes such as water supply, VMT, community support, mitigation, construction costs, wildfire hazards, public services, and so on. Lobby the legislature for policies that can facilitate some of these issues.
42	Educate residents about supply deficiencies causing lack of affordability.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
43	Yes. I think in nice cities, like walnut creek, people fear certain groups coming into a neighborhood because they believe those groups would ruin the neighborhood or lower property values. Also, there is affordable housing within apartments in Walnut Creek, but it is so limited that people who need it are not getting the opportunities and people who have it may not always need it.
44	That a lot of people who want to live in Walnut Creek do not qualify for low income, because their income is too low.
45	Extremely affordable housing popping all around is causing the recent increase in crime, assaults, and break-ins. Especially near BART stations. We need medium-affordable housing, so the educated people employed at universities can afford it. Universities pay poorly, but we can still afford 1-bedroom for \$2000 a month. Costs below that attract undesirable elements of society.
46	The City is close to built out and the City should not do anything to remedy this issue, as building more housing causes other problems that are a greater detriment to the quality of life for existing residents.
47	Yes, I think that there are many factors preventing affordable housing from being built, including a lack of understanding about the true financial situations of so many residents. There is a lot of wealth in our community, and I believe that the households that can afford single family homes do not know or recognize that so many people living in Walnut Creek earn less than the median income of our area. The 2000 Census showed that 42% of households in Walnut Creek fell into the low or very low-income category, earning less than \$45,000 per year.
48	I believe we need a strong information campaign throughout the community explaining the need for affordable housing to combat the NIMBYism that exists. The residents who can afford homeownership may also be the ones with the loudest voices in opposition of building new affordable units. We need the entire community to be on board and in support of providing affordable, accessible, and suitable housing for all of our residents.
49	Yes. Too much NIMBYism and reluctance to make WC accommodating to everyone, not just the wealthy white families who have been here a long time.
50	Yes, there is a strong NIMBY attitude about building affordable housing. I am not sure what can be done to change this, other than educating the community about the importance of providing this. And of course, getting available land and adequate funding to build affordable housing is an ongoing challenge. The city can help with both of these items, at least to some degree.
51	The main factor is our zoning laws, which make it illegal to build multifamily housing in almost all of our city. This type of housing is the most economical and a good fit for people starting out in their careers, and the fact that it is mostly not allowed makes it very tough to build enough for the demand that is out there. Also, even housing projects that are legal often run into all kinds of opposition to get their approvals, which further limits how much housing actually gets built. We should relax our zoning laws a little, and also remove as many "veto" points as we can in the housing permitting process.
52	Make it easier to permit and build housing.
53	More education and conversation for why we are using smart growth and rezoning.
54	Yes - streamline the approval process to attract developers.
55	I say we need to fix the pricing; the units are there but the cost is outrageous.
56	Cost of land and labor.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
57	Yes. There is no availability of inexpensive land. Overbuilding is already occurring.
58	Yes, streamline permit process, reduce permit costs, allow micro homes.
59	Yes, change zoning restrictions to allow more apartments/multifamily homes to be built, implement land value taxes, and offer subsidies/vouchers/rental assistance so that low-income community members can afford to rent single-family homes & ADUs at market rate in the older and less densely settled parts of Walnut Creek.
60	Affordable housing has a very negative stigma and belief that it will reduce other property value nearby. With current homeowners having such high home costs & values, they worry they will lose value in their home or affordable housing would bring crime and issues. Education about affordable housing is important.
61	Available space.
62	I do not know.
63	Do not know.
64	Increase developer fees/requirements to fund affordable housing.
65	Land and building costs and fees.
66	Money. Making money is valued more highly than building a diverse, connected community. If we put community before commodity, we would create a city where people from all income streams could feel welcome and participate in. Everyone has money to put into the economy in their own way. We should provide housing for a wide range of income streams. All families want to take their kids for ice cream buy groceries and eat dinner out. If we build for a diverse community, Walnut Creek has a real opportunity to model city living through a new lens. Let us acknowledge diversity of income and provide appropriate housing for its citizens.
67	Yes. More multi-family units that are more affordable. Change zoning requirements to allow more housing, change some commercial zones to allow for housing.
68	Yes. Neighbors who are worried about change, and worried about "outsiders," will often protest any new development, and especially affordable housing. There could be better public relations efforts to help the community understand how including affordable housing actually benefits our community, especially if we tackle this issue at a regional and state level since our city cannot address this crisis on our own. Leverage storytelling and examples of success to create a change in the mindset of the public.
69	Exclusionary zoning also limits the areas where affordable housing can be proposed. We should reconsider our city's zoning to allow for much greater flexibility.
70	Yes, NIMBYs. Streamlined planning approval processes, more public funding, developer incentives.
71	Yes. High costs. Get more government and corporate subsidies.
72	Not all communities need affordable housing.
73	Greedy Landlords and developers need to be discouraged.
74	Cost of construction.
75	Restrictive zoning. Lack of government programs to support such projects. Racism and NIMBYism in our community that means there is political incentive to not support such changes and maintain the status quo.
76	No one is going to sell their home for an affordable price if they can get more. Builders are not going to charge less for new homes. There is no real answer until people get tired of the water shortage and fire possibility and just move.



## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
77	Yes. Seems like there are a lot of empty units because families hold on to them even if no one is living there.
78	Do more building with volunteer-based groups like Habitat for Humanity to reduce construction costs.
79	Offer serious incentives.
80	Yes, It seems that people think property values will go down if low-income housing is available. Many people associate a "less then desirable" type of person and low-income housing.
81	Good grief I got so frustrated attending meetings and learning about how developers can sidestep environmental impact requirements and not follow through on initial plans for landscaping, adjacent development projects like trees and parks, size of units, number of affordable units etc. and the new state mandates for housing are just going to aggravate and band aid the systemic distinction. Programs like habitat for humanity should be used as benchmarks of home-grown community involvement, grant programs, community input, etc. vs what developers dictate. Provide significant resources for homeowners to improve existing housing stock. Rehab dilapidated housing. Work to help landlords Update older apartment buildings.

## 21. How important are the following concerns to you and your family?

CONCERNS	AVERAGE SCORE VERY IMPORTANT (3) SOMEWHAT IMPORTANT (2) NOT IMPORTANT (1)
Residents who have made Walnut Creek their home should not be displaced as housing costs increase	2.58
The housing market in Walnut Creek should have many types of housing, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents	2.54
Encourage energy conservation through site and building design	2.49
Children who grow up in Walnut Creek should be able to afford to live in Walnut Creek	2.48
Encourage the rehabilitation of existing housing stock in older neighborhoods	2.39
Programs to improve environmental conditions and reduce health hazards	2.34
There is a need to create mixed-use (commercial/office and residential) projects in the community where residents can walk to work and services so that there is less driving	2.28
Integrate affordable housing throughout the community to create mixed-income neighborhoods	2.21
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing	2.17
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	2.13
Establish special needs housing for seniors, large families, and/or people with disabilities	2.13



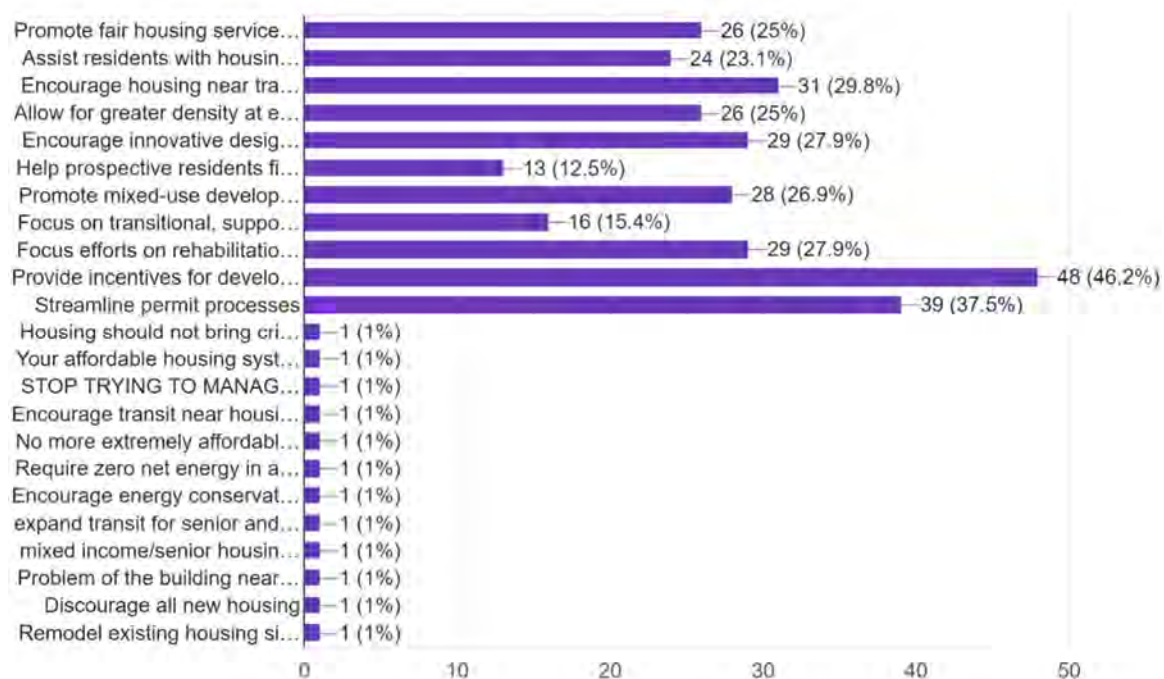
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### Appendix A. Community Engagement

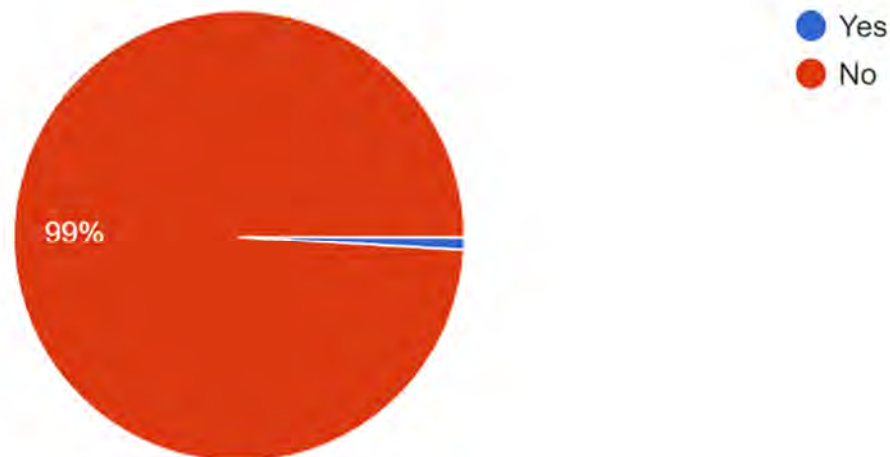
CONCERNS	AVERAGE SCORE VERY IMPORTANT (3) SOMEWHAT IMPORTANT (2) NOT IMPORTANT (1)
Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	2.10
Rental Assistance for low-income residents, the unemployed, and the underemployed	1.97
Increased City services for residents with disabilities	1.89
Access to affordable childcare	1.69

## 22. What types of programs or activities do you believe the City should concentrate on over the next eight years? Select your top 3 recommendations:

- Promote fair housing services to address fraud, displacement, or discrimination
- Assist residents with housing costs
- Encourage housing near transit
- Allow for greater density at existing housing developments
- Encourage innovative design with emphasis on community and amenities
- Help prospective residents find available housing
- Promote mixed-use development with both commercial and residential components
- Focus on transitional, supportive, or other emergency housing types
- Focus efforts on rehabilitation of existing housing
- Provide incentives for developments that include low-income or affordable units
- Streamline permit processes
- Other



**23. Do you or someone in your household experience difficulties accessing services due to language barriers?**



**24. Do you feel burdened by pollution in the City? If yes, please identify a source or area of concentration of pollution.**

#	RESPONSES
1	No
2	No
3	air pollution traffic/ smoke/ pollution from fires
4	Noise pollution from private airplanes, too much and especially early mornings and at night
5	Yes, there are too many cars, speeding and spewing pollution.
6	Too many tall buildings hiding the sunshine
7	No, but this is part of the City over building.
8	No burden, WC does a get job stopping pollution! Good staff, good City Council.
9	Just during the fires which is out of the city's control.
10	I do not see pollution in Walnut Creek, but I do not like seeing cell towers.
11	Air pollution from vehicle emissions
12	I worry about output from the oil companies, car pollution, wildfires
13	I live by the 680 and 24 junctions.
14	No, except every year when I do the Creek cleanup and see all the garbage that ends up in the creek channel . . .
15	No as we have clean air and clean water.
16	Sometimes due to wildfires
17	TOO MANY PEOPLE STOP BUILDING. UP IS NOT BETTER.
18	680/24 interchange
19	air pollution and air quality. Light pollution is excessive

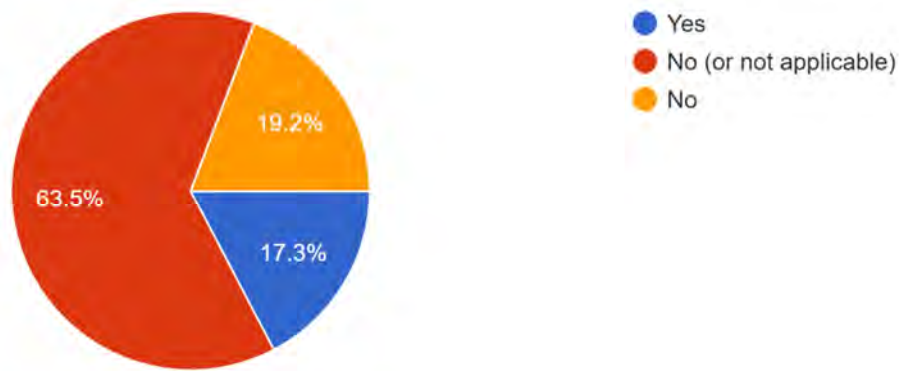
## 2023–2031 Hosing Element

### Appendix A. Community Engagement

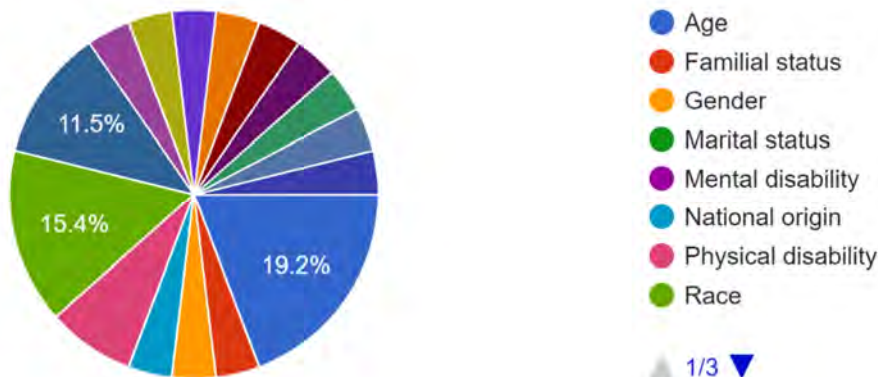
#	RESPONSES
20	wildfire smoke
21	Air pollution has gotten worse in last few years.
22	Noise pollution. Hwy 680 and sound walls sending freeway noise deeper into the neighborhoods. BART trains are noisy too.
23	Noise
24	Noise pollution
25	Constant growth
26	Upstairs neighbor keeps flooding me with her excrements getting into my bathtub regularly every month. I had to move out. The polluting lady still lives there, and no one can evict her! This is scandalous health hazard! No one can stay longer than few weeks in the apartments below her and she is untouchable.
27	Only during the fires with smoke.
28	Drought. So much water waste in WC.
29	Dust
30	Cars
31	Greatest source trucks on Ygnacio Valley Road
32	Yes, most County Connection routes have slow service therefore people prefer driving; I would prefer to move out of central CC because of the poor air quality due to car emissions exacerbated by wildfires smoke.
33	Living cost
34	Unclear origin of pollution, but spare the air days are increasing and problematic
35	Yes. Wildfire associated pollution
36	LEAF BLOWERS
37	People use their fireplace in winter. So much smoke in neighborhood.
38	air quality is a big issue for us - we both have asthma and wildfires, transportation exhaust, wood burning at neighbors' homes, use of 2 stroke engines for landscape maintenance, some construction practices e.g., sealants for driveway pavers and local industry e.g., petroleum product manufacturing.
39	Not really. The smoke we experience cannot be attributed to the City of Oakland.
40	Air - Wildfires, SMOG.
41	Yes -- air pollution from wildfires.
42	NA
43	n/a
44	Brown skies. To many people, too much traffic.
45	Yes- due to wildfires in our state.
46	Fire pollution. Loss of trees and green space.
47	Yes. coming from fires.
48	Highway 680.
49	Cheaper public transportation
50	Greenhouse gases - help us do more like prepare my home for electric or hybrid hvac, solar, composting in my own yard (training on all of the above and cheaper king term options), gardening classes and programs, PLANTING more TREES!!! I am going to start a tree planting

#	RESPONSES
	program at our school at Indian valley. City should do the same. Even our school has a “green team” now. My kids knew more than me!

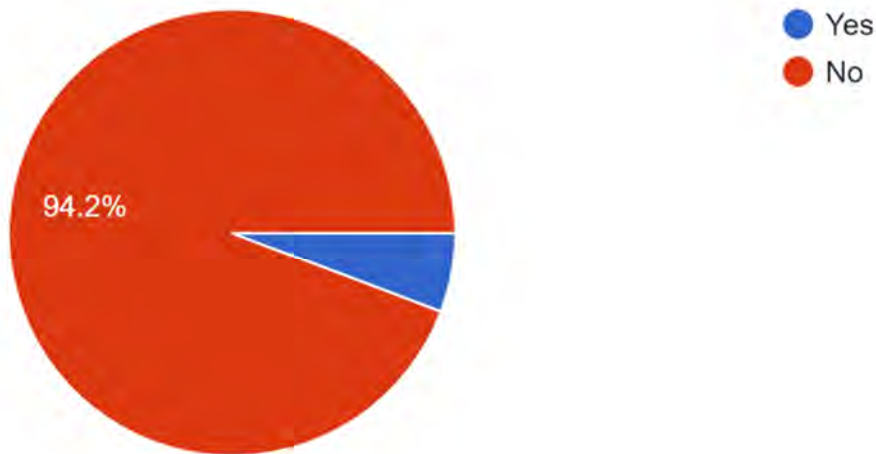
**25. Have you experienced discrimination as a resident of Walnut Creek in the realm of housing based on a protected class (age, familial status, gender, marital status, mental disability, national origin, physical disability, race, religion, source of income, student status, or sexual orientation)?**



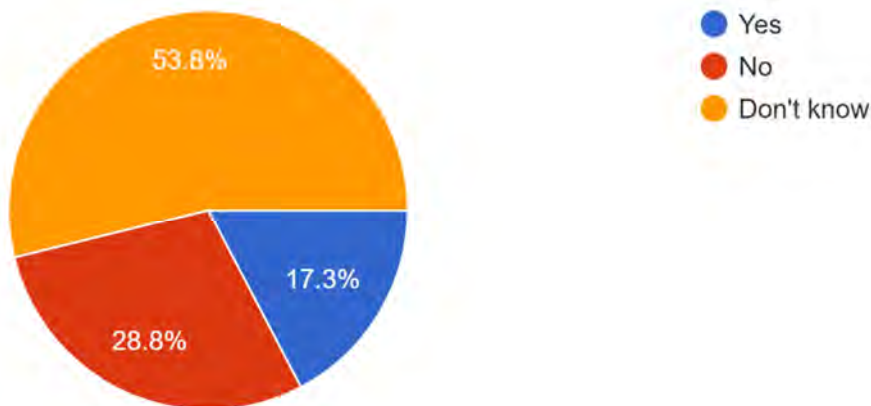
**26. If you have experienced discrimination in the realm of housing, what protected class was it based on?**



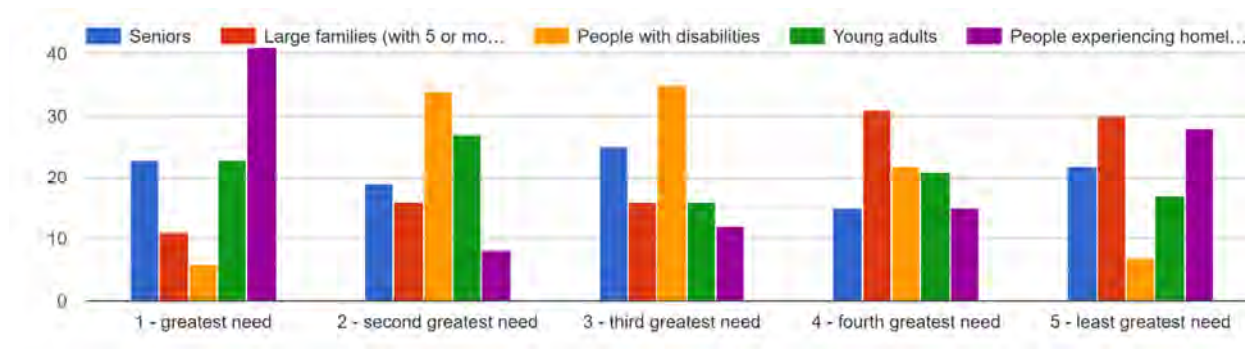
**27. Have you sought fair housing services from the City or one of their partners: Eden Council for Hope and Opportunity, Centro Legal, Contra Costa Senior Legal Services, The East Bay Alliance for Sustainable Economy, or Monument Impact?**



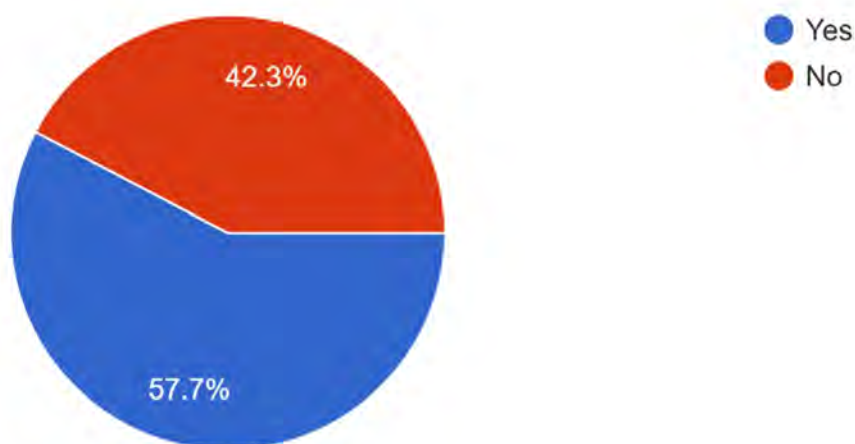
**28. Do you think the City and its partners provide adequate fair housing services?**



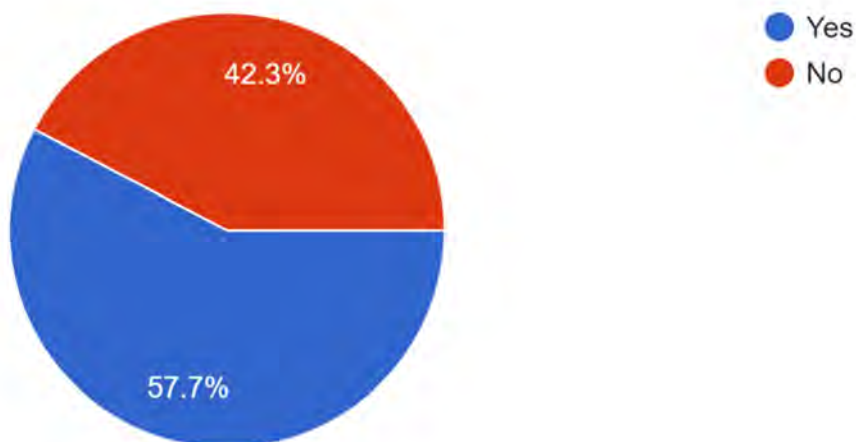
**29. Please rank the following groups by order of their need for housing and related services in the community. 1 = greatest need and 5 = least need**



**30. Do you fear being displaced out of your community as a result of high housing costs, new developments, or gentrification?**



**31. Have you or anyone you know in the City had to move between 2015 and now due to high housing costs?**



**32. Please show your support for the following potential housing strategies for your community in ranking order, with 1 representing the strongest support and 6 representing the least support:**

	ALLOW FOR THE OPTION TO HAVE TINY HOMES ON WHEELS	ENCOURAGE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS, WHICH INCLUDES GARAGE/ INTERIOR CONVERSIONS IN EXISTING HOMES	REDUCE OR WAIVE DEVELOPMENT FEES	REPLACE COMMERCIAL ZONING WITH RESIDENTIAL ZONING TO ALLOW FOR HOUSING	REZONE MORE SITES TO ALLOW FOR HIGHER DENSITY HOUSING - E.G., APARTMENTS	SUBDIVIDE SINGLE FAMILY LOTS TO ALLOW FOR MORE UNITS
Rank 1	4	24	19	23	16	9
Rank 2	7	22	11	26	14	14
Rank 3	11	18	12	13	18	22
Rank 4	21	14	9	9	18	20
Rank 5	15	11	20	16	18	12
Rank 6	35	5	22	7	8	14

**33. How important is it to you that new housing is located within walking/biking distance to the following?**

INFRASTRUCTURE WITHIN WALKING/BIKING DISTANCE	AVERAGE SCORE VERY IMPORTANT (3) SOMEWHAT IMPORTANT (2) NOT IMPORTANT (1)
Park, recreation center, playground, ball field, etc.	2.48



## 2023–2031 Hosing Element

### Appendix A. Community Engagement

Transit stops	2.4
School	2.3
Grocery Store	2.28
Bicycle facilities (bike lanes, trail, path, etc.)	2.26
Businesses Walnut Creek residents use regularly	2.2
Medical facilities	2.16
Entertainment, restaurants, etc.	1.92
Childcare	1.72
Church	1.51

### 34. Are there any comments you would like to share with the City of Walnut Creek regarding the Housing Element Update?

#	RESPONSES
1	Have more low-income housing available
2	Not now, maybe after the results of the questionnaire are tabulated.
3	Take care of existing residents... over new, potential residents.
4	Stop high density developments for low-income people. Especially near BART stations. We already have excessive crime, assaults and break-ins. Vandalism of cars and property. Walnut creek and Contra Costa Center are turning more and more disgusting.
5	You should use a professional to better design future surveys. I was forced to answer question re distance of my commute, despite checking that I am retired. Also, to name the ethnic groups, even though I checked No to racial diversity. Some questions unwieldy.
6	We are being forced to move out of Walnut Creek in the next month, because our current landlord is selling our condominium, and although I make a six-figure income, I cannot afford to buy a home here where the median home price is \$789K.
7	More coordination with other towns and localities in Contra Costa and Alameda Counties. For example, coordinate and support low-income housing options already in Martinez, etc.
8	Build more dense housing!
9	Walnut Creek should balance housing construction with traffic and parking to preserve the quality of life for residents. More housing should not be the holy grail, as the community is basically built out with limited opportunities for infill projects.
10	Please consider rezoning south side of Bonanza St to mixed use or multi-family residential.
11	There are people like me who have saved and are nearing retirement who intended to stay in WC and spend and contribute; I definitely give and pay more than I take. But as the city evolves into a place where investments are weighed more heavily to apartment dwellers and folks who take more than they give/ contribute, it is highly likely that I will take my savings and leave. I prefer to fund a community that has a fair and balanced plan
12	The first-time buyers program is a ridiculous waste of potential buyer's time and energy. The lenders and realtors involved in that area also unprofessional and unmotivated.
13	Keep government intrusion and giveaways out of city development.
14	We should consider the needs not only of current residents, but also of prospective and future residents, and ensure we are encouraging racial and socioeconomic equity, understanding the historical impacts of racist and classist policies in the United States, including here in the Bay Area.
15	Quit building ugly condominiums. Approve plans that have some architectural interest.
16	I have inquired with numerous developers about BMR units and have never received a return phone call. I think that is highly unusual and should be investigated.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
17	Please integrate drought-consciousness into future development plans. I am truly disgusted by how much water I say wasted in neighborhoods and city areas. We need more incentives and programs for getting rid of lawns, incentivizing drought proof landscaping, removing grass from commercial areas and medians, and overall, better using this precious resource. I see so many residents living and using water like it is an infinite resource. THIS MUST CHANGE.
18	GET YOUR ACT TOGETHER, LET PEOPLE MAKE THEY OWN PLACE TO LIVE. LOWER THE PRICE SO PEOPLE CAN RENT 1K A MONTH THAT IS FAIR. DON'T HID BEHIND MARKET DRIVEN OR RACE FOR YOUR INABILITY TO MANAGE COST. STOP TRYING TO RUN EVERYTHING YOUR NOT GOOD AT ANYTHING.
19	I have lived here my whole life, from when I was 4 years old. I have seen friend after friend forced to move out of the area due to crushing housing costs. Please take the Housing Element process seriously, and maximize how many homes we can add, it is vital for the future of our community.
20	I wish the planning commission would consider current residents before approving all this growth.
21	I work for Kaiser, and I am near homeless. one more unforeseen bill and I will be in trouble.
22	I would like to see the city encourage unincorporated areas within the city to join the city, I want the city to reduce barriers for disabled, senior and people of all income levels to have adequate housing - encourage more housing by reducing red tape for permitting/zoning and other city-imposed restrictions to building and repairing homes.
23	I believe the Housing Element Update is critical for the continued growth and wellbeing of Walnut Creek and its residents. I know that it is very challenging to meet the requirements for very low-, low- and moderate-income affordable housing; and I compliment the city on the work that has been done to provide affordable housing. However, we are so far away from meeting those goals that I think the city must take more drastic steps to make significant progress. This will not happen until it is a top priority for our city.
24	Some of the survey questions I was unable to answer because of the options provided. For example, I am a freelancer who works both from home and around the Bay Area. So, my commute ranges from 0-100 miles. I live and work in WC and also live in WC and work elsewhere. I also live in a townhouse and there is no option for that.
25	I am an elementary teacher, born and raised in Walnut Creek, and I can barely afford to live here anymore. Please do all you can to make housing more affordable in Walnut Creek.
26	I know couples who both have excellent incomes who cannot find an affordable home to purchase in Walnut Creek. The city needs to incentivize elderly citizens still living in huge homes they cannot maintain to move to senior housing in the city.
27	More commercial mixed-use in downtown please! Increase building heights to match the width of the right of way. Use setbacks that increase with height to ensure adequate daylighting and optimal human scale!
28	The less the better. Enough people live here now.
29	I appreciate the other options. On the question if diversity, there is too much room for subjective response what constitutes diversity
30	Please, no homeless shelters in or near border of Walnut Creek. NO more crime! No more out of control gangs, shoplifters, crazy people who yell at you for no reasons, threatening you. We want safe neighborhoods please.
31	please be thoughtful and transparent, pay attention to traffic congested area
32	Just to be thoughtful in this process, it is a delicate item because people deserve housing, but do not overpopulate the area as it creates traffic, crime, pollution, etc. and takes away from how wonderful this City has been.

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
33	Please stop building such ugly new multi-unit housing. They look like prisons. And the color choices clash with each other on the same building. And lots of the art structures are eye sores. Bring some beauty back to new building designs, make them blend more with trees, skies, and mountains.
34	Develop small self-contained units for the homeless as transitional housing.
35	I did not like the question, asking to rank the different groups of people who deserve priority for housing. It is not possible to rank these fairly.
36	I would like to suggest a rent control for the city of Walnut Creek.
37	More housing
38	Love living here. Do not let it go downhill as so many cites do as they age.
39	I am happy in WC thanks to HUD programs
40	Please create a way for individuals to have priority for purchasing houses instead of large firms.
41	The State is requiring all cities (including WC) to plan for lots of growth in this cycle. There will be some residents who will denounce the growth as destroying the quality of life here. Not me. I think we can continue to have housing added, particularly in the downtown, in ways that enhance the quality of life for existing residents (by adding vibrancy and helping support downtown businesses) while also moderating housing costs and making it possible for young people/essential workers to afford to live in the community.
42	Anything related to food, clothing and shelter should be a business capped at a max of 20% profit. Supply and demand do not work well in these cases, instead it creates lot of inequality in basic human needs.
43	Since I have lived here, I have seen apartments rebrand themselves as luxury and raise rent up to \$1000 a month. Having visited people in these renovated units, it was clear it was not a remodel. Paint, carpet, linoleum, and cabinet doors. Same rotten bones. Cabinet shelves that were particle board. This inflated cost affects all housing in Walnut Creek. It drives out people that want to be part of the community and brings in some that want a zip code and an image. I have seen battles over zoning and permits stifle growth. I have seen homeowners say, 'Don't change the feel of our neighborhood' when they mean 'We don't want you here' you cannot have a community with a mindset of we do not want you. Well planned growth will allow for single family homes, duplexes, condominiums, apartments, and businesses to grow and flourish. It will not make everyone happy at first, but done right, it will make a community.
44	I would like to see first time home buyers' assistance for young adults who grew up in WC and work here, so they can stay in WC. There are many 30–40-year-olds living with their parents, who will have to move out of the area when their parents die, as they will not be able to afford the property tax reassessments & they cannot even afford the current rental rates!
45	My family has lived in Walnut Creek for the past 70 years and owned several properties throughout the city. Currently my extended family owns over 15 properties within the city limits. Our greatest concerns are that of children being able to afford housing in this area if they so choose to live here. We have seen many, many immigrants move into various neighborhoods and feel we are the racial minority here in Walnut Creek. Certainly, we want to live in a diverse community, but it has far surpassed balanced. It seems many families are coming in from other areas and paying over value for their new home, which I can appreciate is happening all over the country, but it is a disruption to current residents wherever they reside. Also, while our families have some properties that have been paid for many years, the comfort level of jumbo loans and living on debt, even with two working parent families has made this an undesirable place to live. Again, this is more of a country problem than a city problem... Our family believes the over-extended lifestyle in addition to

## 2023–2031 Hosing Element

### Appendix A. Community Engagement

#	RESPONSES
	exorbitant realtor fees further encourage prices to go up making it extremely difficult for the next generation. Beyond that, this has been a safe, clean, and enjoyable place to live. Thank you for reading this and thank you for the work you are doing to make this a wonderful city.
46	This survey should not require an answer if the questions start with IF. It is also very biased against single family homes, which is what most people aspire to. Stop building apartments! There are plenty in other towns.
47	A lot of residents support building more housing of all types to meet the diverse needs of Walnut Creek residents. This should include apartments, condominiums, and townhomes in addition to single family homes. Tiny homes and ADUs are not going to solve the housing crisis. We need density close to transit to make a dent in the underdevelopment that has plagued the region for too long. It is also a great way to attract business - employers want to locate where their employees can affordably live. Us who are pro-housing might not be the folks you hear from every day, but our opinions should matter as much as the more vocal people that show up to council meetings.
48	I would appreciate an opportunity to volunteer more on this question, as appropriate.
49	Increase public transportation to increase development that will not require increased traffic. Encourage mixed use development near downtown. Incentivize business to relocate near housing (Shadelands) and increase density/mixed use.
50	You need to build more housing for families of 4+ members.
51	Thank you for the survey.
52	This survey was ill designed because it asked questions in a way that made you answer when no answering was implied as a possibility in the question.
53	Not at the moment
54	As I have stated before, we do not need to cram more people into this area. We need to make more affordable options for seniors to stay in their homes and people that grew up here to stay here.
55	It bothers me those greedy landlords rent substandard and poorly maintained houses/units for inflated amounts because the market rate is high. People who rent here--and could afford a mortgage--cannot save enough for a down payment.

## **COMMUNITY WORKSHOP #1 (MARCH 21, 2022)**

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- Delivery Bulletin Reports
- Presentation
- Poll Results Summary
- Q&A Summary
- Workshop Minutes
- Archived Meeting Items

**Community Workshop #1 (March 21, 2022)**  
Delivery Bulletin Reports

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 03/14/2022 11:08 AM PDT  
 Sent By: Housing@walnut-creek.org  
 Sent To: Subscribers of Affordable Housing Information

**3,531**



Recipients

✓ Email

✗ SMS

✗ Facebook

✗ Twitter

✓ RSS

**98%**

Delivered

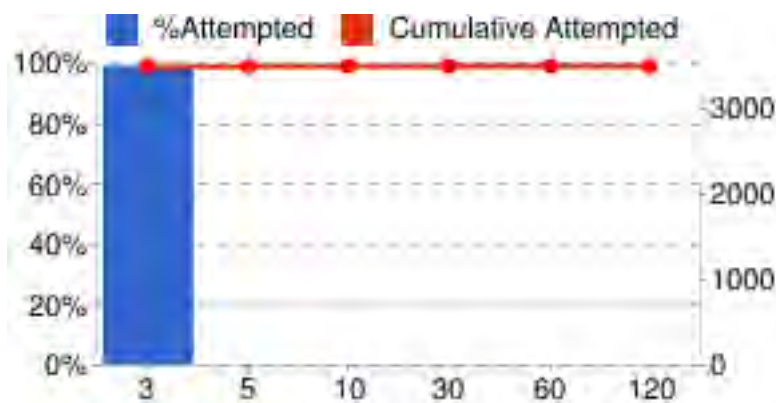
0% Pending

2% Bounced

61% Open Rate

4% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**3,531** Total Sent

**3,467 (98%)** Delivered

**0 (0%)** Pending

**64 (2%)** Bounced

**12 (0%)** Unsubscribed

## Bulletin Analytics

**3,620** Total Opens

**2132 (61%)** Unique Opens

**176** Total Clicks

**122 (4%)** Unique Clicks

**13** # of Links



## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.2%	3,531	3,467	2132 / 61.5%	64	12
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

## Unique Clicks

## Total Clicks

<a href="https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfxrTYV-6W2fp0z...</a>	67	93
<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	12	21
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30...">https://content.govdelivery.com/accounts/CAWC/bulletins/30...</a>	11	16
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	12	12
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30...">https://content.govdelivery.com/accounts/CAWC/bulletins/30...</a>	4	6
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	4	6
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	3	5
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	2	4
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	3
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	3

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 03/14/2022 11:09 AM PDT  
 Sent By: Housing@walnut-creek.org  
 Sent To: Subscribers of Walnut Creek Housing Element Update

**408**

Recipients

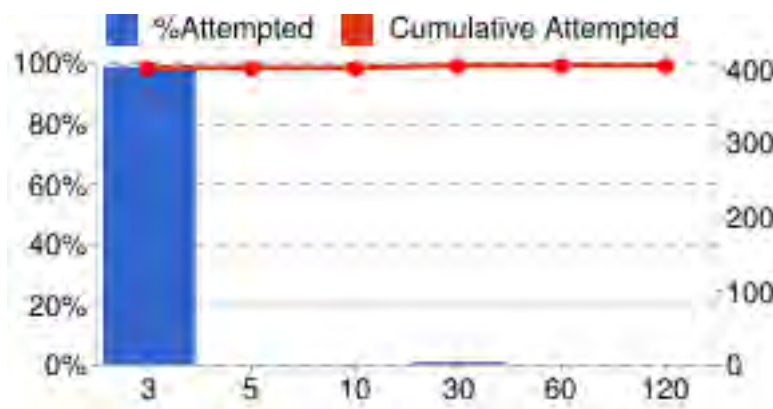
- ✓ Email
- ✓ SMS
- ✗ Facebook
- ✗ Twitter
- ✓ RSS

**99%**

Delivered

- 0% Pending
- 1% Bounced
- 47% Open Rate
- 8% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**408** Total Sent  
**402 (99%)** Delivered  
**0 (0%)** Pending  
**6 (1%)** Bounced  
**1 (0%)** Unsubscribed

## Bulletin Analytics

**451** Total Opens  
**186 (47%)** Unique Opens  
**37** Total Clicks  
**32 (8%)** Unique Clicks  
**13** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.5%	404	398	186 / 46.7%	6	1
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	100.0%	4	4	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
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<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	2	3
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30...">https://content.govdelivery.com/accounts/CAWC/bulletins/30...</a>	2	2
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	1	1
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	1	1
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	1	1
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	1	1
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	1	1
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	1	1
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30...">https://content.govdelivery.com/accounts/CAWC/bulletins/30...</a>	1	1
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	1	1

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
Sent: 03/21/2022 11:59 AM PDT  
Sent By: Housing@walnut-creek.org  
Sent To: Subscribers of Affordable Housing Information

# 3,521



Recipients

✓ Email

✗ SMS

✗ Facebook

✗ Twitter

✓ RSS

# 98%

Delivered

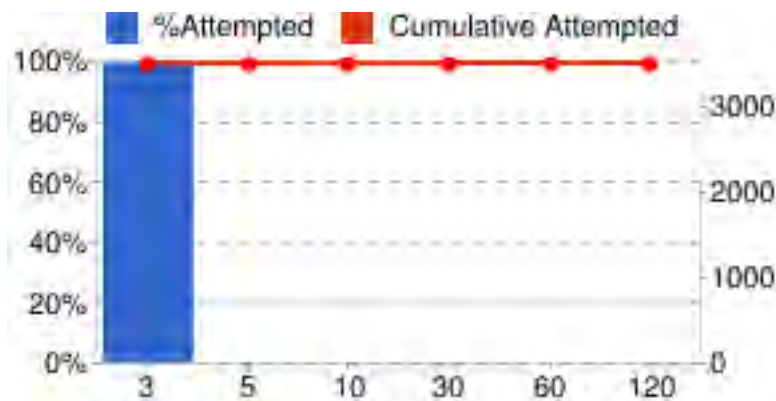
0% Pending

2% Bounced

60% Open Rate

2% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**3,521** Total Sent

**3,464 (98%)** Delivered

**0 (0%)** Pending

**57 (2%)** Bounced

**9 (0%)** Unsubscribed

## Bulletin Analytics

**3,366** Total Opens

**2090 (60%)** Unique Opens

**121** Total Clicks

**86 (2%)** Unique Clicks

**15** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.4%	3,521	3,464	2090 / 60.3%	57	9
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
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<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	12	18
<a href="http://walnut-creek.org/SEU">http://walnut-creek.org/SEU</a>	10	13
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	9	9
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	6	8
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	3	7
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	5	7
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	3	5
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	3	5
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	4
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	2	3

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop (Workshop TONIGHT!!)  
 Sent: 03/21/2022 11:57 AM PDT  
 Sent By: Housing@walnut-creek.org  
 Sent To: Subscribers of Walnut Creek Housing Element Update

**424**

Recipients

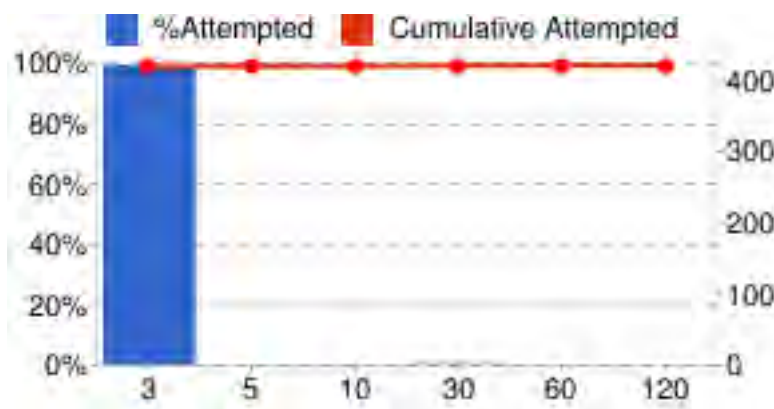
- ✓ Email
- ✓ SMS
- ✗ Facebook
- ✗ Twitter
- ✓ RSS

**99%**

Delivered

0% Pending  
 1% Bounced  
 47% Open Rate  
 8% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**424** Total Sent  
**418 (99%)** Delivered  
**0 (0%)** Pending  
**6 (1%)** Bounced  
**3 (1%)** Unsubscribed

## Bulletin Analytics

**360** Total Opens  
**193 (47%)** Unique Opens  
**39** Total Clicks  
**34 (8%)** Unique Clicks  
**15** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.6%	420	414	193 / 46.6%	6	3
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	100.0%	4	4	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
<a href="https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...">https://us06web.zoom.us/j/85047233750?pwd=SjF5SjREaGo...</a>	7	10
<a href="http://walnut-creek.org/SEU">http://walnut-creek.org/SEU</a>	5	7
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...</a>	5	5
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	3	3
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	3	3
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	2	2
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	1	1
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/30f...">https://content.govdelivery.com/accounts/CAWC/bulletins/30f...</a>	1	1
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	1	1
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	1	1
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	1	1
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	1	1
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	1	1



## **Community Workshop #1 (March 21, 2022)**

### Presentation



## Walnut Creek Together For Housing GENERAL PLAN UPDATE Housing and Safety Elements



Community Workshop #1  
March 21, 2022



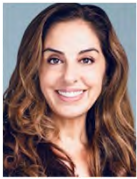


1



## AGENDA

- Introductions and Meeting Guidelines
- Housing Element
  - What, Why, How, When
  - Regional Housing Needs Allocation (RHNA)
  - Needs Assessment & Poll Questions
- Safety Element
  - What, Why, How, When
  - Poll Questions
- Community Engagement

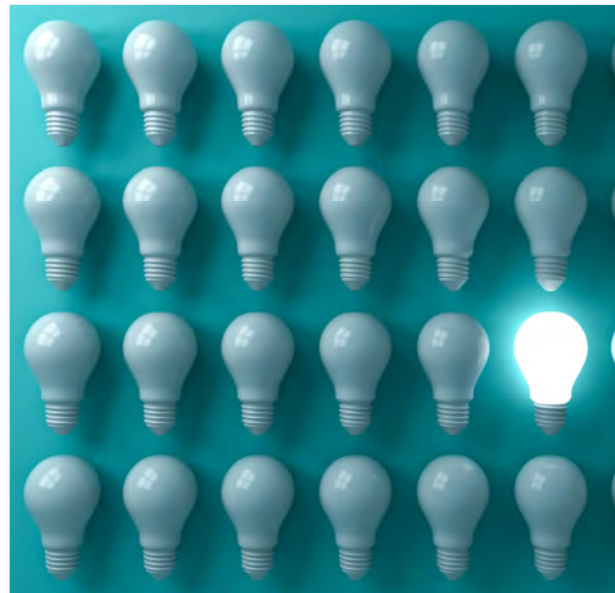
2

 <p>Andrew Smith City of Walnut Creek</p>	 <p>Nancy Bragado Bragado Planning</p>	 <p>Hitta Mosesman, Harris &amp; Associates (Housing Element Lead)</p>
 <p>Darin Neufeld, Harris &amp; Associates (Safety Element Lead)</p>	<h1>INTRODUCTIONS</h1>	
 <p>Dima Galkin, Harris &amp; Associates Senior Project Manager</p>		

3

## PARTICIPATION & SHARING IDEAS

- Meeting etiquette to allow everyone to participate
- During the presentation
  - Audience will be muted.
  - If you have a question, type it into Q&A (see the Q&A icon in the bottom of your Zoom window).
  - Use Q&A to provide additional answers during the polling sections of our presentation.
  - See the "All questions" list for a list of questions and answers. You can upvote a question you like by clicking the thumbs up icon.



4

## WHAT IS A HOUSING ELEMENT?

- Primary Planning Document to Address City's Housing Needs
- State Law Requirement for all Cities & Counties as part of General Plan
- Housing Needs of Residents of All Income Levels
- Implement City's Vision & Plan to Meet Local Needs
- State Department of Housing and Community Development (HCD) Reviews & Certifies



5

## A HOUSING ELEMENT DOES NOT:

1

**Does Not Require City To Build Housing Units**

2

**Does Not Require City to Fund Housing**

3

**Does Not Authorize Construction**

- Projects Still Need To Go Through Development Review Process



6

## HOUSING ELEMENT CONTENTS



7

## AFFIRMATIVELY FURTHERING FAIR HOUSING

- Social Equity & Environmental Justice Issues
- Fair Housing Enforcement & Outreach Capacity
- Segregation & Integration
- Disparities in Access to Opportunity
- Disproportionate Housing Needs/Displacement Risk
- Racially Concentrated Areas of Poverty & Affluence
- Environmental Hazards



8

## WHY IS THE HOUSING ELEMENT BEING UPDATED?



Every 8 Years Required  
by State Law



Updates in State  
Housing Laws



Shows How City will  
Facilitate Housing  
Demand/Growth



Qualifies City for State  
and Regional Funding <sup>NB3</sup>



Involves Community in  
Housing Planning  
Process

9

## HOUSING ELEMENT UPDATE & APPROVAL PROCESS

NB1



Starting Spring 2022  
– Continuing to  
Certification in 2023

Draft HEU to  
Planning  
Commission/  
Council

Summer 2022

Submit Draft HEU  
to HCD for Review

Summer/Early  
Fall 2022

Final HEU to  
Planning  
Commission/City  
Council

January 2023

State  
Certifies/Deems  
Compliant

May 2023



Continued  
State and  
Regional  
Funding  
Eligibility <sup>NB4</sup>

NB2

10



## HOW MANY HOUSING UNITS TO PLAN FOR?



11

## REGIONAL HOUSING NEEDS ALLOCATION (2023-31) WALNUT CREEK

Income Category	% of Area Median Income	Income Range Minimum	Income Range Maximum*	RHNA Allocation (Housing Units)	% of Total
Extremely low / Very low income	0 – 50% AMI	--	\$62,800	1,657	29%
Low income	50% - 80% AMI	\$62,800	\$100,480	954	16%
Moderate income	81% - 120% AMI	\$100,480	\$150,720	890	15%
Above moderate income	120%+ AMI	\$150,720	--	2,304	40%
<b>TOTAL</b>				<b>5,805</b>	<b>100%</b>

\* - Based on HCD 2021 Income Limits for Contra Costa County, AMI = \$125,600

12



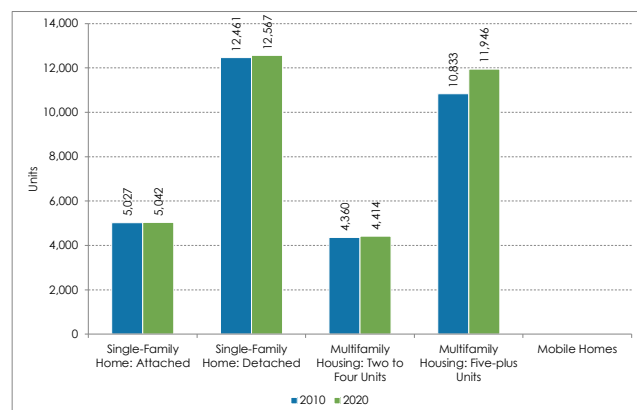
## REGIONAL HOUSING NEEDS ALLOCATION (2023-31) WALNUT CREEK



13

## HOUSING STOCK

- Approximately 34,000 units
- 37% Single Family
- 63% Multi-Family
- **10-year growth – MF 5+ units**



14



15


**WHAT TYPE OF HOUSING DOES WALNUT CREEK NEED THE MOST?**

- ☐ Single-family Homes
- ☐ Condominiums/Townhomes
- ☐ Apartments
- ☐ Accessory Dwelling Units

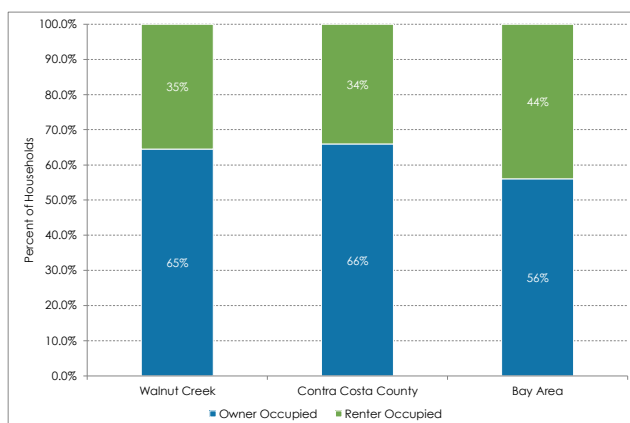
16



## WHAT AREA OF THE CITY SHOULD NEW HOUSING GO IN?

- ☐ Downtown area (near transit and shopping districts)
- ☐ Suburban, primarily residential areas outside of Central Walnut Creek
- ☐ Other (put “type” in Zoom Q&A)

17



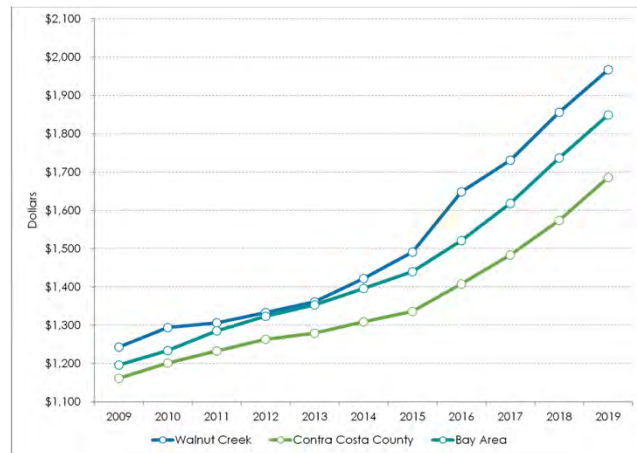
## RENTERS VS. OWNERS

- 65% owners, 35% renters
- Consistent with Contra Costa County
- ***Significantly higher rate of ownership compared to Bay Area***

18

## HISTORICAL RENT GROWTH

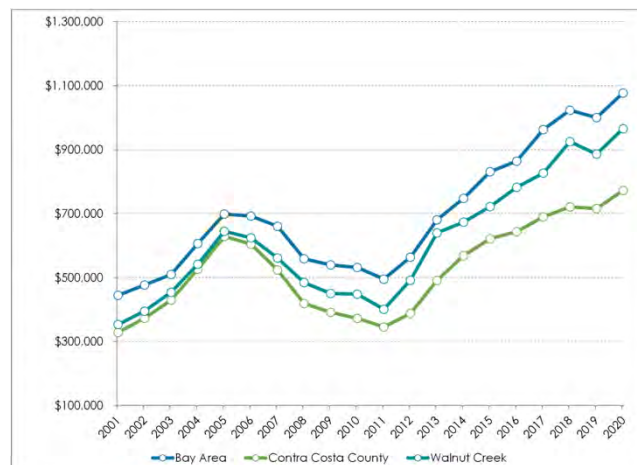
- **Walnut Creek – 58% increase over 10 years**
- Contra Costa County – 45% during same time period
- Walnut Creek median rent exceeds Contra Costa County & Bay Area



19

## HISTORICAL HOME VALUE GROWTH


- **Home Value in Walnut Creek Doubled in last 10 years**
- Generally Consistent But Slightly Higher Growth in Contra Costa County & Bay Area



20



21



### WHAT TYPES OF AFFORDABLE HOUSING ARE MOST NEEDED?

- ☐ Special Needs Housing for Seniors, Persons With Disabilities and/or Veterans
- ☐ More Affordable Housing Units Across the Board
- ☐ Incentives For Accessory Dwelling Units
- ☐ Other (put “type” in Zoom Q&A)

22

## MEDIAN HOUSEHOLD INCOME

- 49% Increase in 10 years
- Lags behind Rent Increase of 58% & Home Value of over 100%



23

## COST BURDENED HOUSEHOLDS

- ***Higher percentage of renter households cost burdened/severely cost burdened***

### Owners (% on Housing Costs)

- 31% spend over 30% of income
- 14% spend over 50% of income (Severely Cost Burdened)

### Renters (% on Rent)

- 43% spend over 30% of income
- 24% spend over 50% of income (Severely Cost Burdened)

24





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**WHAT IS THE  
BIGGEST HOUSING  
ISSUE/CHALLENGE  
IN WALNUT CREEK?**

- ☐ Affordability
- ☐ Lack of Housing Choices
- ☐ Commute/Access to Shopping/Services/Entertainment
- ☐ Quality/Design of Existing Housing

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26





## SAFETY ELEMENT UPDATE

27

## SAFETY ELEMENT

- Required Element of City's General Plan
- Purpose - ID & Reduce Risks & Impacts of Natural/Human-Caused Disasters
  - Fire, Flood, Drought, Earthquake, Climate Change, Hazardous Materials, etc.
- Goals & Policies Reducing Risk, Disaster Prevention & Preparedness
- Prevent/Reduce Death, Injury, Property Damage, Dislocation
- Emergency Care & Response
- Hazardous materials/waste planning
- Crime reduction
- Environmental Justice issues



28

## SAFETY ELEMENT (CONTINUED)

- Also Includes:

- Mapping of known Seismic & Geologic Hazards
- Evacuation Routes, Water Supply Requirements, Minimum Road Widths & Clearances around Structures

- Reason for Update:

- Senate Bill 1035 - must review & incorporate new information on flood, fire hazards & climate hazards into Safety Element with Housing Element updates



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## CLIMATE CHANGE VULNERABILITY ASSESSMENT

- State law (SB 379) requires the City to address climate change through a vulnerability assessment and develop adaptation and resiliency strategies
- City completed Climate Change Vulnerability Assessment in 2020
  - It identifies the community's (people and infrastructure) exposure to air quality, extreme heat, flooding, human health hazards, landslides, severe storms, and wildfire.
- Safety Element will incorporate Vulnerability Assessment

30



## RELEVANT PLANS

- City participates in Contra Costa County's Multi-Jurisdictional Hazard Mitigation Plan (HMP)
  - HMP evaluates risk from natural and human-caused hazards and recommends hazard mitigation strategies
  - State law allows cities to summarize and incorporate adopted local hazard mitigation plans in safety element
- City's Emergency Management Plan (2020)
  - Provides information relevant to the safety element, such as hazards, disaster response and recovery operations, local capabilities to coordinate response and recovery activities



31



POLL QUESTIONS  SAFETY ELEMENT UPDATE

32

## WHAT IS THE MOST PRESSING SAFETY CONCERN IN THE CITY?

- ☐ Climate Change (General)
- ☐ Wildfires/Evacuation Routes
- ☐ Earthquake/Landslide
- ☐ Drought/Severe Weather (Storms, Heat, etc.)
- ☐ Other (enter Concern in Zoom Q&A)



33

## HOW CONCERNED ARE YOU ABOUT CLIMATE CHANGE?

- ☐ Not concerned
- ☐ Somewhat concerned
- ☐ Concerned
- ☐ Very concerned
- ☐ Extremely concerned
- ☐ Not applicable



34





**HAVE YOU BEEN IMPACTED BY WILDFIRE?**


- ☐ Experienced an evacuation
- ☐ Home/property damaged
- ☐ Experienced poor air quality
- ☐ Other

35

35

**DO YOU FEEL THAT THE COMMUNITY IS PREPARED FOR AN EMERGENCY?**

- ☐ Yes
- ☐ No



36

36

## WHICH OF THE FOLLOWING HAZARDS CONCERNS YOU THE MOST?

- ☐ Earthquake
- ☐ Landslide
- ☐ Flood
- ☐ Wildfire
- ☐ Extreme heat
- ☐ Drought
- ☐ Severe weather (windstorms, hail, lightning, thunderstorms, heavy rainfall)
- ☐ Public safety power shutoffs
- ☐ Other



37

## HOW PREPARED IS YOUR HOUSEHOLD FOR AN EMERGENCY?

- ☐ Not prepared
- ☐ Somewhat prepared
- ☐ Prepared
- ☐ Very prepared
- ☐ Extremely prepared



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## COMMUNITY ENGAGEMENT

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## COMMUNITY ENGAGEMENT



### Community Engagement Plan

Document that guides the City's community engagement efforts  
Comprehensive process of engaging all segments of the community

Outlines outreach methods, engagement leaders, meeting dates/types, etc.

Plan available on Housing Element webpage



### Outreach Methods

Housing & Safety Element webpages

**Surveys (each Element)**

City email blasts

Social media posts

Public workshops

Library kiosk utilization

Farmers market handouts

Announcements at PC & CC meetings

Regional resources to support local engagement



### Engagement Leaders

Community leaders

Resident leaders

City Council

Planning Commission

Stakeholder focus groups

City staff

Consultant



### Meeting Dates/Types

Planning Commission & City Council intro sessions (February 2022)

**2 public workshops (March 21 & April 20, 2022)**

2 Safety Committee meetings (TBD)

2 Planning Commission & City Council meetings (each) on Draft/Final Housing Element (summer through January 2023)

NB1

NB3

NB0

40



## WE WANT TO HEAR FROM YOU! PLEASE COMPLETE SURVEYS

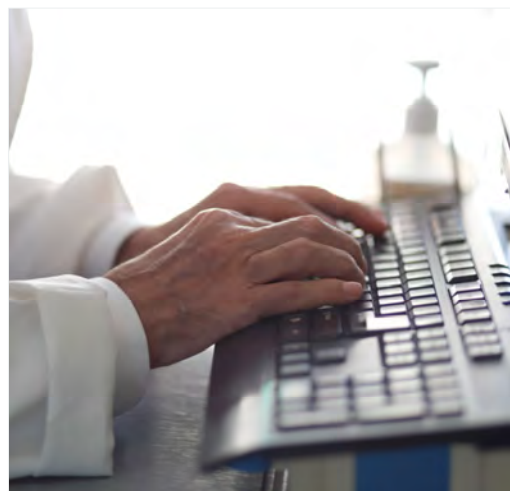
- Complete Online Housing and Safety Element Surveys
  - Housing Element Survey
    - Survey link can be found at <https://www.walnut-creek.org/HEU>
  - Safety Element Survey
    - Survey link can be found at <https://www.walnut-creek.org/SEU>
- Please complete by April 10, 2022



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## MORE INFORMATION & CONTACT US

- Visit the City's Housing and Safety Element webpages:
  - Housing Element
    - <https://www.walnut-creek.org/HEU>
  - Safety Element
    - <https://www.walnut-creek.org/SEU>
- Provide input, suggestions, and concerns. All ideas are welcome!
  - Email [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)
    - Potential sites for location of new housing
    - Properties interested in redeveloping commercial property with housing
    - Include Contact Information



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THANK YOU!

---

Andrew Smith  
(925) 943-5899 x2213  
[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Questions? Comments?

Visit <https://www.walnut-creek.org/HEU>



## **Community Workshop #1 (March 21, 2022)**

### **Poll Results Summary**

**Poll Report**

Report Generated: 3/22/2022 15:43

Topic: Webinar ID

Actual Start Time

Actual Duration (minutes)

Housing Element ID: 850 4723 3750

3/21/2022 11:08

469

**Poll Details**

Attendee #	Submitted Date/Time	1.What type of housing does Walnut Creek need the most?	2.What area of the city should new housing go in?	3.What types of affordable housing are most needed?	4.What is the biggest housing issue/ challenge in Walnut Creek?	5.What is the most pressing safety concern in the city?	6.How concerned are you about climate change?	7.Have you been impacted by wildfire?	8.Do you feel that the community is prepared for an emergency?	9.Which of the following hazards concerns you the most?	10.How prepared is your household for an emergency?
1	3/21/2022 18:21	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Extremely concerned	Experienced poor air quality	Yes	Drought	Somewhat prepared
2	3/21/2022 18:22	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Concerned	Experienced poor air quality	Yes	Drought	Prepared
3	3/21/2022 18:21	Single-family Homes	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Extremely concerned	Experienced poor air quality	No	Wildfire	Somewhat prepared
4	3/21/2022 18:21	Condominiums/Townhomes	Downtown area (near transit and shopping districts)	Incentives For Accessory Dwelling Units	Affordability	Earthquake/Landslide	Concerned	Experienced poor air quality	No	Wildfire	Not prepared
5	3/21/2022 18:22	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Wildfires/Evacuation Routes	Concerned	Experienced poor air quality	No	Wildfire	Somewhat prepared
6	3/21/2022 18:21	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Quality/Design of existing housing	Drought/Severe Weather (Storms, Heat, etc.)	Somewhat concerned	Experienced poor air quality	Yes	Wildfire	Somewhat prepared
7	3/21/2022 18:21	Accessory Dwelling Units	Downtown area (near transit and shopping districts)	Special Needs Housing for Seniors, Persons With Disabilities and/or Veterans	Affordability	Drought/Severe Weather (Storms, Heat, etc.)	Very concerned	Experienced poor air quality	No	Wildfire	Very prepared
8	3/21/2022 18:21	Single-family Homes	Suburban, primarily residential areas outside of Central Walnut Creek	More Affordable Housing Units Across the Board	Affordability	Other (enter concern in Zoom Q&A)	Not concerned	Other (enter concern in Zoom Q&A)	Yes	Earthquake	Somewhat prepared
9	3/21/2022 18:22	Condominiums/Townhomes	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Drought/Severe Weather (Storms, Heat, etc.)	Extremely concerned	Experienced poor air quality	No	Wildfire	Somewhat prepared
10	3/21/2022 18:23	Condominiums/Townhomes	Downtown area (near transit and shopping districts)	Special Needs Housing for Seniors, Persons With Disabilities and/or Veterans	Affordability	Other (enter concern in Zoom Q&A)	Not concerned	Experienced poor air quality	No	Other (enter concern in Zoom Q&A)	Prepared
11	3/21/2022 18:22	Condominiums/Townhomes	Suburban, primarily residential areas outside of Central Walnut Creek	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Extremely concerned	Experienced poor air quality	Yes	Extreme Heat	Very prepared
12	3/21/2022 18:21	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Very concerned	Experienced poor air quality	Yes	Drought	Somewhat prepared
13	3/21/2022 18:22	Apartments	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Quality/Design of existing housing	Other (enter concern in Zoom Q&A)	Somewhat concerned	Experienced poor air quality	No	Public safety power shutoffs	Not prepared
14	3/21/2022 18:21	Condominiums/Townhomes	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Climate Change (General)	Very concerned	Experienced poor air quality	Yes	Wildfire	Somewhat prepared
15	3/21/2022 18:21	Single-family Homes	Downtown area (near transit and shopping districts)	More Affordable Housing Units Across the Board	Affordability	Other (enter concern in Zoom Q&A)	Concerned	Other (enter concern in Zoom Q&A)	No	Earthquake	Somewhat prepared

## **Community Workshop #1 (March 21, 2022)**

### Q&A Summary

Question Report

Report Generated

4/18/2022 10:14

Topic Webinar ID

Actual Start Time

Actual Duration (m# Question

Housing EI 850 4723 3750

3/21/2022 11:08

469

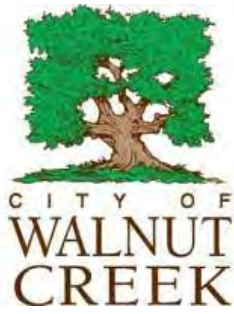
26

Question Details

#	Question	Answer	Question Time	Answered Time
1	Is anyone speaking? I am not hearing any sound ...	[Answered verbally]	3/21/2022 18:02	
2	We are required to answer all 10 questions, not enough time	The questions are also available for people to answer in an online survey. The survey can be taken at your leisure. More information about the survey will be provided at the end of the presentation.	3/21/2022 18:21	3/21/2022 18:32
3	I believe all the questions need to be answered in order to submit, I was not able to submit after a single question	[Answered verbally]	3/21/2022 18:21	
4	How long will the survey be open? How has the participation been on the survey thus far?	[Answered verbally]	3/21/2022 18:22	
5	Infill.	[Answered verbally]	3/21/2022 18:24	
6	Out of curiosity, how many participants are attending this workshop?	There are 21 participants attending the workshop. Some are logged in both via computer and via phone. Some participants are city staff watching the workshop. We received 15 survey responses.	3/21/2022 18:28	3/21/2022 18:39
6	Out of curiosity, how many participants are attending this workshop?	Correction: We received 15 poll responses tonight.	3/21/2022 18:28	3/21/2022 18:44
7	affordability	[Answered verbally]	3/21/2022 18:29	
8	i do not	[Answered verbally]	3/21/2022 18:29	
9	I see safety	[Answered verbally]	3/21/2022 18:29	
10	How is it possible that renters spend over 30% of their salary for rent, when apartment complex management does not rent apartments when rent is higher than applicant's income. You actually have to show your job contract and salary when applying for apartment.	Great question! There are many ways. Apartment management does check applicants' income, but does not limit rent to 30% of renters' income. They may rent to households where the rent ends up being 40% or 50% of income. Aside from that, rent usually increases annually, often faster than income. And sometimes households' income might decrease.	3/21/2022 18:30	3/21/2022 18:35
11	How long will the survey be open? How has the participation been on the survey thus far?	[Answered verbally]	3/21/2022 18:41	
12	How do we ensure that the housing goals are actually met during the next cycle? Walnut Creek came up short during the last cycle, especially for low income housing.	[Answered verbally]	3/21/2022 18:44	3/21/2022 18:45
13	I was at the farmer's market yesterday and there was no information flyers available for the City Council member to share. When will that be available?	[Answered verbally]	3/21/2022 18:44	
14	Can you describe how the public comments becomes part of the housing element?	[Answered verbally]	3/21/2022 18:44	
15	Andy,	[Answered verbally]	3/21/2022 18:44	
16	what will the next workshop cover	[Answered verbally]	3/21/2022 18:45	
17	Andy - Can you provide any update regarding the City's pre-approved ADU plan / new ordinance update?	[Answered verbally]	3/21/2022 18:45	
18	Thank you	[Answered verbally]	3/21/2022 18:46	
19	The fair housing piece indicates low income needs to be distributed across the City and yet over 80% of the polling indicates they want most of the housing DT. How will this be handled?	[Answered verbally]	3/21/2022 18:47	
20	One of the barriers to building low income affordable housing is NIMBYism. How can the city mitigate that so this type of housing gets the momentum it needs?	[Answered verbally]	3/21/2022 18:50	
21	Thank you, Andy	[Answered verbally]	3/21/2022 18:51	
22	How many are on the zoom tonight	There were 22 participant attendees tonight. A few have dropped off.	3/21/2022 18:51	3/21/2022 18:52
23	Thanks for the presentation	[Answered verbally]	3/21/2022 18:52	
24	Thank you for putting all this info together!	[Answered verbally]	3/21/2022 18:52	
25	What is the city doing to ensure we are creating housing for truly extremely low income housing (not just what is determined by RHNA, which it I am doing my math correctly is housing up to 62K per household). Like for folks making \$15/hour?	[Answered verbally]	3/21/2022 18:53	
26	Thank you	[Answered verbally]	3/21/2022 18:56	

**Community Workshop #1 (March 21, 2022)**  
Workshop Minutes





City of Walnut Creek  
Housing Element Update

# MEETING MINUTES

**Name of Meeting:** Walnut Creek: *Together for Housing* – Community Workshop #1  
**Date of Meeting:** March 21, 2022  
**Time:** 6PM PST  
**Location:** Zoom  
**Subject:** General Plan Update – Housing and Safety Elements

**Attendees:**

NAME	COMPANY/AGENCY
Andrew Smith	Walnut Creek
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Dima Galkin	Harris & Associates
Community Participant 1	
Community Participant 2	
Community Participant 3	
Community Participant 4	
Community Participant 5	
Community Participant 6	
Community Participant 7	
Community Participant 8	
Community Participant 9	
Community Participant 10	
Community Participant 11	
Community Participant 12	
Community Participant 14	
Community Participant 15	
Community Participant 16	

Community Participant 17	
Community Participant 18	
Community Participant 19	
Community Participant 20	
Community Participant 21	
Community Participant 22	

**Distribution:** Email  
**Date issued:** April 25, 2022

**Purpose of Meeting:** Review the Housing and Safety Elements and Administer Polling Questions

**Agenda:**

- Introductions and Meeting Guidelines
- Housing Elements
  - What, Why, How, When
  - Regional Housing Needs Allocation (RHNA)
  - Needs Assessment & Poll Questions
- Safety Element
  - What, Why, How, When
  - Poll Questions
- Community Engagement

Hitta Mosesman (Harris & Associates) presented on each agenda item. Following her presentation, Hitta (Harris & Associates) and Andrew Smith (Senior Planner, Walnut Creek) reviewed and responded to comments and questions that participants shared in the chat box. Below, each participant's comments and questions are listed, as well as the verbal and written responses provided by consultants and city staff:

- **Community Participant 1:** Is anyone speaking? I am not hearing any sound
- **Community Participant 2:** We are required to answer all 10 questions, not enough time"
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The questions are also available for people to answer in an online survey. The survey can be taken at your leisure. More information about the survey will be provided at the end of the presentation.
- **Community Participant 3:** I believe all the questions need to be answered in order to submit, I was not able to submit after a single question.
- **Community Participant 4:** How long will the survey be open? How has the participation been on the survey thus far?
- **Community Participant 5:** Infill
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** This appears to be a suggestion for a location.
- **Community Participant 6:** Out of curiosity, how many participants are attending this workshop?",



- **Consultant/Walnut Creek Staff Written Response:** There are 21 participants attending the workshop. Some are logged in both via computer and via phone. Some participants are city staff watching the workshop. We received 15 survey responses.
- **Community Participant 7:** affordability
- **Community Participant 7:** do not, 9
- **Community Participant 7:** see safety
- **Community Participant 2:** How is it possible that renters spend over 30% of their salary for rent, when apartment complex management does not rent apartments when rent is higher than applicant's income. You actually have to show your job contract and salary when applying for apartment.
  - **Consultant/Walnut Creek Staff Written Response:** Great question! There are many ways. Apartment management does check applicants' income but does not limit rent to 30% of renters' income. They may rent to households where the rent ends up being 40% or 50% of income. Aside from that, rent usually increases annually, often faster than income. And sometimes households' income might decrease.
- **Community Participant 2:** How long will the survey be open? How has the participation been on the survey thus far?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The survey will be open until April 10<sup>th</sup>. And the survey was just posted last week, so I don't believe that there has been a lot of participation to this date.
- **Community Participant 1:** How do we ensure that the housing goals are actually met during the next cycle? Walnut Creek came up short during the last cycle, especially for low-income housing.
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** So, what I would say to that is that the laws related to the housing element require that there be a feasibility analysis done on the site. So there has to be substantial evidence that a site will eventually be developed with housing, so that is a new change since the last housing element. Also, there is a requirement that every housing constraint have a corresponding program or action by the city to alleviate or mitigate that restraint. So, this cycle will be very different than the last cycle.
- **Community Participant 8:** I was at the farmer's market yesterday and there was no information flyers available for the City Council member to share. When will that be available?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** I will defer to city staff on the timing of the information
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** We actually hadn't planned on getting it out last weekend, and unfortunately, the reason why I am at home, is that I got caught with the COVID Bug. I take the blame on that one and will work on getting that information out for the next farmer's market.
- **Community Participant 7:** Can you describe how the public comments becomes part of the housing element?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** Actually, the most direct way for the community to see how they get incorporated is that the housing element has an entire appendix with the entire community engagement process – plan, community survey, workshops presentation, and the results of our polls. Overall, I can tell you is that tonight's input will be incorporated into the housing needs section.

- **Community Participant 6:** Andy
- **Community Participant 5:** What will the next workshop cover?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The next workshop will have the survey results and will be talking more about sites that would be identified where the housing units will be going.
- **Community Participant 6:** Andy - Can you provide any update regarding the City's pre-approved ADU plan / new ordinance update?
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** The ADU ordinance was adopted last September and went into effect last October. And the preapproved ADU plans are still moving ahead. The final, preapproved plans have not been adopted.
- **Community Participant 1:** Thank you
- **Community Participant 8:** The fair housing piece indicates low income needs to be distributed across the City and yet over 80% of the polling indicates they want most of the housing DT. How will this be handled?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** There is requirement, as a part of the AFFH, that you cannot concentrate affordable housing in one location, which is very true. Cities and counties need to do their best to distribute it throughout that community. That said, we also need to be able to show substantial evidence that sites will be developed or redeveloped with affordable housing. So, it is a delicate balance between where there is substantial evidence that can be shown versus where the housing can be distributed, because property owners and developer interests are a factor. Once we can engage the development community and property owners more, we should have a better answer to that. What we hoped to gather from this poll was more information about the community's needs and potential solutions.
- **Community Participant 1:** One of the barriers to building low-income affordable housing is NIMBYism. How can the city mitigate that, so this type of housing gets the momentum it needs?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** I think that the laws that have been passed that are related to housing element really go to address this because, to be honest, the laws that have been passed have removed local control and really do sort of encourage cities to be proactive about finding solutions that can be backed up with evidence. It is very different than the last housing cycle. It isn't about just planning but proving that it can happen from a development economics perspective. This is what makes this cycle very different from previous housing cycles.
- **Community Participant 6:** Thank you, Andy.
- **Community Participant 8:** How many are on the zoom tonight?
  - **Consultant/Walnut Creek Staff Written Response:** There were 22 participants tonight. A few have dropped off.
- **Community Participant 8:** Thanks for the presentation
- **Community Participant 7:** Thank you for putting all this info together!
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** I just see very nice comments thanking us for the information. I would say that if there are any more questions, now would be a great time to include them.



- **Community Participant 5:** What is the city doing to ensure we are creating housing for truly extremely low-income housing (not just what is determined by RHNA, which it I am doing my math correctly is housing up to 62K per household). Like for folks making \$15/hour?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** So, extremely low and low income is combined into one category on the table that we showed you. What is required to put into the housing element for the state is that they look for a section on ELI households. You have to identify what the needs are in the needs section, and you have to have programs to implement either zoning changes, or funding mechanisms, or other types of solutions to facilitate the development of that housing. There are some state laws that have been passed that have allowed housing at that income level not to face the same type of approvals or roadblocks as previous years.
- **Community Participant 9:** Thank you.
- **Hitta Mosesman (Harris & Associates) Verbal Response:** – Looking at the poll results, affordability was a big issue.
- **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response** Just to remind folks, if you are drawing a blank at the moment, feel free to contact me directly. You can access it on our website, and I can respond directly to you as well.
- **Hitta Mosesman (Harris & Associates) Verbal Response:** Apparently, we already have 80 responses to the survey that was released last week. This is a wonderful indication that the community is engaged.
- **Hitta Mosesman (Harris & Associates) Verbal Response:** I see 25 participants, but I see six – it looks like 19, I’m going to guess that 19 people were tuning in.
- **Hitta Mosesman (Harris & Associates) Verbal Response:** If you think of any questions, please do email Andy. We really encourage your family, friends, neighbors, and coworkers to fill out the survey. It is really important information for planning housing in your community.

**This meeting adjourned at 6:54 PM**

These meeting minutes are the understandings of the preparer, Nathan Romine. If there are any discrepancies, please notify the preparer within 2 weeks.

**Community Workshop #1 (March 21, 2022)**  
Archived Meeting Items

## 2021–2029 Housing Element

### Appendix A. Community Engagement

#### Video Link (City Website):

**Other Meetings and Events**

2022

2021

2020

2019

2018

2017

2016

2015

2014

2013

2012

2011


2010



2009

Name	Date	Duration	
Housing and Safety Element: Second Community Workshop April 2022	May 3, 2022	01h 26m	<a href="#">View Video</a>
Housing Element Update - First Workshop	Mar 21, 2022	00h 52m	<a href="#">View Video</a>

<https://www.walnut-creek.org/government/public-meeting-agendas-and-videos>

#### Meeting Video (City Website):

 **City of WALNUT CREEK**



Walnut Creek Together For Housing  
**GENERAL PLAN UPDATE**  
Housing and Safety Elements

Community Workshop #1  
March 21, 2022

00:00 / 52:59

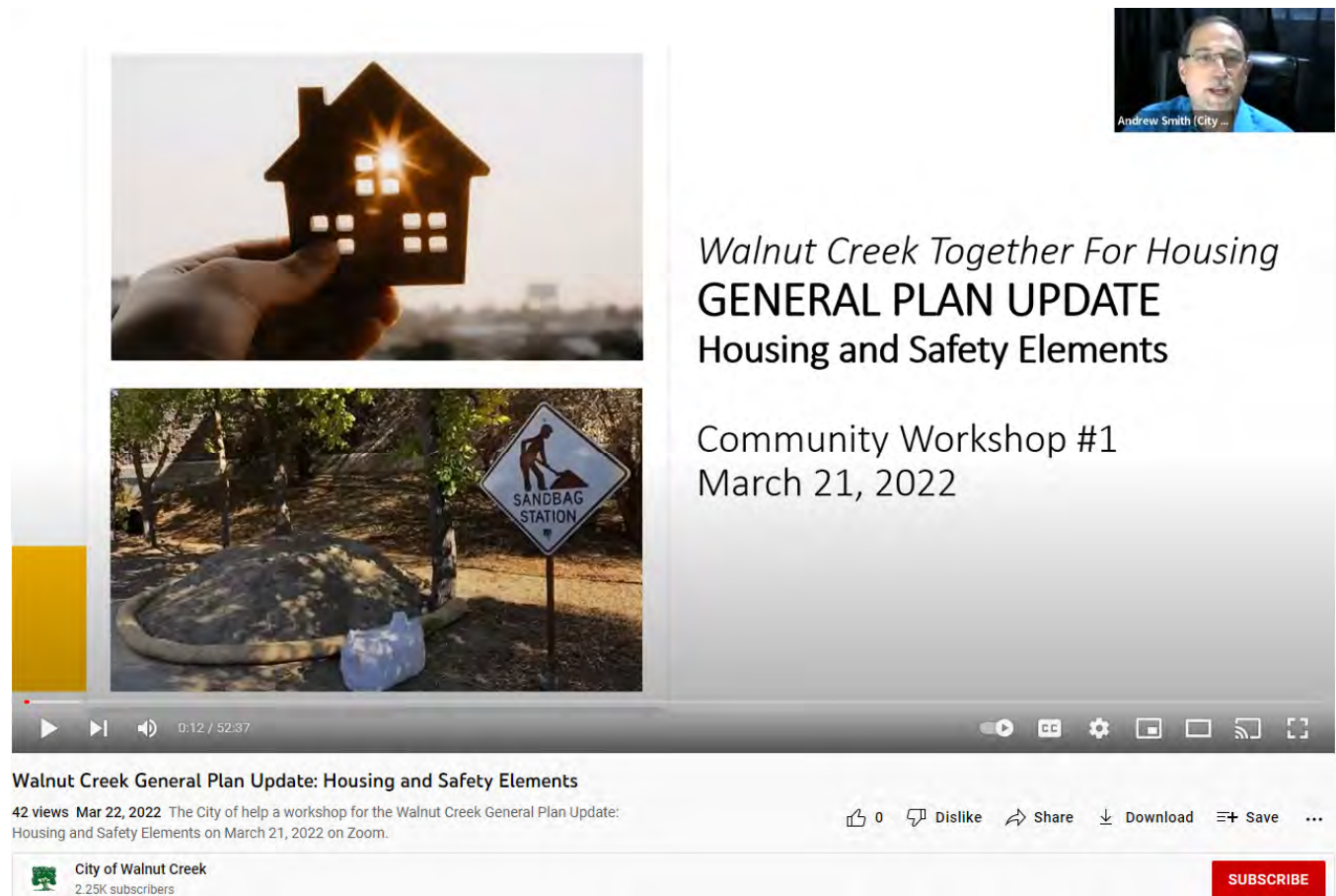
CC

Housing Element Update - First Workshop

[https://walnutcreek.granicus.com/player/clip/4458?view\\_id=12&redirect=true](https://walnutcreek.granicus.com/player/clip/4458?view_id=12&redirect=true)



**Meeting Video (YouTube):**



The image shows a YouTube video player interface. The video title is "Walnut Creek Together For Housing GENERAL PLAN UPDATE Housing and Safety Elements". The video description mentions "Community Workshop #1 March 21, 2022". The video player shows a thumbnail with a hand holding a house-shaped object and a sandbag station sign. The video player controls show a play button, a progress bar at 0:12 / 52:37, and various icons for volume, full screen, and sharing. Below the video player, the video title is repeated, followed by the view count (42 views), the date (Mar 22, 2022), and a brief description. The video is uploaded by the "City of Walnut Creek" channel, which has 2.25K subscribers. A red "SUBSCRIBE" button is visible in the bottom right corner of the video player area.

*Walnut Creek Together For Housing*  
**GENERAL PLAN UPDATE**  
**Housing and Safety Elements**

Community Workshop #1  
March 21, 2022

**Walnut Creek General Plan Update: Housing and Safety Elements**

42 views Mar 22, 2022 The City of help a workshop for the Walnut Creek General Plan Update: Housing and Safety Elements on March 21, 2022 on Zoom.

City of Walnut Creek  
2.25K subscribers

**SUBSCRIBE**

<https://www.youtube.com/watch?v=EkfS4Z-Qq8A>

## **COMMUNITY WORKSHOP #2 (APRIL 20, 2022)**

---

- Delivery Bulletin Reports
- Social Media Posts
- Presentation
- Poll Results Summary
- Q&A Summary
- Workshop Minutes
- Archived Meeting Items

**Community Workshop #2 (April 20, 2022)**  
Delivery Bulletin Reports

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 04/13/2022 11:37 AM PDT  
 Sent By: calbreath@walnut-creek.org  
 Sent To: Subscribers of Affordable Housing Information

**3,515**



Recipients

✓ Email

✗ SMS

✗ Facebook

✗ Twitter

✓ RSS

**98%**

Delivered

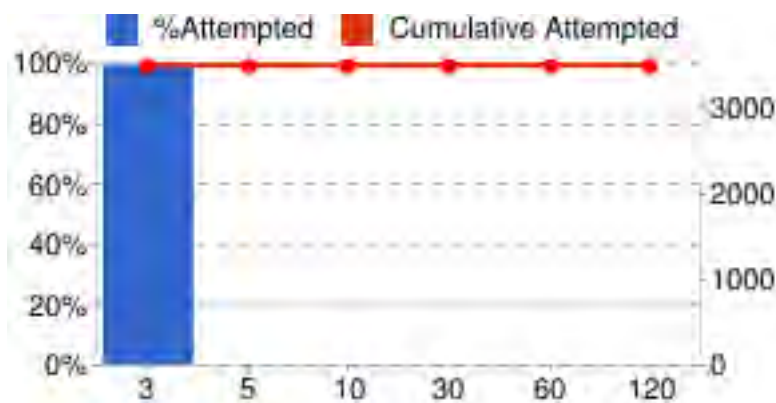
0% Pending

2% Bounced

59% Open Rate

3% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**3,515** Total Sent

**3,457 (98%)** Delivered

**0 (0%)** Pending

**58 (2%)** Bounced

**11 (0%)** Unsubscribed

## Bulletin Analytics

**3,406** Total Opens

**2046 (59%)** Unique Opens

**141** Total Clicks

**102 (3%)** Unique Clicks

**16** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.3%	3,515	3,457	2046 / 59.2%	58	11
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	0.0%	0	0	n/a	0	n/a

## Link URL

## Unique Clicks

## Total Clicks

<a href="https://walnutcreek.granicus.com/player/clip/4458?view_id=...">https://walnutcreek.granicus.com/player/clip/4458?view_id=...</a>	20	23
<a href="https://www.walnut-creek.org/home/showpublisheddocument...">https://www.walnut-creek.org/home/showpublisheddocument...</a>	17	23
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...</a>	9	22
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	5	21
<a href="https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RnK1k...">https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RnK1k...</a>	12	14
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	9	12
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	11	11
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	4	7
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	3	5
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	2	4
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	2	4
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	2	4
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	2	4
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	2	4
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	2	4

# City of Walnut Creek - Bulletin Detail Report



Subject: Housing Element Update - Survey and Workshop  
 Sent: 04/13/2022 11:45 AM PDT  
 Sent By: Housing@walnut-creek.org  
 Sent To: Subscribers of Walnut Creek Housing Element Update

**457**

Recipients

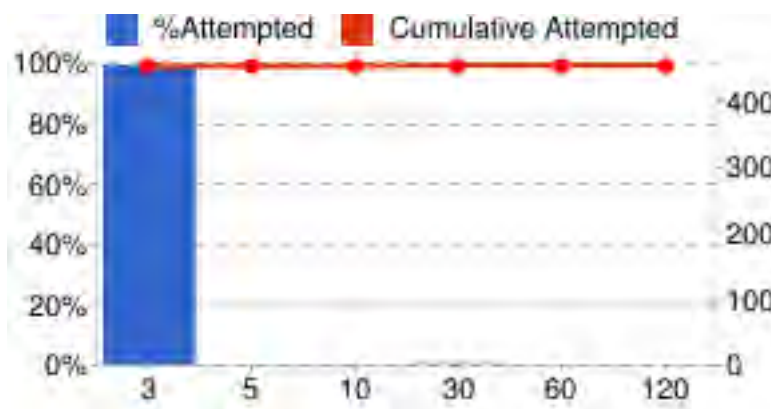
- ✓ Email
- ✓ SMS
- ✗ Facebook
- ✗ Twitter
- ✓ RSS

**99%**

Delivered

0% Pending  
 1% Bounced  
 44% Open Rate  
 6% Click Rate

## Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

## Delivery Metrics - Details

**457** Total Sent  
**451 (99%)** Delivered  
**0 (0%)** Pending  
**6 (1%)** Bounced  
**3 (1%)** Unsubscribed

## Bulletin Analytics

**492** Total Opens  
**198 (44%)** Unique Opens  
**35** Total Clicks  
**29 (6%)** Unique Clicks  
**16** # of Links

## Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
<b>Email Bulletin</b>	Delivered	98.7%	455	449	198 / 44.1%	6	3
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
<b>SMS Message</b>	Delivered	100.0%	2	2	n/a	0	n/a

## Link URL

	Unique Clicks	Total Clicks
<a href="https://www.walnut-creek.org/home/showpublisheddocument...">https://www.walnut-creek.org/home/showpublisheddocument...</a>	7	12
<a href="https://walnutcreek.granicus.com/player/clip/4458?view_id=...">https://walnutcreek.granicus.com/player/clip/4458?view_id=...</a>	4	5
<a href="https://public.govdelivery.com/accounts/CAWC/subscriber/on...">https://public.govdelivery.com/accounts/CAWC/subscriber/on...</a>	3	3
<a href="https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RNK1k...">https://us06web.zoom.us/j/84666396418?pwd=UGlsc1RNK1k...</a>	2	2
<a href="https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...">https://docs.google.com/forms/d/e/1FAIpQLSfyrTYV-6W2fp0z...</a>	2	2
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscribers/ne...">http://public.govdelivery.com/accounts/CAWC/subscribers/ne...</a>	1	1
<a href="http://public.govdelivery.com/accounts/CAWC/subscriber/new">http://public.govdelivery.com/accounts/CAWC/subscriber/new</a>	1	1
<a href="https://www.youtube.com/user/CityofWalnutCreek">https://www.youtube.com/user/CityofWalnutCreek</a>	1	1
<a href="https://www.instagram.com/walnutcreekgov/">https://www.instagram.com/walnutcreekgov/</a>	1	1
<a href="https://content.govdelivery.com/accounts/CAWC/bulletins/31...">https://content.govdelivery.com/accounts/CAWC/bulletins/31...</a>	1	1
<a href="https://twitter.com/WalnutCreekGov">https://twitter.com/WalnutCreekGov</a>	1	1
<a href="https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...">https://docs.google.com/forms/d/e/1FAIpQLSdKMF-VEO18Zm...</a>	1	1
<a href="http://www.walnut-creek.org/">http://www.walnut-creek.org/</a>	1	1
<a href="https://subscriberhelp.granicus.com/">https://subscriberhelp.granicus.com/</a>	1	1
<a href="https://www.facebook.com/cityofwalnutcreek">https://www.facebook.com/cityofwalnutcreek</a>	1	1



**Community Workshop #2 (April 20, 2022)**  
Social Media Posts

## 2021–2029 Housing Element

### Appendix A. Community Engagement

#### Facebook:



A screenshot of a Facebook post from the 'City of Walnut Creek - City Hall' page. The post is dated April 19 at 2:57 PM and is public. The text of the post asks for community input on housing needs for a future workshop on April 20. It includes a link to a community survey and an email address for questions. Below the text is a large image of a modern multi-story building with a semi-transparent dark overlay. The overlay contains the text 'HELP US PLAN OUR HOUSING ELEMENT' in large green capital letters. In the bottom right corner of the image is the City of Walnut Creek logo. Below the image, the post shows the website 'WALNUT-CREEK.ORG', the title 'Housing Element Update | City of Walnut Creek', and a truncated description. There is a 'Sign up' button. The post has 4 likes and 4 shares. At the bottom are buttons for 'Like', 'Comment', and 'Share'.

**City of Walnut Creek - City Hall**  
April 19 at 2:57 PM · 🌐

What are Walnut Creek's housing needs and where should housing be built? Help us plan for future growth and housing needs in [#WalnutCreek](#) during our workshop on April 20 at 6 p.m. via Zoom and via our community survey. For meeting and survey details please visit [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU). We also invite you to submit your questions by emailing [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org).

**HELP US PLAN OUR HOUSING ELEMENT**

WALNUT-CREEK.ORG

**Housing Element Update | City of Walnut Creek** [Sign up](#)

The Housing Element is how the City of Walnut Creek plans to meet the existing...

4 Likes 4 Shares

Like Comment Share

<https://www.facebook.com/cityofwalnutcreek>

## 2021–2029 Housing Element

### Appendix A. Community Engagement

#### Twitter:



City of Walnut Creek ✓

@WalnutCreekGov



What are the [#WalnutCreek](#) housing needs and where should housing be built? Help us plan our Housing Element during our workshop via Zoom on April 20 at 6 p.m. and via our community survey. Meeting and survey details: [walnut-creek.org/HEU](https://walnut-creek.org/HEU).



2:55 PM · Apr 19, 2022 · Twitter Web App

1 Retweet 1 Like

<https://twitter.com/WalnutCreekGov/status/1516535975144349696?cxt=HHwWgICj-ebb6lsqAAAA>

## **Community Workshop #2 (April 20, 2022)**

### Presentation



# Walnut Creek

## *Together for Housing*

### GENERAL PLAN UPDATE Housing & Safety Elements

Community Workshop #2  
April 20, 2022



## AGENDA

- Introductions and Meeting Guidelines
- Background – Housing & Safety Elements
- Community Survey Results
- Preliminary Site Inventory
- Housing Plan
- Next Steps



Andrew Smith  
City of Walnut Creek



Nancy Bragado  
Bragado Planning



Hitta Mosesman, Harris & Associates  
(Housing Element Lead)



Darin Neufeld, Harris & Associates  
(Safety Element Lead)



Dima Galkin, Harris & Associates  
Senior Project Manager

## INTRODUCTIONS

## PARTICIPATION & SHARING IDEAS

- We want everyone to feel comfortable and have the opportunity to participate
- During the presentation
  - Audience will be muted.
  - If you have a question, type it into Q&A (see the Q&A icon in the bottom of your Zoom window).
  - Use Q&A to provide additional answers during the polling sections of our presentation.
  - See the “All questions” list for a list of questions and answers. You can up-vote a question you like by clicking the thumbs up icon.



# PARTICIPATION & SHARING IDEAS

---

- After the presentation

Contact me directly

Andrew Smith

(925) 943-5899 x2213

[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)



## HOUSING ELEMENT UPDATE





# WHAT IS A HOUSING ELEMENT?

- Primary Planning Document to Address City's Needs
- State Law Requirement for all Cities & Counties as part of General Plan
- Housing Needs of Residents of All Income Levels
- Implement City's Vision & Plan to Meet Local Needs
- State Department of and Community Development (HCD) Reviews & Certifies



## A HOUSING ELEMENT DOES NOT:



**Does Not  
Require City  
To Build  
Units**



**Does Not  
Require City  
to Fund**



**Does Not  
Authorize  
Construction**

Projects Still  
Need To Go  
Through  
Development  
Review Process



## ELEMENT CONTENTS



## WHY IS THE ELEMENT BEING UPDATED?



Every 8 Years  
Required by State Law



Updates in State  
Housing Laws



Shows How City will  
Facilitate  
Demand/Growth



Qualifies for State  
and Regional Funding



Involves Community  
in Planning Process



# REGIONAL HOUSING NEEDS ALLOCATION (2023-31)

RHNA = 5,805



**SAFETY ELEMENT UPDATE**



# SAFETY ELEMENT

- Required General Plan Element
- Purpose – ID/Reduce Risks & Impacts of Natural/Human-Caused Disasters
  - Fire, Flood, Drought, Earthquake, Climate, Hazardous Materials, etc.
- Goals & Policies
  - Reducing Risk, Disaster Prevention & Preparedness
  - Prevent/Reduce Death, Injury, Property Damage, Dislocation
  - Emergency Care & Response
  - Hazardous materials/waste planning
  - Crime reduction
  - Environmental Justice issues

# SAFETY ELEMENT (CONTINUED)

- Also Includes:
  - Mapping of known Seismic & Geologic Hazards
  - Evacuation Routes, Water Supply Requirements, Minimum Road Widths & Clearances around Structures
- Reason for Update:
  - Senate Bill 1035 - must review & incorporate new information on flood, fire hazards & climate hazards into Safety Element with Element updates





## EMERGENCY PREPAREDNESS AND HAZARD MITIGATION

- Safety Element expands on prior City efforts
- City has already prepared its Vulnerability Assessment
- Safety Element is a high-level policy document, rather than an operational plan
  - City is working with Contra Costa County and other jurisdictions to update County's LHMP
  - [Emergency Management Plan](#) is on City's website
  - [Emergency Operations Plan](#) is on County's website



## SURVEY RESULTS

# HOUSING SURVEY RESULTS

*(106 Respondents)*



## WHO RESPONDED?

- 106 respondents
- 65% live in City 10+ years
- 60% are 50+ old
- 41% live in these neighborhoods:
  - Almond-Shuey
  - Diablo Shadows
  - Downtown
  - Larkey Park
- Live in City for:
  - Safe neighborhoods
  - Recreation/parks
  - Close to shopping & services



# HOW DO YOU FEEL ABOUT YOUR CURRENT HOUSING ?

- **Satisfied with current housing**

- 64% - Yes

- 33% - No

- **Property conditions**

- 57% - needs maintenance or major repairs/upgrades

- **Chose home because of:**

- Cost

- Desirable neighborhood

- Low crime rate/safety



## HOUSING CONDITIONS

- Do you think the City is adequately enforcing the building code to ensure owners maintain the condition of their property?

- ☐ Yes

- ☐ No

(Add comments in the Q&A.)





# AVAILABLE HOUSING OPTIONS

- **Do they meet your needs?**

- 63% - Yes

- 37% - No

- **Homeownership**

- 64% of respondents who would like to buy a home cite a lack of affordability as reason

# HOUSING PROBLEMS

- Housing not affordable (78%)
- Not enough homes for sale (29%)
- Not enough rental housing (15%)
- Housing size inadequate/not located well (9%)



## ARE THERE FACTORS PREVENTING AFFORDABLE HOUSING? HOW SHOULD BARRIERS BE ADDRESSED?



B-206

## HOUSING TYPES NEEDED

---

Senior/Affordable (57%)

---

Condos/Townhomes (53%)

---

Duplex/Attached (44%)

---

Single Family (43%)



## HOUSING NEEDS FOR SPECIAL POPULATIONS (RANKED IN ORDER OF IMPORTANCE)

- Unhoused
- Persons with disabilities
- Large families







## FAIR HOUSING & DISPLACEMENT

- Common reasons for discrimination include:
  - Age (22%)
  - Race (22%)
  - Source of income (19%)
- 6% sought fair housing services
- 30% - inadequate fair housing services (53% responded “don’t know”)
- 34% - fear displacement due to high costs, new development or gentrification
- 59% - they or someone they know moved due to high housing costs



## FAIR HOUSING & DISPLACEMENT

The City partners with non-profit organizations to offer fair housing counseling. Have you sought fair housing services? Why or why not?

☐ Yes

☐ No

(Add comments in the Q&A.)

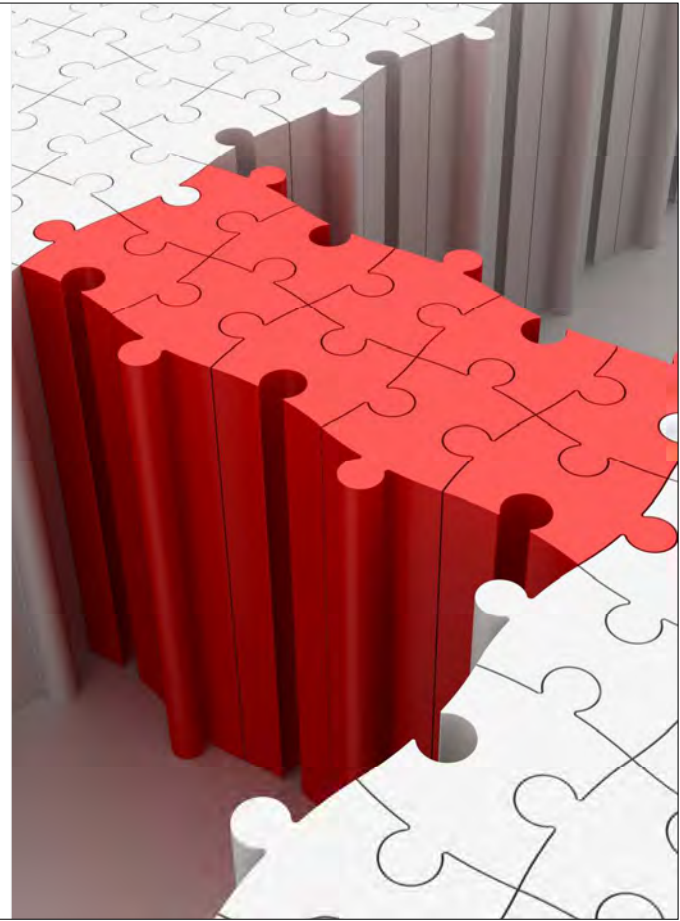
# PROGRAMS & STRATEGIES NEEDED (TOP 3)

- **Housing Programs to Focus on:**

- Developer incentives (49%)
- Streamline permitting process (38%)
- Encourage homes close to transit (29%)

- **Recommended Housing Strategies (*in order of importance*)**

- Allow housing in commercially zoned areas
- Encourage ADUs
- Subdivide single family lots for more units



## HOUSING AFFORDABILITY

- Which affordable housing strategy is most important?

- ☐ Allow housing in commercially zoned areas
- ☐ Encourage ADUs
- ☐ Subdivide single family lots for more units
- ☐ Other

(Add comments in the Q&A.)



# SUMMARY OF SURVEY RESULTS

- **Housing Issues**

- ***Lack of affordability – most prominent issue***

- More Multi-Family & ADUs

- More Fair Housing Support Services

- **Programs & Strategies**

- Encourage affordable housing

- Provide incentives to developers

- Streamline and simplify permitting

- Modify zoning

- Housing near transit to reduce traffic (Downtown)

- ADUs/lot splits/smaller units

- Additional Fair Housing access and resources



## SAFETY SURVEY RESULTS

*(43 Respondents)*





# HAZARDS & PREPAREDNESS

- **Most Concerning Hazards**

- Drought
- Extreme Heat
- Wildfire
- 64% very or extremely concerned about Climate Change
- 83% impacted by poor air quality resulting from wildfires
- 70% experienced power outage during extreme weather event
  - 37% feel prepared for power outages
- 28% feel prepared for emergency event

## WHICH OF THE FOLLOWING SAFETY-RELATED HAZARDS ARE OF CONCERN TO YOU?

- ☐ Climate Change-Related Impacts
- ☐ Drought-Related Impacts
- ☐ Extreme Heat-Related Impacts
- ☐ Wildfire-Related Impacts
- ☐ Extreme Weather-Related Impacts
- ☐ Other (add comments in the Q&A)



# RECOMMENDED CITY ACTIONS - REDUCE RISKS FROM HAZARDS

- **Communication and resources for residents**

- Neighborhood trainings
- Fire mitigation actions
- Reduce development near open space
- Hotline to report issues
- Evacuation drills
- Cooling centers
- Supplies



## WHICH ACTIONS ARE MOST EFFECTIVE AT REDUCING RISKS FROM HAZARDS?

- ☐ Providing neighborhood trainings
- ☐ Reducing development near open space
- ☐ Opening a call-in hotline to report issues
- ☐ Requiring evacuation drills at community centers and local schools
- ☐ Building cooling centers (e.g., libraries, recreation centers)
- ☐ Providing emergency supplies to residents
- ☐ Other (add comments in the Q&A)





## HOW PREPARED IS THE CITY IN THE EVENT OF AN EMERGENCY?

- ☐ Very Well Prepared
- ☐ Well Prepared
- ☐ Prepared
- ☐ Somewhat Prepared
- ☐ Not At All Prepared
- ☐ Other (add comments in the Q&A)



## HOW CAN THE CITY BETTER CREATE EQUITABLE, JUST COMMUNITIES?

Type your answers in the Q&A. Some examples may be:

- ☐ To provide more opportunities for residents to give input on City policies
- ☐ To continue protecting residential neighborhoods from exposure to environmental hazards (i.e., pollution)
- ☐ To support more affordable housing choices
- ☐ To provide more information on fair housing laws and resources





## OTHER CONCERNS

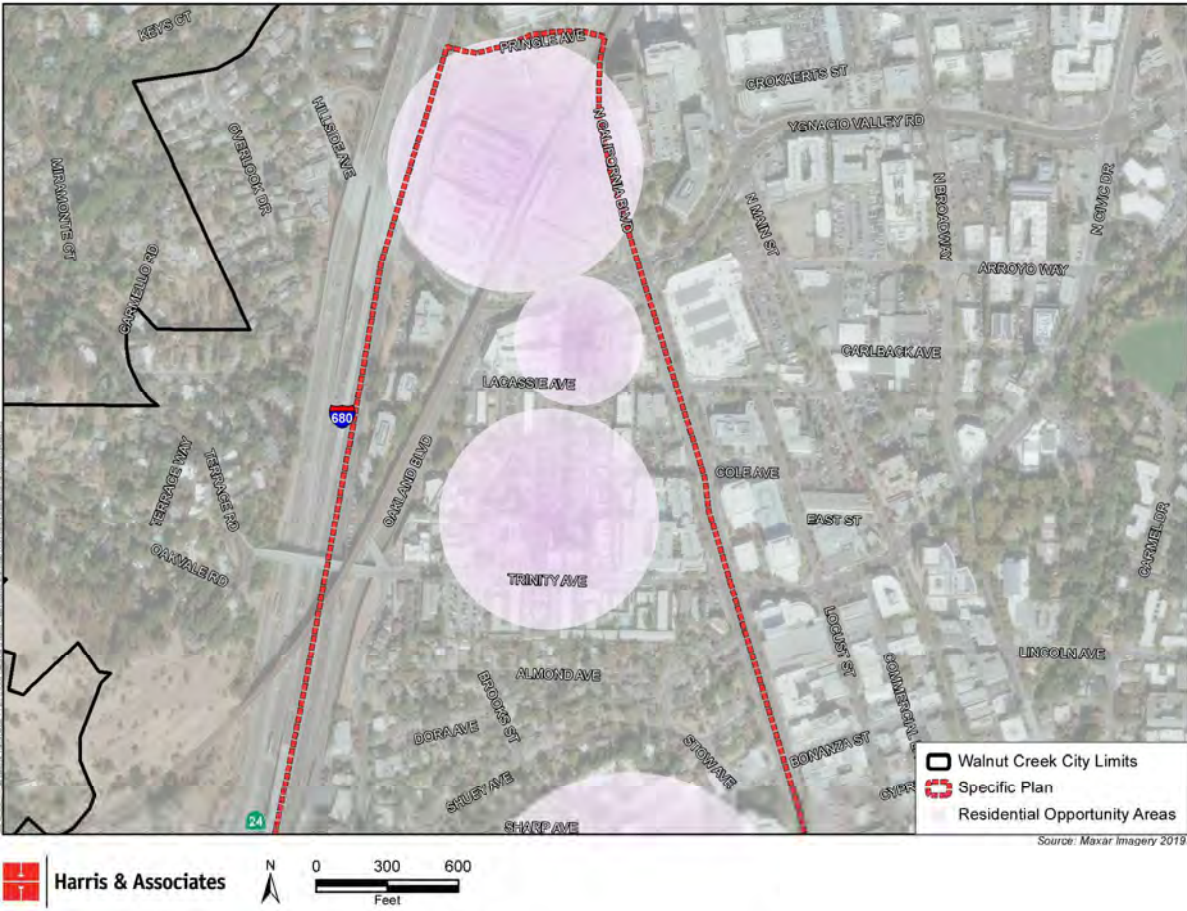
- Crime
- Implications of evacuation and public transit
- Focus on climate change



## PRELIMINARY SITE INVENTORY



# HOUSING OPPORTUNITY AREAS

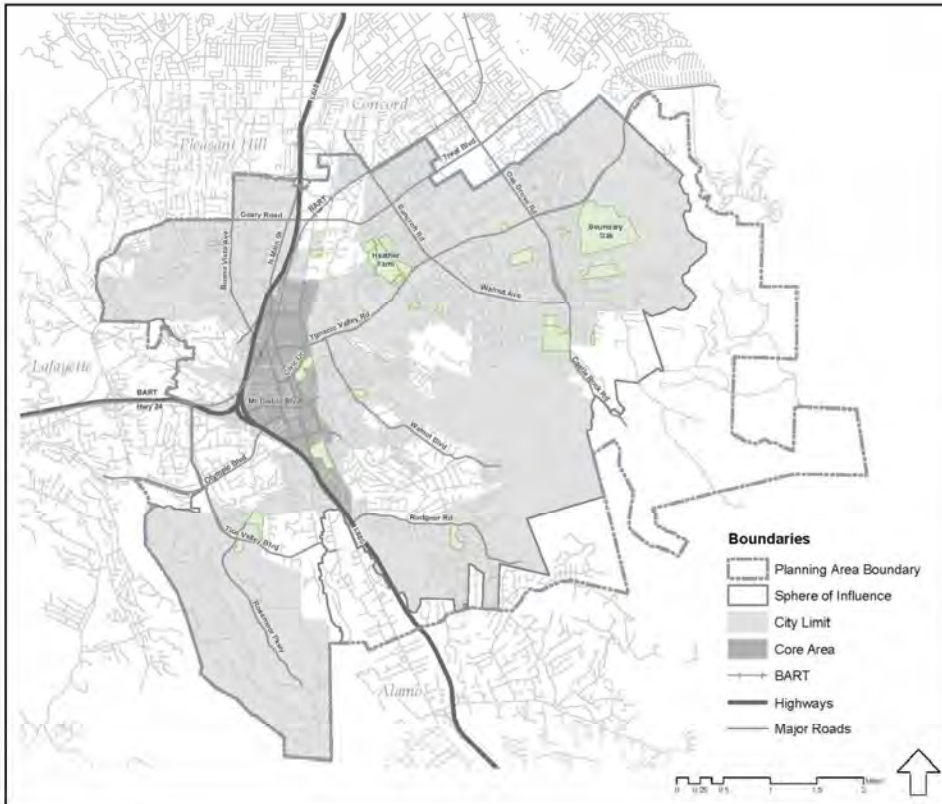
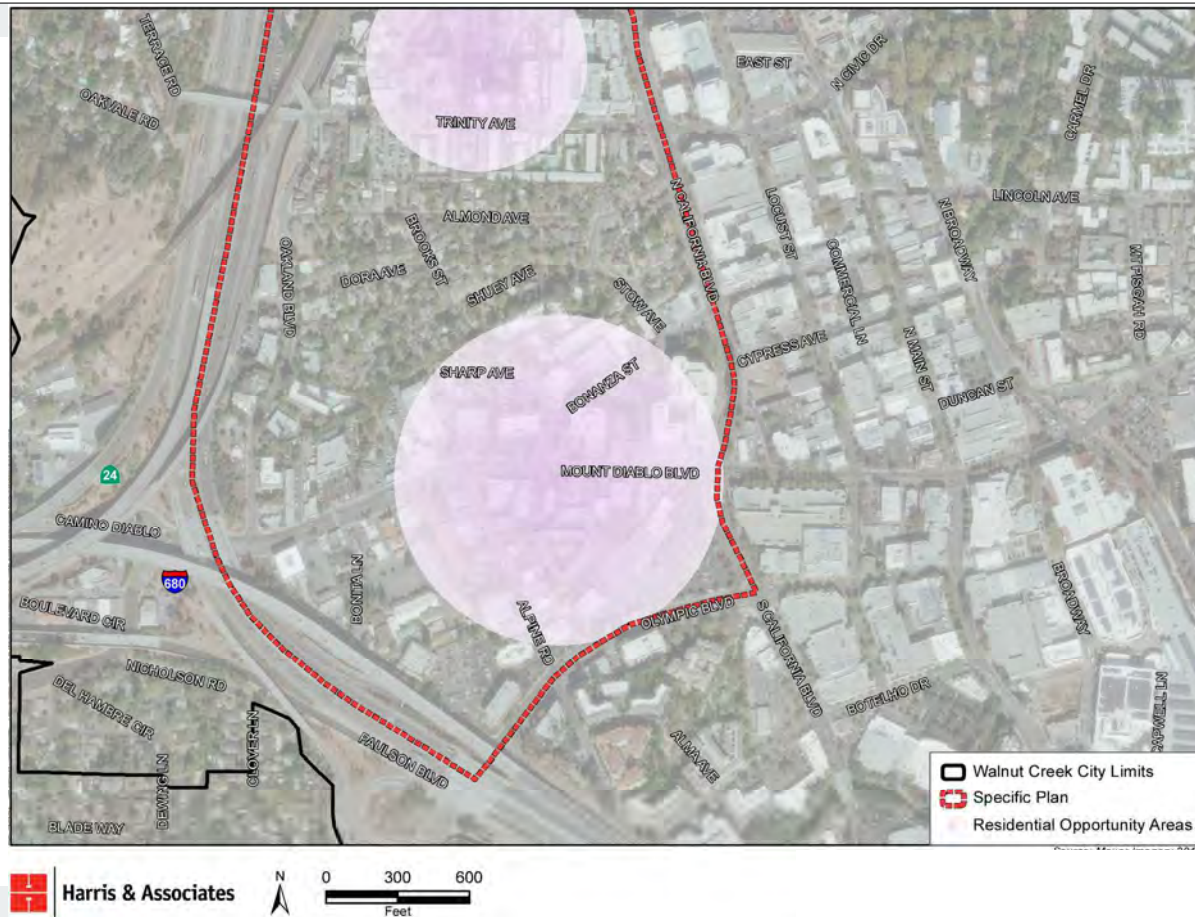


# HOUSING OPPORTUNITY AREAS





# HOUSING OPPORTUNITY AREAS



## HOUSING OPPORTUNITY AREAS

- Which of the areas shown should be prioritized? Or are there other areas of the city where new housing can be developed?

Type your answers in the Q&A.





# HOUSING PLAN



## GOALS, OBJECTIVES, POLICIES AND PROGRAMS

### • Key Legal requirements

- Programs/actions to address local housing constraints (those that are under the City's control or influence)
- Specific actions to encourage development of housing on identified Sites (Site Inventory)
- Specific actions to address identified fair housing issues (i.e., affordability, environmental factors, discrimination, displacement, etc.)
- Engage community to identify local housing needs and obtain input (to be incorporated into programs/actions)



## HOUSING ELEMENT GOALS

- **New Housing Development**
  - Ensure capacity for new development while preserving natural topography and amenities.
- **Affordable Housing**
  - Give priority, collaborate regionally, and encourage innovation.
- **Special Needs Housing**
  - Housing for all residents.
- **Removal of Government Constraints**
  - Ensure consistency with recent State laws and assist in the application process.



## HOUSING ELEMENT GOALS

- **Housing Preservation**
  - Replacement of existing units and covenant renewal.
- **Fair Housing**
  - Promote fair housing.
- **Energy Conservation and Sustainable Development**
  - Design and approach.
- **Administration and Implementation**
  - Review and public input.





## ONGOING PROPOSED PROGRAMS

- Provide adequate supply of residentially zoned land at sufficient densities.
- Encourage a mix of land uses and residential densities in Downtown.
- Assist in the development of lower income housing.
- Give priority to affordable housing and housing that meets the needs of special needs groups.
- Require replacement of demolished units at equivalent affordability.



## UPDATED PROPOSED PROGRAMS

- Ensure local land use regulations do not present a burden to the development of emergency shelter, transitional housing, and permanent supportive housing for homeless persons.
- Pursue State funding for affordable housing.
- Promote fair housing through the identification of development opportunities.





## NEW PROPOSED PROGRAMS

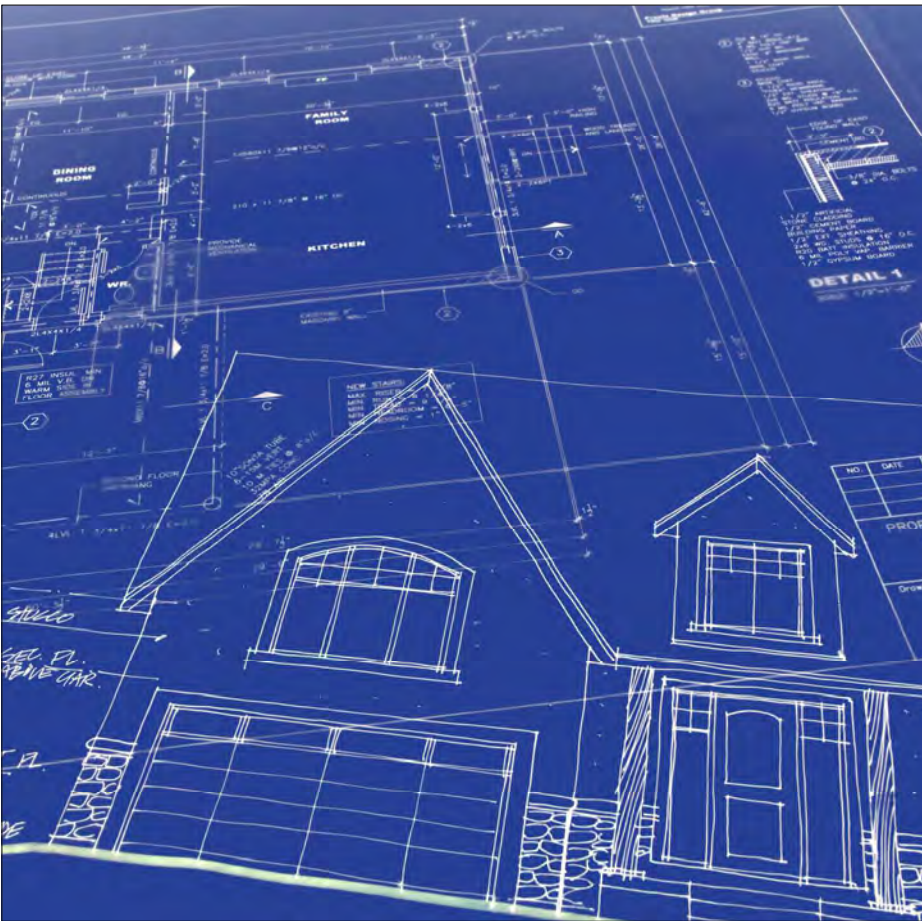
- Update zoning and land use regulations for compliance with recent State laws.



## WHICH FAIR HOUSING-RELATED ISSUES ARE MOST PRESSING IN THE CITY?

- ☐ Discrimination during the sale, leasing, or accommodation process
- ☐ Denial or withholding of housing accommodations
- ☐ Tenant harassment
- ☐ Unfair sale or rental agreement cancellation or termination
- ☐ Housing separation or segregation
- ☐ Other (add comments in the Q&A)





## HOW CAN THE CITY BETTER PROVIDE SAFE, SECURE HOUSING FOR FUTURE GENERATIONS?

- ☐ Make available housing options in all price ranges, especially affordable housing
- ☐ Create opportunities to consider a broad range of housing options (e.g., apartments, condos, single-family)
- ☐ Provide opportunities for multi-generational housing
- ☐ Other (add comments in the Q&A)

## OTHER QUESTIONS?

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Type any additional questions or comments in the Q&A.





# NEXT STEPS

## SURVEYS ARE STILL AVAILABLE

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- Complete Online Housing and Safety Element Surveys
  - Housing Element Survey
    - Survey link be found at [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)
  - Safety Element Survey
    - Survey link be found at [www.walnut-creek.org/SEU](http://www.walnut-creek.org/SEU)



# DRAFT HOUSING & SAFETY ELEMENTS

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- Survey results and workshop input will be incorporated into the Drafts
- Draft documents will be released for public review – Summer 2022
- Public hearings will be held on the Drafts



## MORE INFORMATION & CONTACT US

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- Visit the Housing and Safety Element webpages:
  - Housing Element
    - [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)
  - Safety Element
    - [www.walnut-creek.org/SEU](http://www.walnut-creek.org/SEU)
- Provide input, suggestions & concerns. All ideas are welcome!
  - Email [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)
    - Potential sites for location of new housing
    - Properties interested in redeveloping commercial property with housing
    - Include Contact Information



# THANK YOU!



Andrew Smith  
(925) 943-5899 x2213  
[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Questions? Comments?

Visit [www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU) and  
[www.walnut-creek.org/SEU](http://www.walnut-creek.org/SEU)

## **Community Workshop #2 (April 20, 2022)**

### Poll Results Summary



**Poll Report****Report Generated** 4/21/2022 10:16**Topic** Webinar ID**Actual Start Time****Housing & 846 6639 6418****4/20/2022 17:36****Poll Details**

#	Submitted Date/Time	1.Which affordable housing strategy is most important?
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:33	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Other (Add comments in the Q&A)
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Encourage ADUs
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Encourage ADUs
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Allow housing in commercially zoned areas
1	4/20/2022 18:32	Subdivide single family lots for more units
1	4/20/2022 18:32	Subdivide single family lots for more units
1	4/20/2022 18:32	Allow housing in commercially zoned areas
#	Submitted Date/Time	1.Which fair housing related issues are most pressing in the City?
2	4/20/2022 19:01	Discrimination during the sale, leasing, or accommodation process.
2	4/20/2022 19:01	Other (Add comments in the Q&A)
2	4/20/2022 19:01	Housing separation or segregation
2	4/20/2022 19:01	Discrimination during the sale, leasing, or accommodation process.
2	4/20/2022 19:01	Tenant harassment
#	Submitted Date/Time	1.Which actions are most effective at reducing risks from hazards?
3	4/20/2022 18:39	Providing neighborhood trainings
3	4/20/2022 18:39	Reducing development near open space
3	4/20/2022 18:39	Reducing development near open space
3	4/20/2022 18:39	Providing emergency supplies to residents
3	4/20/2022 18:39	Providing neighborhood trainings
3	4/20/2022 18:39	Providing neighborhood trainings;Providing emergency supplies to residents
3	4/20/2022 18:39	Providing neighborhood trainings
3	4/20/2022 18:39	Providing neighborhood trainings
3	4/20/2022 18:39	Providing neighborhood trainings
#	Submitted Date/Time	1.Which of the areas shown should be prioritized? Or are there other areas of the city where new housing can be developed? Type your answers in the Q&A.
4	4/20/2022 18:50	Please type answers in the Q&A
4	4/20/2022 18:50	Please type answers in the Q&A
4	4/20/2022 18:50	Please type answers in the Q&A
4	4/20/2022 18:50	Please type answers in the Q&A
4	4/20/2022 18:50	Please type answers in the Q&A

#	Submitted Date/Time	1. Which of the following safety-related hazards are of concern to you?
5	4/20/2022 18:37	Wildfire Related-Impacts; Extreme Weather-Related Impacts
5	4/20/2022 18:37	Climate Change-Related Impacts; Drought-Related Impacts; Wildfire Related-Impacts
5	4/20/2022 18:37	Climate Change-Related Impacts
5	4/20/2022 18:37	Wildfire Related-Impacts
5	4/20/2022 18:37	Drought-Related Impacts
5	4/20/2022 18:37	Drought-Related Impacts; Extreme Heat-Related Impacts; Wildfire Related-Impacts
5	4/20/2022 18:36	Drought-Related Impacts
5	4/20/2022 18:37	Wildfire Related-Impacts
5	4/20/2022 18:37	Drought-Related Impacts; Extreme Heat-Related Impacts; Wildfire Related-Impacts
5	4/20/2022 18:36	Extreme Heat-Related Impacts
5	4/20/2022 18:37	Climate Change-Related Impacts
5	4/20/2022 18:37	Extreme Heat-Related Impacts
#	Submitted Date/Time	1. How can the City better provide safe, secure housing for future generations?
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
6	4/20/2022 19:03	Create opportunities to consider a broad range of housing options (e.g. apartments, condos, single family)
6	4/20/2022 19:03	Create opportunities to consider a broad range of housing options (e.g. apartments, condos, single family)
6	4/20/2022 19:03	Provide opportunities for multi-generational housing
6	4/20/2022 19:03	Create opportunities to consider a broad range of housing options (e.g. apartments, condos, single family)
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
6	4/20/2022 19:03	Make available housing options in all price ranges, especially affordable housing
#	Submitted Date/Time	1. The City partners with non-profit organizations to offer fair housing counseling. Have you sought fair housing services? Why or why not? (Add comments in the Q&A)
7	4/20/2022 18:29	No
7	4/20/2022 18:29	No
7	4/20/2022 18:29	No
7	4/20/2022 18:29	No
7	4/20/2022 18:30	No
7	4/20/2022 18:29	No
7	4/20/2022 18:29	No
7	4/20/2022 18:30	No
7	4/20/2022 18:29	No
7	4/20/2022 18:29	Yes
7	4/20/2022 18:29	No
#	Submitted Date/Time	1. How prepared is the City in the event of an emergency?
8	4/20/2022 18:41	Well Prepared
8	4/20/2022 18:41	Very Well Prepared
8	4/20/2022 18:41	Somewhat prepared
8	4/20/2022 18:40	Prepared
8	4/20/2022 18:40	Other (Add comments in the Q&A)
8	4/20/2022 18:41	Prepared

#	Submitted Date/Time	1.Do you think the City is adequately enforcing the building code to ensure owners maintain the condition of their property?
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	No
9	4/20/2022 18:21	No
9	4/20/2022 18:21	Yes
9	4/20/2022 18:20	No
9	4/20/2022 18:21	Yes
9	4/20/2022 18:21	Yes

## **Community Workshop #2 (April 20, 2022)**

### Q&A Summary

# Question Report

Report Ge

4/21/2022 10:16

Topic Webinar ID

Actual Start Time

Actual Duration ( # Question

Housing & 846 6639 6418

4/20/2022 17:36

112

32

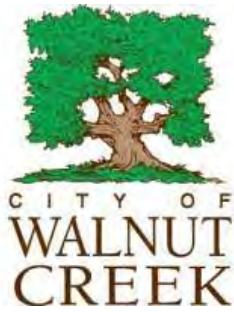
## Question Details

#	Question	Answer	Question Time	Answered Time
1	Heloo	[Answered verbally]	4/20/2022 17:46	4/20/2022 17:46
2	What are you doing to increase the participation in the survey? What is the outreach to the Seniors in the City?	[Answered verbally]	4/20/2022 18:24	4/20/2022 18:32
3	Haven't needed fair housing services.	[Answered verbally]	4/20/2022 18:30	
4	Will the report provide a plan to educate the WC residents about Fair Housing purposes and programs?	[Answered verbally]	4/20/2022 18:30	4/20/2022 18:32
5	What is being done to reach renters about these issues? We often don't get city updates on anything.	[Answered verbally]	4/20/2022 18:31	4/20/2022 18:36
6	Have not experienced need for them, but are aware that they exist.	[Answered verbally]	4/20/2022 18:31	
7	Housing affordability: Give density bonus in exchange for more low-income units.	[Answered verbally]	4/20/2022 18:33	
8	I have reached out for fair housing help. it took so long to get back to me that I had moved and could no longer get help.	[Answered verbally]	4/20/2022 18:33	
9	Safety Hazards: Every item listed is related to climate change!	[Answered verbally]	4/20/2022 18:37	
10	All but the first item are a direct result of Climate Change	[Answered verbally]	4/20/2022 18:37	
11	Neighborhood trainings and also general trainings at library, community centers, non-profit agencies	[Answered verbally]	4/20/2022 18:40	
12	Would you be able to rank the answers to these questions rather than just one choice.	Feel free to provide your ranking in the Q&A	4/20/2022 18:40	4/20/2022 18:47
13	Renters may have difficulties adequately preparing for emergencies due to space constraints and landlord policies. For example, storing enough water can be a violation of leases	[Answered verbally]	4/20/2022 18:42	
14	Would you consider rank choices in the answers to the safety questions.	[Answered verbally]	4/20/2022 18:42	
15	When will a draft report be ready for public viewing? At this time, I'm most interested in seeing the review of the last housing element results.	[Answered verbally]	4/20/2022 18:43	
16	more affordable housings	[Answered verbally]	4/20/2022 18:43	
17	Civic Dr.	[Answered verbally]	4/20/2022 18:50	
18	in unincorporated areas within the WC city limits	[Answered verbally]	4/20/2022 18:50	
19	New housing areas: Higher density ought to be consired in the Shadelands area as well as downtown.	[Answered verbally]	4/20/2022 18:50	
20	I believe it's your responsibility to id sites throughout the city	[Answered verbally]	4/20/2022 18:51	4/20/2022 18:56
21	South side of Bonanza St. west of California Blvd.	[Answered verbally]	4/20/2022 18:51	
22	Thank you for these location options, but not clear what land is available for new uses?	[Answered verbally]	4/20/2022 18:51	
23	Does the City have plans to increase support for preservation of housing?	[Answered verbally]	4/20/2022 18:54	
24	Have you identified goals that didn't provide adequate results and consider changing the methods to achieve goals	[Answered verbally]	4/20/2022 18:56	4/20/2022 18:57
25	Are you considering new funding sources to support affordable housing.	[Answered verbally]	4/20/2022 18:57	4/20/2022 18:58
26	What is affordable housing	[Answered verbally]	4/20/2022 19:02	4/20/2022 19:02
27	social housing	[Answered verbally]	4/20/2022 19:03	

28	The safety element addresses preparation to respond to disasters - but does not appear to address reducing the quantity and magnitude of disasters - especially those that global heating is exacerbating. The city needs to take climate action ASAP, working to phase out the use of fossil fuels for transportation and in buildings.	[Answered verbally]	4/20/2022 19:12	
29	Appreciate that Fair Housing is getting increased attention-- there is still a long way to go in educating all people about recognizing and responding to it.	[Answered verbally]	4/20/2022 19:13	
30	Thank you for a very informative evening	[Answered verbally]	4/20/2022 19:23	
31	will you send everyone participating receive notice of when the draft is released? summer 2022 is a broad span of time	[Answered verbally]	4/20/2022 19:26	
32	Thank you for the informative and interactive presentation! I will be sure to relay the information back to the Youth Commission.	[Answered verbally]	4/20/2022 19:28	

**Community Workshop #2 (April 20, 2022)**  
Workshop Minutes





**City of Walnut Creek**  
**Housing Element Update**

# MEETING MINUTES

**Name of Meeting:** Walnut Creek: *Together for Housing* – Community Workshop #2  
**Date of Meeting:** April 20, 2022  
**Time:** 6PM PST  
**Location:** Zoom  
**Subject:** General Plan Update – Housing and Safety Elements

**Attendees:**

NAME	COMPANY/AGENCY
Andrew Smith	City of Walnut Creek
Nancy Bragado	Bragado Planning
Hitta Mosesman	Harris & Associates
Dima Galkin	Harris & Associates
Community Participant 1	
Community Participant 2	
Community Participant 3	
Community Participant 4	
Community Participant 5	
Community Participant 6	
Community Participant 7	
Community Participant 8	
Community Participant 9	

**Distribution:** Email  
**Date issued:** April 25, 2022

**Purpose of Meeting:** To discuss Walnut Creek's housing and safety element updates and elicit participants' opinions on those matters.

## Agenda:

- Introductions and Meeting Guidelines
- Background – Housing and Safety Elements
- Community Survey Results
- Preliminary Site Inventory
- Housing Plan
- Next Steps

Throughout the meeting, Hitta Mosesman (Harris & Associates) and Dima Galkin (Harris & Associates) introduced a total of 10 polling questions. Below, each question and their corresponding list of choices are listed. Beside each choice is the percentage of participants that selected it. Occasionally, participants shared comments or posed questions. Each of those are included, as well as the responses of city staff and consultants.

## Polling

- **Polling Question 1:** Do you think that the City is adequately enforcing the building code to ensure that owners maintain the condition of their property?
  - Yes (75%)
  - No (25%)
- **Polling Question 2:** The City partners with nonprofit organizations to offer fair housing counseling. Have you sought fair housing services? Why or why not?
  - **Response:** 10 of 11 respondents have not sought out fair housing services.

## Comments and Questions

- **Community Participant 3:** What is being done to reach renters about these issues? We often don't get city updates on anything.
- **Community Participant 1:** What are you doing to increase the participation in the survey?
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** We sent a mailer out to all residential addresses in the city, whether they be owners or renters. We've also been doing quite a bit of outreach on our social media accounts. We have made use of our emailing lists – we've had a number for a long time that people sign up for. We had two in particular for people who wanted to stay up to date regarding housing and affordable housing – that's about 6,000 subscribers there. We also had fliers available at the city council table downtown.
- **Community Participant 1:** What is the outreach to the Seniors in the City?
  - **Andrew Smith (Senior Planner) Verbal Response:** I'm glad that you asked! We intended to place an ad in the Rossmoor news. Thank you for reminding us to do that.
- **Community Participant 2:** Will the report provide a plan to educate the WC residents about fair housing purposes and programs?
  - **Nancy Bragado (Bragado Consulting) Verbal Response:** This is an important part of the element and so, to kind of set up that section, we have been reaching out to different providers of fair housing and to broaden the outreach to people who need affordable housing services. There will no doubt be some very specific programs that address this issue.
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** When a draft comes out of the Housing Element, we encourage everyone to take a look at it and there will be opportunities to provide



comments directly to city staff. This is actually a requirement of the law. It must be publicly available before it is submitted to the State for review.

- **Community Participant 4:** Have not experienced need for them [non-profit organizations] but are aware that they exist.

#### Polling

- **Polling Question 3:** Which affordable housing strategy is most important?
  - Allow housing in commercially zoned areas (64%)
  - Encourage ADUs (14%)
  - Subdivide single family lots for more units (14%)
  - Other (Add comments in the Q&A.) (7%)

#### Comments and Questions

- **Community Participant 5:** Give density bonus in exchange for more low-income units.

#### Polling

- **Polling Question 4:** Which of the following safety-related hazards are of concern to you?
  - Climate Change-Related Impacts (25%)
  - Drought-Related Impacts (42%)
  - Extreme Heat-Related Impacts (33%)
  - Wildfire-Related Impacts (50%)
  - Extreme Weather-Related Impacts (8%)
  - Other (Add comments in the Q&A) (0%)

#### Comments and Questions

- **Community Participant 5:** Safety Hazards: Every item listed is related to climate change!
- **Community Participant 2:** All but the first item is a direct result of Climate Change

#### Polling

- **Polling Question 5:** Which actions are most effective at reducing risks from hazards?
  - Providing neighborhood trainings (67%)
  - Reducing development near open space (22%)
  - Opening a call-in hotline to report issues (0%)
  - Requiring evacuation drills at community centers and local schools (0%)
  - Building cooling centers (e.g., libraries, recreation centers) (0%)
  - Providing emergency supplies to residents (22%)
  - Other (Add comments in the Q&A) (0%)

#### Comments and Questions

- **Community Participant 4:** Neighborhood trainings and general trainings at library, community centers, non-profit agencies

- **Community Participant 1:** Would you be able to rank the answers to these questions rather than just one choice.
  - **Nancy Bragado (Bragado Consulting) Verbal Response:** Feel free to provide your ranking in the Q&A
- **Anonymous:** Renters may have difficulties adequately preparing for emergencies due to space constraints and landlord policies. For example, storing enough water can be a violation of leases.
- **Community Participant 1:** Would you consider rank choices in the answers to the safety questions.
- **Community Participant 2:** When will a draft report be ready for public viewing? At this time, I'm most interested in seeing the review of the last housing element results.
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** Right now, the draft – so the community outreach process we have undertaken with workshops, we did not want to complete that draft without input from the community. The projection is that it will be available for public view this summer.

### Polling

- **Polling Question 6:** How prepared is the City in the event of an emergency?
  - Very Well Prepared (17%)
  - Well Prepared (17%)
  - Prepared (33%)
  - Somewhat Prepared (17%)
  - Not At All Prepared (0%)
  - Other (Add comments in the Q&A) (17%)
- **Polling Question 7:** How can the City better create equitable, just communities? Type your answers in the Q&A. Some examples may be:
  - To provide more opportunities for residents to give input on City policies
  - To continue protecting residential neighborhoods from exposure to environmental hazards (i.e., pollution)
  - To support more affordable housing choices
  - To provide more information on fair housing laws and resources
    - **Responses:**
      - **Community Participant 7:** More affordable housings (one up vote)
- **Polling Question 8:** Which of the areas shown should be prioritized? Or are there other areas of the city where new housing can be developed? Type your answers in the Q&A.
  - **Responses:**
    - **Community Participant 3:** Civic Dr.
    - **Community Participant 2:** Unincorporates areas within the city limits
    - **Community Participant 5:** New housing areas: Higher density ought to be considered in the Shadelands area as well as downtown.
    - **Community Participant 6:** I believe it's your responsibility to id sites throughout the city
      - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** That is true, we do have to identify parcel by parcel and that will be done. The purpose of our polling, at this meeting, was to identify which areas we should be focusing on.



- **Community Participant 4:** Thank you for these location options, but not clear what land is available for new uses?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** There will be more information provided. There are legal requirements that require us to provide evidence that demonstrate that those sites are available for housing. We wanted to get input from the community prior to completing this section.
- **Community Participant 8:** South side of Bonanza St. west of California Blvd.

### Comments and Questions

- **Community Participant 6:** Does the City have plans to increase support for preservation of housing?
  - **Hitta Mosesman (Harris & Associates):** One of the require sections of the HE is to identify any units that are at risk of turning over into market rate units.
- **Community Participant 6:** Have you identified goals that didn't provide adequate results and consider changing the methods to achieve goals?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** There are legal requirements that address many of your comments, questions, and concerns. As to whether those goals were successful in the last housing element cycle, that is a requirement of the law that it has to be analyzed. Specifically, we need to identify what was developed and what percentage of those units were allocated to different income levels.
- **Community Participant 6:** Are you considering new funding sources to support affordable housing?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The law requires that we analyze those resources available for the development of affordable housing. Affordable housing costs more than the revenues that are derived from it. As a result, a public subsidy is required to fill the gap between the cost and revenues. Those subsidies typically come from the state and federal funding sources.
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** We are always on the lookout for additional funding opportunities. Often times as the city, where we are most helpful, is assisting in the affordable housing developers getting funding from the state, regional, and federal level.

### Polling

- **Polling Question 9: Which fair housing related issues are most pressing in the city?**
  - Discrimination during the sale, leasing, or accommodation process (40%)
  - Denial or withholding of housing accommodations (0%)
  - Tenant harassment (20%)
  - Unfair sale or rental agreement cancelation or termination (0%)
  - Housing separation or segregation (20%)
  - Other (Add comments in the Q&A) (20%)

### Comments and Questions

- **Community Participant 1:** What is affordable housing?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** It is basically housing that is affordable to those that make, generally, average incomes or below average incomes for the county area.

There is a general rule that people should spend no more than 30-35% on their gross housing cost. Affordable housing is for those that are spending more than 30-35% of their income housing.

### **Polling**

- **Polling Question 10:** How can the City better provide safe, secure housing for future generations?
  - Make available housing options in all price ranges, especially affordable housing (56%)
  - Create opportunities to consider a broad range of housing options (e.g., apartments, condos, single-family) (33%)
  - Provide opportunities for multi-generational housing (11%)
  - Other (Add comments in the Q&A) (0%)

### **Comments and Questions**

- **Community Participant 6:** Social housing
- **Community Participant 5:** The safety element addresses preparation to respond to disasters - but does not appear to address reducing the quantity and magnitude of disasters - especially those that global heating is exacerbating. The city needs to take climate action ASAP, working to phase out the use of fossil fuels for transportation and in buildings.
  - **Andrew Smith (Senior Planner, Walnut Creek) Verbal Response:** We are updating our sustainability action plan and we are addressing those specific issues that you mentioned. This is, however, separate from the safety element.
- **Community Participant 4:** Appreciate that Fair Housing is getting increased attention--there is still a long way to go in educating all people about recognizing and responding to it.
- **Community Participant 1:** Thank you for a very informative evening.

### **Closing Remarks**

Meeting adjourned at 7:40PM

These meeting minutes are the understandings of the preparer, Nathan Romine. If there are any discrepancies, please notify the preparer within 2 weeks.

**Community Workshop #2 (April 20, 2022)**  
Archived Meeting Items



## 2021–2029 Housing Element

### Appendix A. Community Engagement

#### Video Link (City Website):

**Other Meetings and Events**

2022

2021

2020

2019

2018

2017

2016

2015

2014

2013

2012

2011

2010

2009

Name	Date	Duration	
Housing and Safety Element: Second Community Workshop April 2022	May 3, 2022	01h 26m	<a href="#">View Video</a>
Housing Element Update - First Workshop	Mar 21, 2022	00h 52m	<a href="#">View Video</a>

<https://www.walnut-creek.org/government/public-meeting-agendas-and-videos>

#### Meeting Video (City Website):

 **City of WALNUT CREEK**



# Walnut Creek

*Together for Housing*

**GENERAL PLAN UPDATE**  
**Housing & Safety Elements**  
Community Workshop #2  
April 20, 2022

00:02 / 1:26:07

CC

Housing and Safety Element: Second Community Workshop April 2022

[https://walnutcreek.granicus.com/player/clip/4484?view\\_id=12&redirect=true](https://walnutcreek.granicus.com/player/clip/4484?view_id=12&redirect=true)

## **C4 AFFORDABLE HOUSING DEVELOPER PANEL (APRIL 20, 2022)**

---

- Summary
- Meeting Minutes

**C4 Affordable Housing Developer Panel**  
**(April 20, 2022)**  
Summary

## **C4 AFFORDABLE HOUSING DEVELOPER PANEL SUMMARY**

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The Contra Costa County Collaborative (C4 Collaborative) held a panel discussion with affordable housing developers on April 20, 2022. The panelists discussed the challenges of building affordable housing, and identified incentives, solutions, and project characteristics most conducive to realizing affordable housing including finding local funding, land acquisition, form-based codes, community opposition, the strict sequence of events that must be followed to secure tax credit funding, permit processing timelines, and labor shortages, among others. The developers reported that SB 35 permit streamlining, and overall permit streamlining is very important to successful outcomes and cited the City of Sacramento’s process as exemplary. Panelists indicated that commercial and institutional sites present challenges but are more feasible if cities have supportive general plan designations and zoning in place. The best incentives that cities can offer were identified as: reduced requirements for public facilities, reduced parking requirements (and no required parking structures), and prioritized permit streamlining by all relevant departments. Those present indicated a preference for project sizes of 70-100 units, or 120-140 units to make beneficial use of density bonuses, appeal to investors, and avoid the need for construction elevators.

Requirements specifically identified as constraints include: private (balconies) open space, storage units, and extra programs such as TDM plans. Community acceptance of affordable housing is still a problem but partnering and support from city staff and elected officials is very helpful. Overall, developers requested flexibility in project design and amenities. It was also noted that the operations and management of affordable housing projects is also challenging at this time due to a lack of qualified property managers and other labor shortages.

**C4 Affordable Housing Developer Panel**  
**(April 20, 2022)**  
Meeting Minutes



## C4 Panel Discussion with Affordable Housing Developers

April 20, 2022

1:00m – 2:30pm PST

Location: Via [Zoom](#)

*24 Participants*

Summary notes from the C4 Panel Discussion

Please see Zoom recording for full presentation

### Welcome and Panelists Introduction

- Laura Stetson, MIG, Moderator
- Joan Chaplick, MIG, Facilitator
- Panelists:
  - Elizabeth Kuwada, Mercy Housing
  - Dixie Baus, Eden Housing
  - Sarah Walker, National Community Renaissance
  - Parker Evans, Mutual Housing

### 1. What is affordable housing and how does it get financed?

- Income restricted housing, 60% area median income (AMI) level and below, depends on the income level set per county. Finances are versatile, often financed with tax credit and tax-exempt bonds, not only taxes from the federal government grants. Funding depends on each cycle, depending on approval is when the housing built
- How can we provide the local community members that are serving our community with affordable housing?

### 2. Challenges with affordable housing- every step of development process has challenges

- Finding local funding to leverage
- Land acquisition
- Form based codes vs Traditional zoning – form-based codes require more concessions than traditional zoning
- Community opposition
- Sequence of events that must happen, competitive
- Market rate vs affordable – market rate can do things in parallel, affordable housing has a strict sequence of events
- Tax credits are very competitive, only offered twice a year (rigid sequencing)
- Supply and demand
- Shortage of labor in the state and region – especially in Northern California
- Money isn't the only solution or only problem – increased state funding has led to more capital than purchasers.
- Scope of the competition has changed

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- Entitlements: getting a project the entitled quickly allows for project to be financed/competed sooner. Density bonus and SB 35 very helpful where cities have embraced.
3. What is it like partnering with cities who offer SB35 projects, streamline processes? Can save years. Some cities (Oakland and San Francisco) have good processes in place. City of Sacramento's streamlined process is even better than SB 35 process. Full entitlement in 90 days. Good coordination with multiple departments. City of Sacramento gold standard – no PC, no design review. They have design guidelines set up with a checklist of the objective standards.
  4. Commercial Districts/Institutional sites, land costs provide a challenge. Is it the next place to go?
    - downside to purchasing commercial property: holding costs. Takes time to get financing.
    - Small/mid sized developers don't have resources to chase commercial properties.
    - Sparingly going for church sites and adaptive reuse. Can be complicated to go from commercial to residential. Could be structural challenges and high dollar retrofits. Church sites look vast and easy but are not. High risk. Changing land use designation and zoning changes are time consuming. Also, lots of conversations with congregations. Can be frustrating. New zoning would help.
    - Adaptive reuse can be more expensive than tear down and build
  5. Best incentives that cities can offer to facilitate affordable housing (besides cash). What can cities can do?
    - Ex. Are TDM plans really needed?
    - Don't require them to build parking structures.
    - Lots of public facilities add cost – parks etc.
    - Prioritize for streamlining by Planning, Buildings and Public Works departments.
  6. Density bonuses. Best density varies based on cities and location. Too big or too small can be difficult
    - Project size of 70 – 100-unit range, 120-140 units good for investors and securing tax credits
      - Ideal acreage? 30-35 du/acre. 3 story walk up with surface parking ideal
      - 4 -6 stories wood frame good too
      - avoid construction elevator (over 65 feet)
    - Depends on units not on density
    - Financing and operating costs need to be considered, need 100+ units to cover cost of some services

7. Infill housing more expensive than greenfield housing? Tax credits need access to grocery stores, etc. Example of housing elements that provide a map of best tax credit locations.
8. Requirements that are constraints
  - Restrictive height limits are difficult to overcome
  - Design character can more easily be addressed
  - Requirements for mixed use hurts them a lot – they have higher costs, are a huge hurdle for tax credit applications. There is no public funding to support mixed use.
  - Mixed-use option some cities allow is to put leasing office and other active uses on ground floor instead of retail.
  - Open space and balconies are expensive, will go for waivers
  - Typically ask for waivers for: height, private outdoor space (balconies), storage units, parking count.
9. Community acceptance of affordable housing
  - Partnering and support from city staff is helpful
  - Still seeing community opposition to housing, but elected officials have used political will to help developers build housing
10. Operations are a challenge at this time due to the pandemic
  - Short-staffed property managers, etc.
  - Streamline the data that is required
11. Resident amenities, what kind of affordable housing amenities are available on sites?
  - Community room
  - Play space or outdoor space
  - Flexibility is key, don't layer on requirements
12. Question from the chat: Any suggestions for how we can we meet the State requirement to geographically distribute our lower income sites (AFFH) when so many sites won't ever qualify for tax credits?
  - TCAC opportunity map: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>
  - Long-standing debate on providing housing in high opportunity areas v. neighborhoods that need new housing and investment. State of CA decision is AFFH - which discourages investment in challenging neighborhoods in need, instead building the housing in high opportunity neighborhoods. Has required a shift in how many affordable housing developers have done business. Could end up creating greater inequities
  - For HE sites inventory suggest providing some housing element sites in areas of need, as well as high opportunity areas. Some lower opportunity sites have areas with the best transit access and other reasons to support new housing.

13. Cost of construction for C3 requirements for stormwater, new regulations
  - The stormwater regulations are a challenge
  - Work with the city to come up with a solution to get projects built
  - So many unhidden costs go into housing construction
14. Examples of how city's have helped streamline affordable housing
  - Sacramento has a 0 set up fee for affordable housing (policy!)
  - When it comes to the closing time of 180 days, city staff need to prioritize affordable housing developers and be aware of the timeline so that all stakeholders signing off on the plan can move quickly

***See recording for full presentation and Q&A***

***Other notes from Q&A:***

- Affordable housing developers do 100% affordable housing projects.

From the chat:

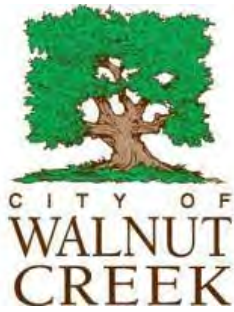
Amalia's colleague just opened an RFP for surplus Successor Agency land in unincorporated CCC (N Richmond, Bay Point, and Rodeo); please check it out.  
<https://www.contracosta.ca.gov/CivicAlerts.aspx?AID=2991>

## **WALNUT CREEK HOMELESSNESS TASK FORCE MEETING (MAY 4, 2022)**

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- Meeting Minutes

**Walnut Creek Homelessness Task Force Meeting**  
**(May 4, 2022)**  
Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# MEETING MINUTES

**Name of Meeting:** Walnut Creek: Homelessness Task Force Meeting  
**Date of Meeting:** May 4, 2022  
**Time:** 2PM PST  
**Location:** Zoom  
**Subject:** Housing Element Update

**Distribution:** Email  
**Date issued:** May 4, 2022

**Purpose of Meeting:** To join the Walnut Creek Homelessness Task Force meeting and share an update on the Walnut Creek Housing Element Update..

Hitta Mosesman (Harris & Associates) attended the Homelessness Task Force meeting to share information about the Walnut Creek Housing Element Update, answered questions from participants, and invited them to become a part of the process.

## Comments and Questions

- **Taskforce Member 1:** What is the City going to do about the needs identified in the survey?
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** The input will be synthesized with the data analysis required and the Housing Element will contain a chapter called the Housing Plan that will have specific goals, objectives, programs and actions. The draft Housing Element will be available for public review for 30 days before submittal to HCD.
- **Taskforce Member 2:** Will unhoused residents be invited to join stakeholder meetings? Please extend an invitation to Donna Columbo. It would be good to hold a lunchtime meeting at the Trinity Center to collect input.
  - **Hitta Mosesman (Harris & Associates) Verbal Response:** We will make sure to reach out to the Trinity Center and invite them to the stakeholder meetings.
- **Taskforce Member 3:** Please add Nancy's email address in the chat.

## **COMMUNITY ADVOCATE & AFFORDABLE HOUSING PROPERTY STRATEGY SESSION (MAY 25, 2022)**

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- Invitations
- Meeting Agenda
- Meeting Minutes



**Community Advocate & Affordable Housing  
Property Strategy Session  
(May 25, 2022)**

**Invitations**

## Irlanda Martinez

---

**From:** Irlanda Martinez  
**Sent:** Thursday, May 19, 2022 11:16 AM  
**To:** [REDACTED]  
**Cc:** Hitta Mosesman; Dima Galkin; Nancy Bragado; Andrew M Smith  
**Subject:** Walnut Creek Housing Element - Community Organization Input

Good morning,

I am contacting you on behalf of the City of Walnut Creek. The City is currently working on their Housing Element Update and believe that input from community organizations in the region is critical to developing goals, policies, and programs to provide expanded affordable housing. We would really appreciate an hour of your time to get some input on things the City can do to encourage and facilitate affordable housing.

Due to the pandemic, we are proposing a Zoom call. Please let us know (No later than 5/24/2022) if you would be available during the week by using our doodle poll at the below link:

<https://doodle.com/meeting/participate/id/bDkDXW6a>

This meeting would give you the opportunity to share your ideas on the barriers and possible incentives for building affordable housing.

We appreciate your time on this and hope we can help foster collaboration between the City of Walnut Creek and local community organizations to help address the City's affordable housing needs.

Thank you,

**Irlanda Martinez (She/They)**  
**Project Manager**



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Irvine, CA 92614  
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c: (714) 920-5415  
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## Irlanda Martinez

---

**From:** Irlanda Martinez  
**Sent:** Wednesday, May 18, 2022 5:24 PM  
**To:** [REDACTED]  
**Cc:** Hitta Mosesman; Dima Galkin; Nancy Bragado; Andrew M Smith  
**Subject:** RE: Walnut Creek Housing Element - Community Organization Input

Hi Leslie,

I wanted to follow up with you once more. The City would really like to have you join our Housing Element conversation, as we feel the Trinity Center can provide important information to help us create better housing solutions for the community. We hope that you can make it – If you would like to, please provide your availability either through email or using the below link:

<https://doodle.com/meeting/participate/id/bDkDXW6a>

Thank you and have a great evening!

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Monday, May 16, 2022 2:33 PM

[REDACTED]

**Cc:** Hitta Mosesman <Hitta.Mosesman@weareharris.com>; Dima Galkin <Dima.Galkin@weareharris.com>; 'Nancy Bragado' <nb@bragadoplanning.com>; 'Andrew M Smith' <amsmith@walnut-creek.org>  
**Subject:** RE: Walnut Creek Housing Element - Community Organization Input

Good afternoon,

Hope everyone had a restful weekend. I am following up on the below email – If you could please provide your availability using the link provided, we would really appreciate it. Your input is important to the City and will help shape the City's Housing Element goals, policies, and programs.

Please let us know if you have any questions.

Regards,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Tuesday, May 10, 2022 4:47 PM

[REDACTED]

**Cc:** Hitta Mosesman <[Hitta.Mosesman@weareharris.com](mailto:Hitta.Mosesman@weareharris.com)>; Dima Galkin <[Dima.Galkin@weareharris.com](mailto:Dima.Galkin@weareharris.com)>; Nancy

Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>; Andrew M Smith <[amsmith@walnut-creek.org](mailto:amsmith@walnut-creek.org)>

**Subject:** Walnut Creek Housing Element - Community Organization Input

Good afternoon,

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Due to the pandemic, we are proposing a Zoom call. Please let us know (No later than 5/16/2022) if you would be available during the next two weeks by using our doodle poll at the below link:

<https://doodle.com/meeting/participate/id/bDkDXW6a>

This meeting would give you the opportunity to share your ideas on the barriers and possible incentives for building affordable housing.

We appreciate your time on this and hope we can help foster collaboration between the City of Walnut Creek and local community organizations to help address the City's affordable housing needs.

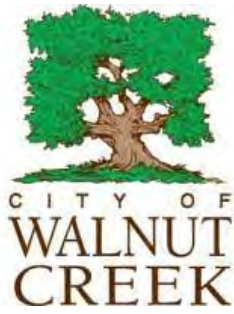
Thank you,

**Irlanda Martinez (She/They)**  
**Project Manager**



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**Community Advocate & Affordable Housing  
Property Strategy Session  
(May 25, 2022)  
Meeting Agenda**



**City of Walnut Creek  
Housing Element Update**

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# AGENDA

**Name of Meeting:** Community Advocates and Affordable Housing Groups Stakeholder Meeting  
**Date of Meeting:** May 25, 2022  
**Time:** 3 – 4 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 24, 2022

**Purpose of Meeting:** Obtain Input from Community Advocates and Affordable Housing Groups on City's Regional Housing Needs Allocation (RHNA)

## **6th Cycle Housing Element Update – Overview (Harris & Associates)**

### **Solutions to Meet RHNA (All)**

- a. In your experience, what is the biggest housing need in Walnut Creek?
- b. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
- c. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- d. Do you work with or know of a church that might be interested in developing housing (per recently passed SB 1851)?
- e. What other available state programs or legislation could Walnut Creek focus on in terms of developing affordable housing?
- f. Are you aware of any programs or incentives to build around major transportation areas such as BART stops?

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)



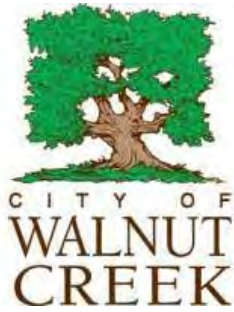


## Attachment 1

Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG

<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
Extremely Low / Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (120% AMI or above, which is considered market rate)	2,304
<b>TOTAL</b>	<b>5,805</b>

**Community Advocate & Affordable Housing  
Property Strategy Session  
(May 25, 2022)  
Meeting Minutes**



City of Walnut Creek  
Housing Element Update

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# MINUTES

**Name of Meeting:** Community Advocates and Affordable Housing Groups Stakeholder Meeting  
**Date of Meeting:** May 25, 2022  
**Time:** 3 – 4 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 26, 2022

**Attendees:**

1. Hitta Mosesman, Harris & Associates
2. Irlanda Martinez, Harris & Associates
3. Nancy Bragado, Bragado Planning (on behalf of the City of Walnut Creek)
4. Participant 1
5. Participant 2
6. Participant 3
7. Participant 4
8. Participant 5
9. Participant 6
10. Participant 7

**Purpose of Meeting:** Obtain Input from Community Advocates and Affordable Housing Groups on City's Regional Housing Needs Allocation (RHNA)

**Introductions of Attendees (Irlanda Martinez)**

**Focus Group Discussion Exploring Housing Solutions in Walnut Creek. The questions and participants responses were as follows:**

1. In your experience, what is the biggest housing need in Walnut Creek?
  - a. More affordable units (with emphasis on deeply affordable)
  - b. For seniors and people with families

- i. Affordable housing managers receive calls very frequently for these types of units - not affordable.
      - ii. HUD identifies seniors as most rapidly growing homeless population.
      - iii. Historically senior (market) housing appears to avoid NIMBYism.
    - c. Workforce housing
    - d. Local government needs to approve more housing to increase supply to ease price increases.
    - e. Children of Walnut Creek residents cannot afford to live in Walnut Creek.
      - i. What about first time homebuyers' program for those who went to high school in Walnut Creek?
        - 1. Pleasanton has a first time homebuyer program, provide education at least regarding credit and how important it is.
        - 2. Harris will send link to attendees with first time homebuyer program info on City's website.
- 2. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?**
- a. Any way to increase project-based vouchers, big subsidy that last a long time.
  - b. Finding funding important.
- 3. What are Fair Housing issues that you associate with Walnut Creek?**
- a. Do not have first-hand experience of fair housing issues in Walnut Creek.
  - b. One organizer shared one experience in Contra Costa County, but not Walnut Creek: On a call yesterday, a person of color stated that when called about an apartment, everything seemed fine but when she showed up in person, she was denied the apartment.
  - c. During East Bay Housing Org. meetings there has been a focus on the importance of AFFH rules. The State is also emphasizing the AFFH in this Cycle's Housing Element Update.
  - d. Harris explained that AFFH must be done at same time as the Housing Element and gave detail on the data presented in AFFH.
  - e. There is a great need for mental health services. How that affects housing should be considered.
- 4. Do you work with or know of a church that might be interested in developing housing (per recently passed AB 1851)?**
- a. Multi-Faith Action Coalition & Hope Solutions working together to put housing on their property.
  - b. Grace Presbyterian Church plans to put 8 tiny homes in parking lot.
  - c. Clayton Valley Pres. Church (not sure if in WC) is considering it.
  - d. Trinity Center developing Trinity Commons (workforce housing).
  - e. St. Paul's/RCD project on church land.
  - f. Orinda Community Church is looking at providing more senior housing.
- 5. How can the City help develop affordable housing on church properties?**
- a. Zoning requirements (Clayton Valley) and other congregations.
    - i. Overlay zone for expedited approval.
  - b. In house City staff expertise to provide guidance and information - Keep trying to get this.
  - c. Walnut Creek submitted a breakthrough grant for this but did not receive an award.
  - d. LISK should be opportunities next year. Expanding into Contra Costa County
- 6. Funding non-profits is challenging. How can the City help non-profits secure more funding? Are there any organizations in Walnut Creek that help preserve affordability if units are converting to market rate?**



- a. Shelter Inc. receives \$5,000 per year from Walnut Creek in grant funding. However, administration costs are up to \$3,000 per year in staff time.
  - i. Increased funding from City would provide more impact.
- b. Pleasant Hill is preserving naturally occurring workforce housing.
  - i. City made loan and approved regulatory agreement helped preserve and property qualify for welfare tax exemption.
- c. Nonprofit affordable housing developers in East Bay area do acquire projects at risk for turning to market rate.
- d. Habitat for Humanity does a lot of housing rehabilitation.

**7. Can the City help people find where affordable units are?**

- a. A referral service would be helpful.
  - i. Affordable housing properties have lots of people apply but not qualifying. 250 applicants at Oaks Apartments since February.
  - ii. Minimum income to qualify for their property is \$53,000 and lots of people not qualify.
- b. Ivy Hill Apartments also has a hard time qualifying people because HUD program has changed.
  - i. If City can have info on City's website about affordable units available or check waitlists, it would be helpful. Waitlists are very long.

**8. Closing Comments**

- a. Equity is important. Would like to see a commitment to Equity and Housing Justice that goes beyond the minimum requirements of the AFFH.
  - a. City can do this by making sure affordable sites are scattered throughout the City and close to services. In AFFH, the programs and policies should be specifically tied to those issues.

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)

**Attachment 1**

**Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
Extremely Low / Very Low (0% - 50% AMI)	1,657
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<b>TOTAL</b>	<b>5,805</b>

## **MARKET RATE DEVELOPER STRATEGY SESSION (MAY 25, 2022)**

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- Invitations
- Meeting Agenda
- Meeting Minutes



**Market Rate Developer Strategy Session  
(May 25, 2022)**  
Invitations

## Irlanda Martinez

---

**From:** Irlanda Martinez  
**Sent:** Wednesday, May 18, 2022 5:30 PM  
**To:** [REDACTED]  
**Cc:** Andrew M Smith; Nancy Bragado; Hitta Mosesman; Dima Galkin  
**Subject:** RE: Walnut Creek Housing Element - Market Rate Developer Input

Hi everyone,

I wanted to follow up one last time in case anyone wants to join the City in a conversation about the City's Housing Element Update and its housing goals, policies, and programs to provide expanded housing.

If you would like to attend, please provide your availability using the below link:

<https://doodle.com/meeting/participate/id/e1wl2nVb>

Have a great evening,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Monday, May 16, 2022 2:22 PM

[REDACTED]

**Cc:** 'Andrew M Smith' <amsmith@walnut-creek.org>; 'Nancy Bragado' <nb@bragadoplanning.com>; Hitta Mosesman <Hitta.Mosesman@weareharris.com>; Dima Galkin <Dima.Galkin@weareharris.com>  
**Subject:** RE: Walnut Creek Housing Element - Market Rate Developer Input

Good afternoon,

Hope everyone had a restful weekend. I am following up on the below email – If you could please provide your availability using the link provided, we would really appreciate it. Your input is important to the City and will help shape the City's Housing Element goals, policies, and programs.

Please let us know if you have any questions.

Regards,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez

**Sent:** Wednesday, May 11, 2022 7:01 PM

**Cc:** Andrew M Smith <[amsmith@walnut-creek.org](mailto:amsmith@walnut-creek.org)>; Nancy Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>; Hitta Mosesman <[Hitta.Mosesman@weareharris.com](mailto:Hitta.Mosesman@weareharris.com)>; Dima Galkin <[Dima.Galkin@weareharris.com](mailto:Dima.Galkin@weareharris.com)>

**Subject:** Walnut Creek Housing Element - Market Rate Developer Input

Good afternoon,

I am contacting you on behalf of the City of Walnut Creek. The City is currently working on their Housing Element Update and believe that input from developers in the region is critical to developing goals, policies, and programs to provide expanded housing. We would really appreciate an hour of your time to get some input on things the City can do to encourage and facilitate housing development.

Due to the pandemic, we are proposing a Zoom call. Please let us know (No later than 5/16/2022) if you would be available during the next two weeks by using our doodle poll at the below link:

<https://doodle.com/meeting/participate/id/e1wl2nVb>

This meeting would give you the opportunity to share your ideas on the barriers and possible incentives for building housing.

We appreciate your time on this and hope we can help foster collaboration between the City of Walnut Creek and local developers to help address the City's housing needs.

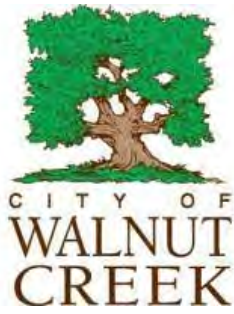
Thank you,

**Irlanda Martinez (She/They)**  
**Project Manager**



22 Executive Park, Suite 200  
Irvine, CA 92614  
d: (949) 508-2455  
c: (714) 920-5415  
[www.WeAreHarris.com](http://www.WeAreHarris.com)

**Market Rate Developer Strategy Session**  
**(May 25, 2022)**  
Meeting Agenda



**City of Walnut Creek  
Housing Element Update**

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# AGENDA

**Name of Meeting:** Market Rate Housing Developers Stakeholder Meeting  
**Date of Meeting:** May 25, 2022  
**Time:** 1 – 2 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 24, 2022

**Purpose of Meeting:** Obtain Input from Market Rate Housing Developers on City's Regional Housing Needs Allocation (RHNA)

## **6th Cycle Housing Element Update – Overview (Harris & Associates)**

### **Solutions to Meet RHNA (All)**

- a. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?
- b. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?
- c. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
- d. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?
- e. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

- f. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?
- g. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- h. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)



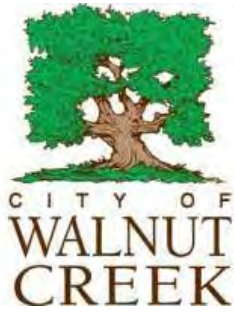
## Attachment 1

Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG

<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
Extremely Low / Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (120% AMI or above, which is considered market rate)	2,304
<b>TOTAL</b>	<b>5,805</b>



**Market Rate Developer Strategy Session  
(May 25, 2022)**  
Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# MINUTES

**Name of Meeting:** Market Rate Housing Developers Stakeholder Meeting  
**Date of Meeting:** May 25, 2022  
**Time:** 1 – 2 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 226, 2022

**Attendees:**

1. Hitta Mosesman, Harris & Associates
2. Irlanda Martinez, Harris & Associates
3. Andrew Smith, City of Walnut Creek
4. Nancy Bragado, Bragado Planning (on behalf of the City of Walnut Creek)
5. Participant 1
6. Participant 2
7. Participant 3
8. Participant 4

**Purpose of Meeting:** Obtain Input from Market Rate Housing Developers on City's Regional Housing Needs Allocation (RHNA)

**Introductions of Attendees (Hitta Mosesman)**

**Focus Group Discussion Exploring Housing Solutions in Walnut Creek. The questions and participants responses were as follows:**

1. **What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?**
  - a. City departments (especially the Engineering Division) can make big deals of small things, extending the approval process significantly.
    - i. Developers will get about 50 comments on plan checks.

- ii. Engineering Division does not pay attention to streamlining. City needs to train employees to be aware of such laws.
  - iii. Knows small developers who refuse to develop in Walnut Creek because it is too costly to get through the engineering process.
- b. There seems to be a disconnect between the City Council and City staff when it comes to development. The City Council asks for many concessions.
  - i. Ever since the Housing Accountability Act (HAA) and the Density Bonus Act were implemented, there seems to be tension.
- c. Design Review Commission (DRC) hinders the process and slows things down.
  - i. Even with objective design standards, the DRC still looks at the project and slows things down.
- d. Development fees are extremely high (particularly City impact fees)
  - i. End up spending ~\$535,000 per unit.
  - ii. Public art fee, tree removal fee, etc.

**2. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?**

- a. It would be helpful if the City provided a list of properties they own that are available for development.
  - iii. City informed developers they do not have surplus properties and have already sold them.
- b. Does the City have funds available for housing development?
  - i. City informed developers they have a limited amount. Applications are on a first come first serve basis.
    - 1. It also seems like in-lieu fees are decreasing with the density bonus benefit because they are opting to build affordable housing in exchange for density bonus, rather than pay the in-lieu fee.
- c. Certainty helps – Need to know development will be allowed for certain.
  - i. Especially because there could be tenants to relocate and a business that could be making some profit.
- d. Looking for underutilized/vacant land – something that is not generating enough revenue.
- e. Friendly condemnations (See note 3c) could help commercial sites with large parking lots when the “big box guys” make it difficult for housing developers.

**3. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?**

- a. City of Sacramento has adopted a zero impact fee for affordable housing development.
- b. City of Seattle has great programs that facilitate and expedite development
- c. City of San Francisco did a “friendly condemnation” on a property owned by a family for a long time. The condemnation allowed them to trade a property they weren’t using for a different one, giving the City land they could use for development.
  - i. Used as an economic development tactic.

**4. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?**

- a. Streamlining is very important – City needs to make the process move along much more quickly.
  - i. Years ago, the City of Dublin would process thousands of units per year.



- ii. City would organize staff into teams (engineering, fire, traffic, etc.) with a planner heading the team. Project would get assigned to the team and within a week, the developer would have a standing meeting.
    - iii. The whole team would review the project before this meeting and give comments.
  - b. Capacity building – City needs to train all its staff in HAA and Density Bonus because developers spend a lot of time catching everyone up.
  - c. City should look at all of their land and see where they can do conversion to residential.
  - d. Specific plans with an EIR help mitigate CEQA expenses.
    - i. Walnut Creek is better than other cities about this.
- 5. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?**
- a. Looking to build small lot clusters with single family ownership units.
    - i. This will depend on the Density Bonus conversation they have with the City and how much of it they can get.
  - b. Would like to build in sites away from the Downtown area.
  - c. Would like to develop in underutilized commercial buildings.
- 6. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?**
- a. Increasing Density Bonus allowances beyond what is allowed by the State.
    - i. Density Bonuses provide developers with a lot of flexibility.
    - ii. Helps developers who operate in the lower-density world.
  - b. Joint Powers Agreements help as well.
  - c. Unlock financing for affordable development.
- 7. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?**
- a. Some interest, but given that many churches are historic, building in churches comes with its own set of challenges.

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)

**Attachment 1****Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

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## **AFFORDABLE HOUSING DEVELOPER STRATEGY SESSION (MAY 26, 2022)**

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- Invitations
- Meeting Agenda
- Meeting Minutes

**Affordable Housing Developer Strategy Session  
(May 26, 2022)**  
Invitations



## Irlanda Martinez

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**From:** Irlanda Martinez  
**Sent:** Wednesday, May 18, 2022 5:31 PM  
**To:** [REDACTED]  
**Cc:** Hitta Mosesman; Dima Galkin; Nancy Bragado; Andrew M Smith  
**Subject:** RE: Walnut Creek Housing Element - Affordable Housing Developer Input

Hi everyone,

I wanted to follow up one last time in case anyone wants to join the City in a conversation about the City's Housing Element Update and its housing goals, policies, and programs to provide expanded housing.

If you would like to attend, please provide your availability using the below link:

<https://doodle.com/meeting/participate/id/aKrNg58e>

Have a great evening,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Monday, May 16, 2022 2:15 PM

[REDACTED]  
**Cc:** Hitta Mosesman <Hitta.Mosesman@weareharris.com>; Dima Galkin <Dima.Galkin@weareharris.com>; 'Nancy Bragado' <nb@bragadoplanning.com>; 'Andrew M Smith' <amsmith@walnut-creek.org>  
**Subject:** RE: Walnut Creek Housing Element - Affordable Housing Developer Input

Good afternoon,

Hope everyone had a restful weekend. I am following up on the below email – If you could please provide your availability using the link provided, we would really appreciate it. Your input is important to the City and will help shape the City's Housing Element goals, policies, and programs.

Please let us know if you have any questions.

Regards,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Irlanda Martinez  
**Sent:** Tuesday, May 10, 2022 4:40 PM

[REDACTED]  
**Cc:** Hitta Mosesman <[Hitta.Mosesman@weareharris.com](mailto:Hitta.Mosesman@weareharris.com)>; Dima Galkin <[Dima.Galkin@weareharris.com](mailto:Dima.Galkin@weareharris.com)>; Nancy Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>; Andrew M Smith <[amsmith@walnut-creek.org](mailto:amsmith@walnut-creek.org)>  
**Subject:** Walnut Creek Housing Element - Affordable Housing Developer Input

Good afternoon,

I am contacting you on behalf of the City of Walnut Creek. The City is currently working on their Housing Element Update and believe that input from affordable housing developers in the region is critical to developing goals, policies, and programs to provide expanded affordable housing. We would really appreciate an hour of your time to get some input on things the City can do to encourage and facilitate affordable housing.

Due to the pandemic, we are proposing a Zoom call. Please let us know if you would be available during the next two weeks by using our doodle poll at the below link:

<https://doodle.com/meeting/participate/id/aKrNg58e>

This meeting would give you the opportunity to share your ideas on the barriers and possible incentives for building affordable housing.

We appreciate your time on this and hope we can help foster collaboration between the City of Walnut Creek and the development community to help address the City's affordable housing needs.

Thank you,

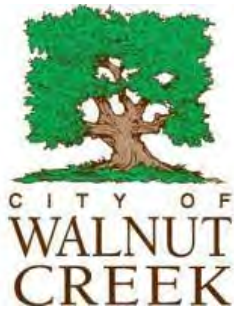
**Irlanda Martinez (She/They)**  
**Project Manager**



**Harris & Associates**

22 Executive Park, Suite 200  
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[www.WeAreHarris.com](http://www.WeAreHarris.com)

**Affordable Housing Developer Strategy Session  
(May 26, 2022)**  
Meeting Agenda



## City of Walnut Creek Housing Element Update

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# AGENDA

**Name of Meeting:** Affordable Housing Developers Stakeholder Meeting  
**Date of Meeting:** May 26, 2022  
**Time:** 2 – 3 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 24, 2022

**Purpose of Meeting:** Obtain Input from Affordable Housing Developers on City's Regional Housing Needs Allocation (RHNA)

### 6th Cycle Housing Element Update – Overview (Harris & Associates)

#### Solutions to Meet RHNA (All)

- a. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?
- b. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?
- c. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
- d. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?
- e. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

- f. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?
- g. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- h. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?

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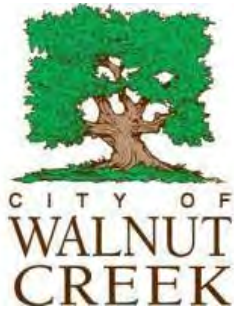
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<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
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<b>TOTAL</b>	<b>5,805</b>

**Affordable Housing Developer Strategy Session  
(May 26, 2022)**  
Meeting Minutes





City of Walnut Creek  
Housing Element Update

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# MINUTES

**Name of Meeting:** Affordable Housing Developer Stakeholder Meeting  
**Date of Meeting:** May 26, 2022  
**Time:** 2-3 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 24, 2022

**Attendees:**

1. Hitta Mosesman, Harris & Associates
2. Irlanda Martinez, Harris & Associates
3. Andrew Smith, City of Walnut Creek
4. Nancy Bragado, Bragado Planning (on behalf of the City of Walnut Creek)
5. Participant 1
6. Participant 2

**Purpose of Meeting:** Obtain Input from Affordable Housing Developers on the City's Regional Housing Needs Allocation (RHNA)

**Introductions of Attendees (Hitta Mosesman)**

**Focus Group Discussion Exploring Housing Solutions in Walnut Creek. The questions and participants responses were as follows:**

**Solutions to Meet RHNA (All)**

1. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?
  - a. Ygnacio Valley road project a few months ago
    - i. AB35 helped this project a lot

- ii. WC seems to be very pro-housing
  - iii. AH Developers are depending on state laws to pass so that they can build housing. For instance, SB35 is about to end, and they are dependent on that for streamlining
  - iv. AB 2011 - streamline housing production in strip malls
    - 1. Does WC have any overlays to prezone some of those sites? This would be helpful
- b. Height limits and parking issues are two big barriers
  - i. The approval process can be tricky when you don't have streamlining because a lot of things that are not about zoning get thrown in and it becomes lengthy
- c. There is another parking law that is going through the assembly
  - i. Ygnacio project required twice the amount of parking than what they provided
  - ii. They got a Density Bonus that gave them a small height increase
  - iii. Remove parking minimums and building heights
- 2. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?
- 3. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?
  - a. Some cities have adopted maximum parking requirements
    - i. Some communities have also set their fees to be exempt for 100% affordable developments
    - ii. Oakland - Most projects can be approved administratively unless there is a huge problem. In this case, it would be taken to a review board.
- 4. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?
  - a. The City has helped them with getting the City to
    - i. Andy - for new construction and land acquisition, they have about 2 million and are expecting another 2 million that will be paying in-lieu fees. Not a lot will come in in the future because developers are using the
  - b. Andy - City impact fees (parks, art, and one more - affordable housing is exempt from all those)
    - i. Eve - WC has been a leader in promoting funding for AH
  - c. Andy - Especially with SB35 and other state laws, they seem to be doing away with a lot of the local regulatory impositions.
    - i. He is wondering if in the current regulatory environment, is speed of approval one of the main things that the City can do?
      - 1. Yes, for State funding, a lot of the require for the developer to already have entitlements, so getting that approved quickly is very helpful.
        - a. Knowing that there is a path to approval that could be like, 6 months
        - b. As far as funding, even when there isn't a lot, it helps to have some regularity of knowing how much money the city has available.
      - 2. Regularity applies to all levels



- a. Having certainty about the entitlement process helps a lot.
  - b. Even something like height limit and AFR flexibility.
  - d. Hitta - SP areas have a building height map and other areas where height limits don't apply.
    - i. Andy - WC has height limits everywhere and in finding them is a little tricky.
      - 1. In west downtown, there is community benefit zoning to get concessions from MR developers, which adds some complexity
      - 2. Hitta - would something on the City's website that provided all the information in one place be helpful? (maybe a GIS map?)
      - 3. Andy - Look for a local SB35 replacement
        - a. Hitta - some cities have by-right zoning for affordable developments.
          - i. SB35 provides by-right AH development without the requirement of doing community outreach.
          - ii. Consider that if the State does not extend, the City should. Even when they use SB35, they still do community meetings but it's nice that they can rely on the rug not being suddenly pulled.
5. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?
6. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?
- a. Yes, they looked at a church, an office location (they didn't begin that process because they thought it needed a specific plan, which was unclear at first - commercial to residential), they also have an older apartment complex that they would like to redevelop.
    - i. Make all the height you need one concession as opposed to one level is one concession.
    - ii. Andy - Can meet offline to touch base on the two sites they want to develop
  - b. More staff time could help
7. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- o City does have an overlay district that allows for housing in non-residential zones
    - i. Clarifying the language in this overlay could help because it creates opportunity for housing but they're unsure if it helps because it is confusing.
      - Clear up language that talks about 95% affordable OR specific plan for the commercial zones that allow affordable housing (see below)
    - ii. Andy - City does have two overlay zones (North downtown specific plan). They do have mixed use
      - All commercial zones (excluding shadeless park and automobile zones) allow affordable housing by right for 95% affordable projects with a CUP. This is allowed in the base zoning district.
    - iii. Hitta - With the CUP requirement, does that present a constraint?
      - It's more of a hurdle because a CUP tends to need discretionary approval, so if they have to choose between two sites, they will go with the one that does not require a CUP.

- Doesn't feel like CUPs present that much of a constraint, but going to a group for discretionary approval tends to reduce the number of units they can build, etc.
- 8. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?
  - a. Yes, a lot of churches already use their basements to
    - i. Adding new buildings on a parking lot can also help mitigate the effects on utilities because they do not have enough capacity.
    - ii. Flexibility with units, parking, and height helps a lot with these kinds of projects because they usually have to deal with a lot of anomalies, such as a church not wanting to remove trees and whatnot.
    - iii. St. Paul's Commons, 1924 Trinity
  - b. Yes, they did a project like this in Berkeley
    - i. To make it feasible, they need to hit at least 50+ units. Economies of scale help a lot. (Program to help accommodate
    - ii. Is there a way to do a pre-application/pre-meeting? A process to book 30 mins with a planner.
      - Andy - City has a formalized process to do a review
        - a. 100-200 bucks. Send as many documents as they want to discuss
        - b. Week to two-week turnaround to meet with staff so they can provide comments
        - c. For affordable development, can just email Andy
- 9. Final thoughts
  - a. Andy - church property conversation.

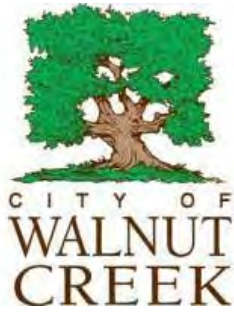
## **BAYROCK MULTIFAMILY STRATEGY SESSION (MAY 27, 2022)**

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- Meeting Agenda
- Meeting Minutes

## **Bayrock Multifamily Strategy Session (May 27, 2022)**

### Meeting Agenda



City of Walnut Creek  
Housing Element Update

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# AGENDA

**Name of Meeting:** Bayrock Multifamily Stakeholder Meeting  
**Date of Meeting:** June 1, 2022  
**Time:** 1 – 2 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 27, 2022

**Purpose of Meeting:** Obtain Input from Bayrock Multifamily, LLC on City's Regional Housing Needs Allocation (RHNA)

## 6th Cycle Housing Element Update – Overview (Nancy Bragado)

### Solutions to Meet RHNA (All)

- a. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?
- b. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?
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- e. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?



- f. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?
- g. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?
- h. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?

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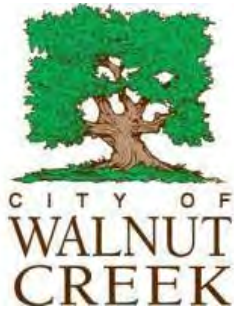
## Attachment 1

Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG

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<b>TOTAL</b>	<b>5,805</b>

## **Bayrock Multifamily Strategy Session (May 27, 2022)**

### Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# AGENDA

**Name of Meeting:** Bayrock Multifamily Stakeholder Meeting  
**Date of Meeting:** May 31, 2022  
**Time:** 1 – 1:30 PM PST  
**Location:** Zoom Meeting  
**Subject:** Housing Element Update - Challenges & Opportunities

**Distribution:** Email  
**Date issued:** May 27, 2022

**Purpose of Meeting:** Obtain Input from Bayrock Multifamily, LLC on City's Regional Housing Needs Allocation (RHNA)

## 6th Cycle Housing Element Update – Overview (Nancy Bragado)

### Solutions to Meet RHNA (All)

Bayrock suggestions are provided in blue font, below, documented by Nancy Bragado.

- a. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Walnut Creek?

NIMBY issues are a problem. Average household incomes haven't kept pace with cost of housing, can accept state affordable housing bonus requirements, but Walnut Creek affordable housing requirements shouldn't be more stringent than state law

- b. Where / under what conditions do you see opportunities for commercial (including parking lots) to residential conversions? What programs or policies do you believe would encourage such conversions?

There are many opportunities in town. Under the old zoning code, Office Commercial zoning allowed residential with Conditional Use Permit. City changed requirement with zoning district changes. Didn't add more MU zoning, but got rid of OC (allowed residential with use permit). This lessened opportunities. Now OC Zoning would require zone change and environmental

review. City staff may say that the zone change was to shift OC areas to MU-R/-C, but he isn't sure it that is the case.

- c. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?

Yes, in Berkeley the city allows an additional floor of housing through a CUP in addition to state density bonus allocations. This is a huge incentive. This could occur in WC with simple municipal code text amendment. CUP still offers discretion. Best incentive he has seen in Bay Area.

- d. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Walnut Creek?

Lending market has changed with rates going up – volatility of interest rates is challenging as rates determine feasibility. Ex. He is selling the WC DMV site because found a buyer who has access to institutional low cost of capital, which provides a better rate. This is what allows them to go forward. Uncertainty of hard costs to build is the biggest impediment to new housing construction. Volatility is risky.

- e. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

Fee waivers, fee deferrals help. Streamlining has occurred at state level. Need to educate staff on state law. Need to collaborate with city attorney and staff. State law changes every year. Making sure all staff is educated would make process faster and more cost effective. City staff in WC is open to education, developer friendly, communicative. However, developers shouldn't have to educate staff on state law and staff needs to have a better understanding of what a feasible proposal is.

- f. Have you considered a project in Walnut Creek or Contra Costa County within the last 3 years? Why or why not?

Yes. This is his 3<sup>rd</sup> entitlement in 4 years. More sites could be made available through GP amendments to allow mixed use in more GP land use designations. Pleasant Hill is currently doing GP amendments to allow residential density to occur on key sites. Broader changes may be pursued through their GPU currently underway.

- g. In your opinion, what are some creative housing solutions that would help a city like Walnut Creek develop more housing/ affordable housing?

Make sure GP offers flexibility in housing proposals. What that means is unique city to city. Lowering parking requirements where appropriate (transit proximity) is important. Generally flexible development standards is also important. Ex. Common area open space requirements, private open space requirements flexibility.

- h. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 1851)? What could the City do to assist?



Yes, City should understand the streamlining provisions of the law then step aside to let 100% affordable housing happen on these sites. The affordable housing development community is savvy and understands the opportunities. These are great opportunities.

***Additional Notes:***

Surplus sites: Ex. City corporate yard. Is it available?

School district collaboration: declining enrollment may allow for intensification or redevelopment of school sites. School or admin sites can be used.

City should have an aggressive strategy to have funds available to seek and take advantage of sites if/when they become available. The HE should identify the strategy to seek sites and have funds ready to go when opportunities arise. There may be state funds available for this purpose. Could also collaborate with local developers to buy opportunity sites.

Look at other sites creatively, for example – Shadelands was traditionally a business district, but the city allowed a large senior development to occur there. This could happen for other business/industrial properties in the future. Due to work from home, office needs are changing. Retail needs are also changing. Be flexible to understand where retail may be sustainable in the long term. Could be potential MF sites on what will become excess office and retail sites.

Cities of Dublin/Pleasanton/San Ramon have changed from Office to mixed-use/residential to create new housing sites.

*Attachment:*

1. City of Walnut Creek 6<sup>th</sup> Cycle Draft RHNA Numbers (from ABAG)

**Attachment 1**

**Draft 6<sup>th</sup> Cycle RHNA Numbers from ABAG**

<b>Income Category (% of County Area Median Income (AMI))</b>	<b>Units</b>
Extremely Low / Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (120% AMI or above, which is considered market rate)	2,304
<b>TOTAL</b>	<b>5,805</b>

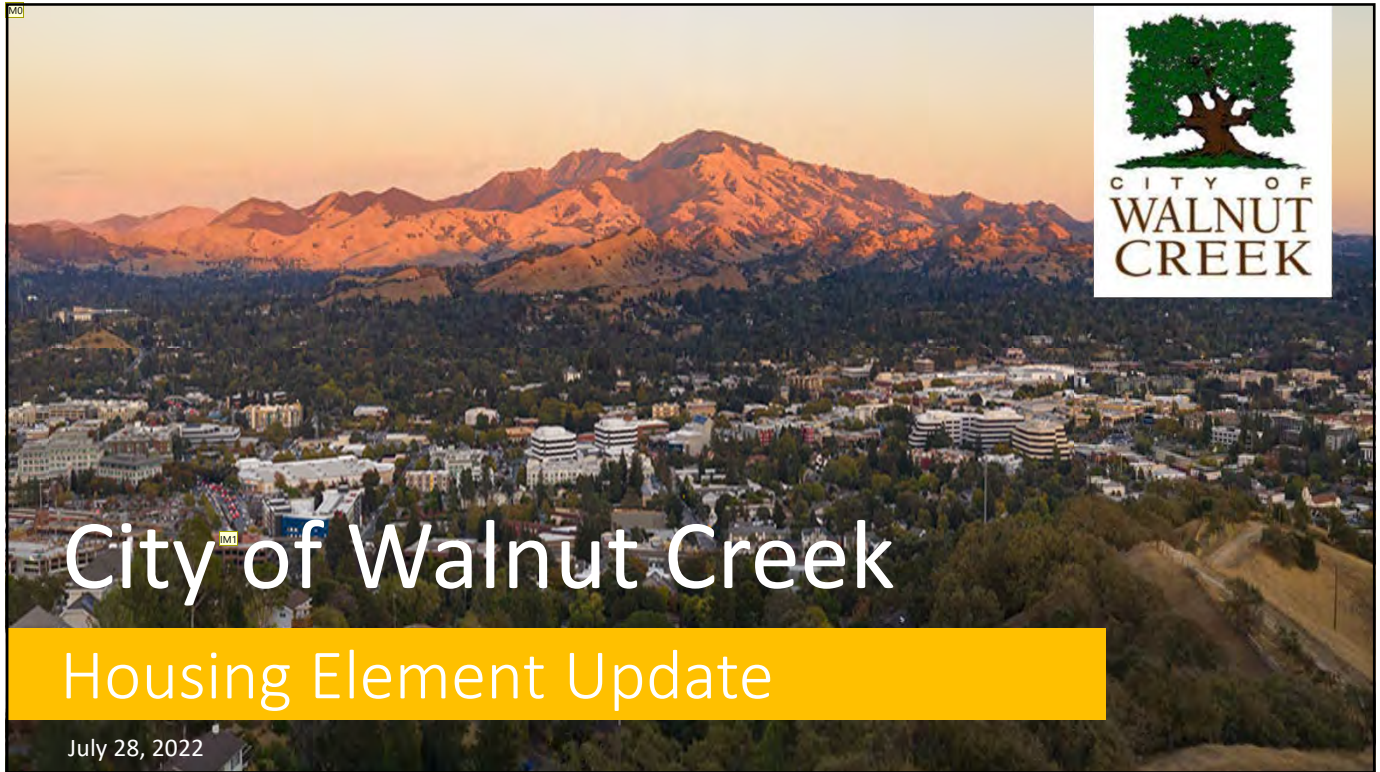


## **PLANNING COMMISSION MEETING (JULY 28, 2022)**

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- Presentation
- Meeting Minutes

**Planning Commission Meeting (July 28, 2022)**  
Presentation



1

## INTRODUCTIONS



Andrew Smith  
City of Walnut Creek  
(Senior Planner)



Nancy Bragado  
Bragado Planning  
(Consultant)



Hitta Mosesman  
Harris & Associates  
(Housing Element Lead)



Irlanda Martinez  
Harris & Associates  
(Project Manager)

2

**IM0** Make logo more pronounced

Irlanda Martinez,  
2022-07-25T21:24:00 006

**IM1** Add a slide with AFFH

Irlanda Martinez,  
2022-07-25T21:39:27.084

## HOUSING ELEMENT REQUIREMENTS



Required by state law



Must be updated, submitted, and certified by state every 8 years



City receives number of housing units to plan for (City does not determine this number)



3

## REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

### 2023-2031 Walnut Creek RHNA

Income Category	RHNA
Extremely Very Low/Very Low (0% - 50% AMI)	1,657
Low (51% - 80% AMI)	954
Moderate (81% - 120% AMI)	890
Above Moderate (over 120% AMI)	2,304
<b>Total Units</b>	<b>5,805</b>

JMG



# Of Units (By Income Category) To Meet Expected Population Growth (8 Years)



Buffer increases RHNA to 6,330 new units

4

**IMO** Change colors in table

Irlanda Martinez,  
2022-07-25T21:25:13.031

**HMO 0** Complete

Hitta Mosesman,  
2022-07-26T01:16:11.193

# SITES INVENTORY



HCD Template – Appendix C



Must accommodate at least 6,330 total units at different affordability levels



Draft Housing Element Update - capacity for 6,521 units (3,132 lower-income units)



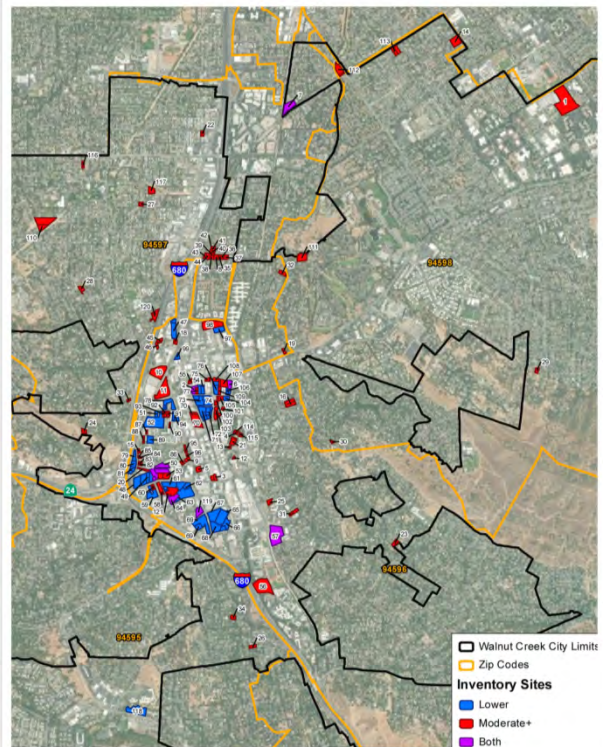
City is not anticipating any rezoning!

Forward-thinking planning has accommodated housing needs

5

## SITES MAP

- 121 sites adequate for housing development
- Sites located near transit and jobs
- Consistent with state planning guidance

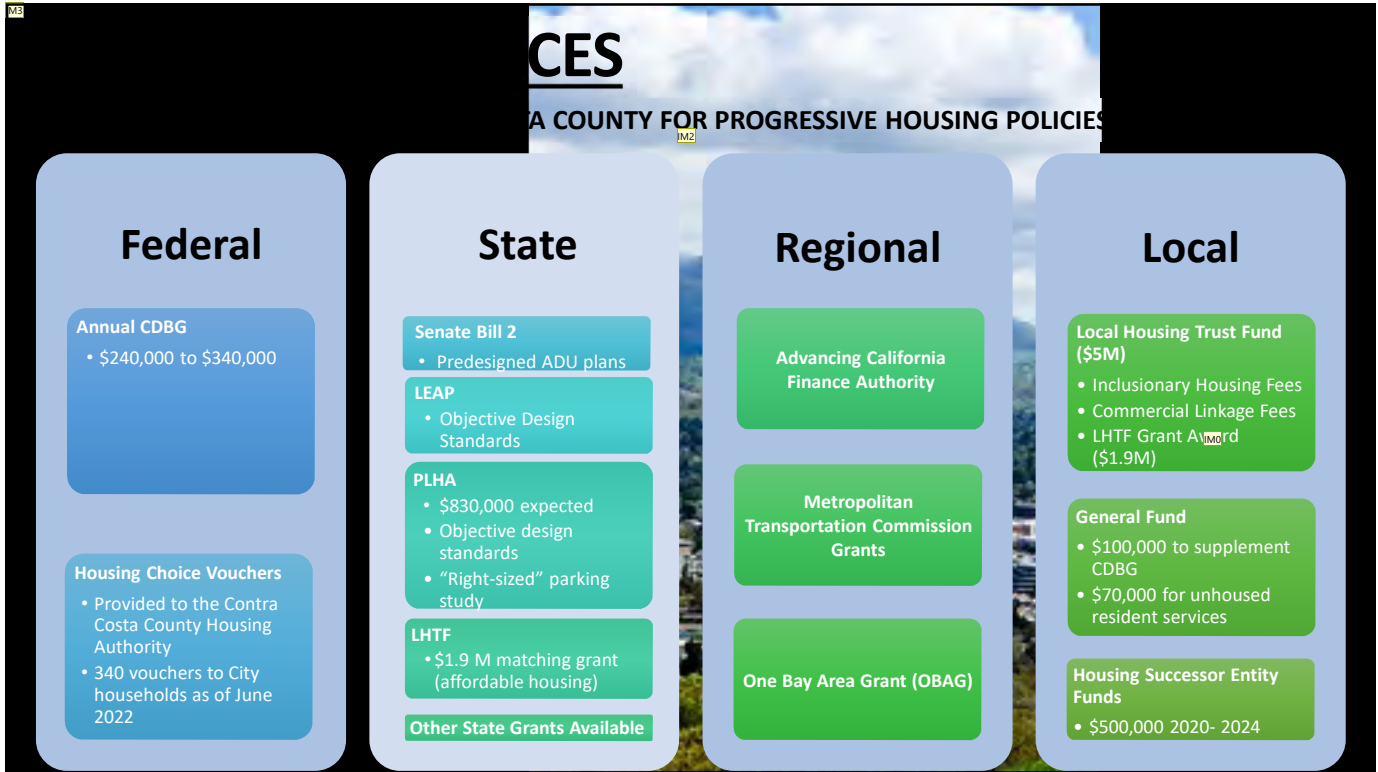


6



**IMO** Add a slide with the map of the sites

Irlanda Martinez,  
2022-07-25T21:38:41.167



7

## AT RISK AFFORDABLE UNITS



Income-restricted units at risk of converting to market rate must be identified in Housing Element Update



202 units at risk (3 projects)

- Low risk of conversion (Section 8)
- All owned by nonprofits



Potential funding sources identified in Housing Resources section



8

## Slide 7

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**IM0** Staff to confirm amounts for both of these

Irlanda Martinez,  
2022-07-25T20:47:06.040

**HM0 0** Done during the conversation - I recall we settled on \$4.2 (amount in budget).

Hitta Mosesman,  
2022-07-26T01:16:52.221

**IM1** Modify the background picture - Something in the US (suburban)

Irlanda Martinez,  
2022-07-25T21:26:05.186

**HM1 0** Deleted picture to streamline

Hitta Mosesman,  
2022-07-26T01:20:10.211

**IM2** Hard to read - make it more pronounced

Irlanda Martinez,  
2022-07-25T21:26:36.784

**HM2 0** Complete

Hitta Mosesman,  
2022-07-26T01:39:38.064

**IM3** Fix bullets

Irlanda Martinez,  
2022-07-25T21:28:07.413

**HM3 0** Complete

Hitta Mosesman,  
2022-07-26T01:39:43.918

## Slide 8

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**IM0** Andy will check on this.

Irlanda Martinez,  
2022-07-25T21:00:40.191

**HM0 0** Complete.

Hitta Mosesman,  
2022-07-26T01:53:52.617

## CONSTRAINTS & PROGRAMS



9

## REVIEW – 5<sup>TH</sup> CYCLE HOUSING ELEMENT PROGRAMS PROGRESS

- City's leadership proactive approach to housing opportunities = 2,216 units developed or approved (418 affordable units)
- 5<sup>th</sup> Cycle RHNA = 2,235
- **99% of 5<sup>th</sup> Cycle RHNA Achieved (Total #)**



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# REVIEW – ACCOMPLISHMENTS

Great strides with multiple programs from the 5<sup>th</sup> Cycle Planning Period

## Housing Accomplishments

- Walnut Creek Transit Village – 600 units
- Accessory Dwelling Unit Code Changes – removed limits to increase use
- Objective Design Guidelines – streamlining development
- Regional Collaboration – more regional homelessness resources
- Inclusionary In-Lieu & Commercial Linkage Fees – more affordable housing funding

## Special Needs Housing Accomplishments

- Seniors – City funding Eden Housing Council for Hope & Opportunity
- Large Families and Female Headed Households – 129 lower income units
- People with Disabilities
  - Arboleda - 15 units for disabled households
  - St. Paul's Commons - 44 affordable units for special needs populations
- Emergency Shelter for Families/Individuals – Community Development Block Grant COVID funds for emergency rent & utility assistance

11

# PUBLIC PARTICIPATION

- Administrative record – Appendix A
- City conducted a robust public outreach process that included the following:



12

**IM0** Change picture - No empty chairs

Irlanda Martinez,  
2022-07-25T21:29:56.881

**HM0 0** Complete

Hitta Mosesman,  
2022-07-26T01:56:22.860

**IM1** Replace this with the graphic we created

Irlanda Martinez,  
2022-07-25T21:21:17.276

**HM1 0** Complete

Hitta Mosesman,  
2022-07-26T01:57:11.641

**IM2** Add photo

Irlanda Martinez,  
2022-07-25T21:23:57.871

**HM2 0** Complete

Hitta Mosesman,  
2022-07-26T01:56:39.113

# COMMUNITY QUESTIONNAIRE <sup>IM1</sup>

Published March 10, 2022 - received 112 responses



## HOUSING TAKEAWAYS – AFFORDABILITY PRIMARY ISSUE

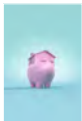


### Most important factors in choosing housing

- Cost
- Desirable neighborhood



**64%** wanting to buy home but cannot afford to



**78%** think housing is not affordable



**59%** have left City (or know someone who has) due to high housing costs



### Top program priorities

- Allow housing in commercially zoned areas
- More fair housing services

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- ☐ Many unchanged from 5th Cycle Housing Element while others modified to add specificity, reflect current practice or adhere to new legal requirements
- ☐ New goals, policies, and programs added to build upon Walnut Creek's success & implement RHNA

H-1.B. Encourage and Incentivize Accessory Dwelling Units (ADUs)

H-1.C. Technical Assistance to Developers

H-2.N. Assist with Development of Lower-Income Housing

H-2.I. Provide Density Bonus Ordinance Training/Education

H-2.P. Advertise Available Resources

H-4.C. Update the City's Zoning Ordinance and Policies to Comply with Current Laws

H-5.D. Continue Preservation and Monitoring of Existing and Future Affordable Units

H-6.D. Displacement Prevention

H-6.E. Legal Assistance for Renters

14



**IM0** Fix formatting

Irlanda Martinez,  
2022-07-25T21:27:45.684

**HM0 0** Complete

Hitta Mosesman,  
2022-07-26T02:04:25.684

**IM1** Make edits to HEU

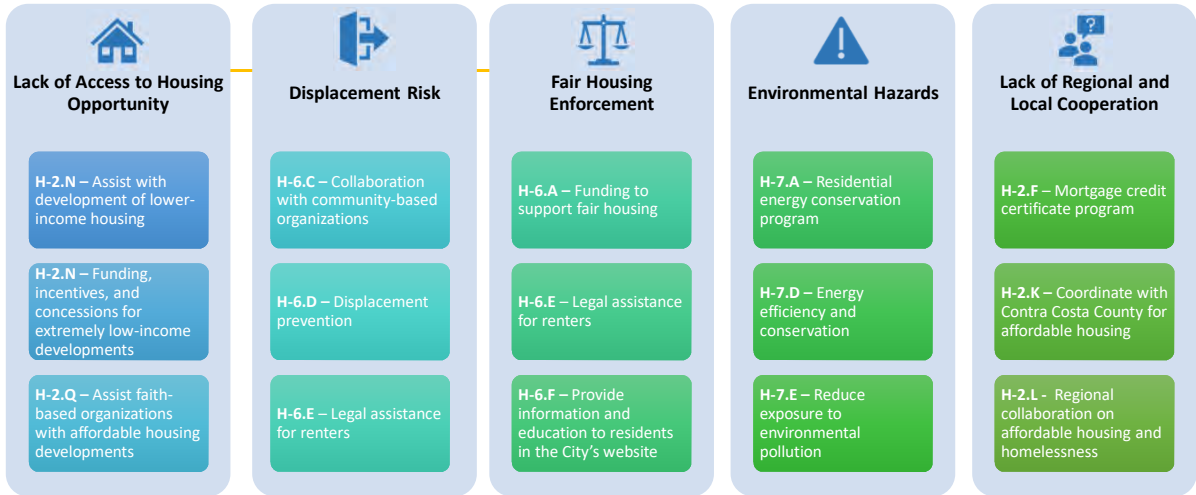
Irlanda Martinez,  
2022-07-25T21:28:06.102

**HM1 0** Will be done after PC  
meeting

Hitta Mosesman,  
2022-07-26T02:24:25.071

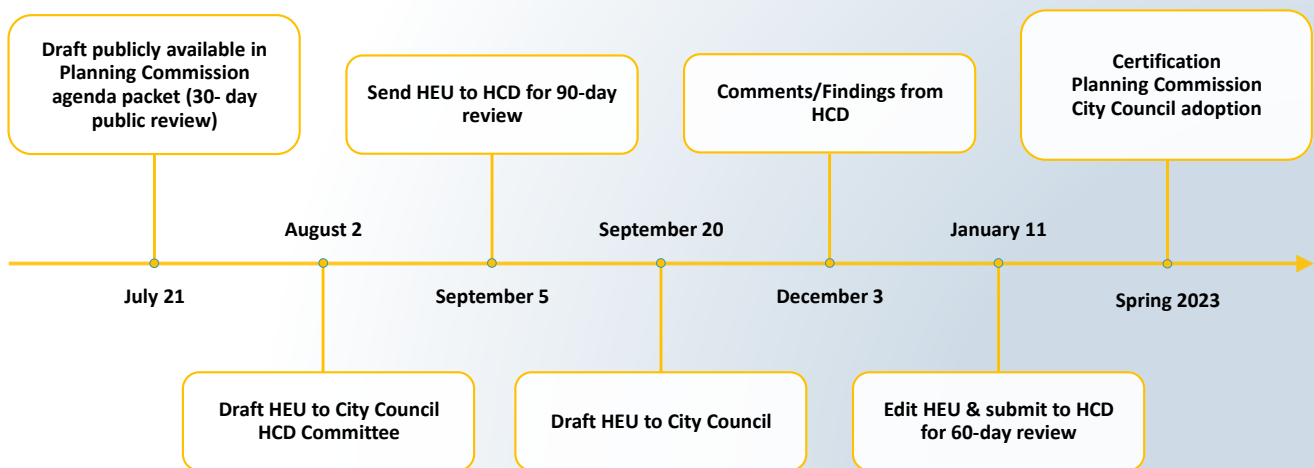
## AFFIRMATIVELY FURTHERING FAIR HOUSING

- Factors that contribute to fair housing issues in Walnut Creek and the programs adopted to mitigate them include but are not limited to:



15

## REVIEW PROCESS



16



# QUESTIONS & FEEDBACK

17



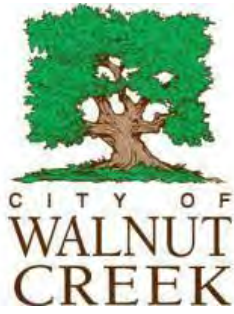
## Thank You!

Questions? Comments? Please contact:  
Andy M. Smith, Senior Planner  
(925) 943-5899, ext. 2213  
[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Visit the City's website at:  
[walnut-creek.org/heu](http://walnut-creek.org/heu)

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**Planning Commission Meeting (July 28, 2022)**  
Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# MEETING MINUTES

**Name of Meeting:** Walnut Creek: *Planning Commission Meeting*  
**Date of Meeting:** July 28, 2022  
**Time:** 7PM PST  
**Location:** Zoom  
**Subject:** 2023-2031 Housing Element Update - General Plan Amendment - Citywide

**Attendees:**

NAME	COMPANY/AGENCY
Andrew Smith	Walnut Creek
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates
Steve Reiser, Chair	Planning Commission
Melissa Ward, Vice Chair	Planning Commission
Peter Lezack, Commissioner	Planning Commission
Bob Pickett, Commissioner	Planning Commission
Ken Strongman, Commissioner	Planning Commission
Brandt Andersson, Commissioner	Planning Commission
Pamela Nieting, Commissioner	Planning Commission
Community Participant 1	
Community Participant 2	
Community Participant 3	
Community Participant 4	

**Purpose of Meeting:** Review the Housing Element Update and confer on motion to authorize transmittal to HCD.

**Agenda:**

- Introductions and Meeting Guidelines
- Housing Elements Presentation
- Questions and Comments

Hitta Mosesman (Harris & Associates) presented the Housing Element to the Planning Commission and Community participants viewing remotely. Hitta (Harris & Associates) and Andrew Smith (Senior Planner, Walnut Creek) reviewed and responded to comments and questions that the planning commission members and participants presented. All comments and questions are listed below along with the verbal responses provided by Hitta and Andy.

Commission Questions/Comments

- **Commissioner Lezack (Planning Commission)** - How did the City do percentage wise in individual income categories and how do those percentages stack up against other Cities in California (are we on par, doing better, worse?) and what are the ramifications to a City if they fail to meet their RHNA targets (or at various income levels)?
- **Hitta Mosesman (Harris & Associates)** - Very few cities if any met all of their affordable housing targets for the 5th cycle. Of the 2,200 RHNA, 418 were affordable which is good for Walnut Creek considering the current climate. What makes it difficult to meet those targets is the means for subsidizing affordable housing isn't available right now. Redevelopment used to help but now funding must come from the state and there just isn't enough to fill the gap between what it costs to build vs the revenue that will be obtained from it. There are no repercussions for not meeting RHNA at this time. City is tasked with meeting figures, but state recognizes developers build, not cities and counties and the state acknowledges the funding has made it difficult to achieve these goals. The states position is If we build more housing, the more housing supply there is, the less rents and prices will skyrocket leading to stabilization of growth in those costs.
- **Commissioner Andersson (Planning Commission)** – A lot of cities whose primary concern is being able to find sites. Since Walnut Creek has the sites, what is the greatest concern with passing muster with HCD?
- **Hitta Mosesman (Harris & Associates)** – We have done significant analysis to provide substantial evidence of ability to redevelop the sites included on the list. Looked at prior redevelopment patterns and conducted analysis of ratio of improvement value to land value. Data points provide evidence of redevelopment potentials. City made it easy because there has been so much building – including a lot of affordable housing unit, with current zoning, development standards, and in the current market. Also shown density bonus has been used very successfully as well. What we have provided should meet the state's requirement and we feel they will be happy with the information/evidence provided. Based on what we understand, our experience, and what we have seen to date, the City should meet the states requirements.
- **Commissioner Nieting (Planning Commission)** – Have had to read a few housing elements and this was very thorough and transparent. You discussed the developer's forum and educating them – it might be helpful/beneficial to have that done for the housing crisis act. WC ahead of the game using the density



bonus but there is more education that can be done which also ties to the funds used from SB2 with reference to the objective guidelines.

- First question, you approximated 196 total ADUs – what is limiting the low or very low number of total ADUs as there are a lot of neighboring jurisdictions doing deed restricted ADUs in order to increase the low or very low. Secondly, in following assembly bill 1851 housing on church properties, in the housing element you identified 9%-40% of church sites and 50%-60% of retail, how did we come up with 9%-40%. Did we contact churches to define areas of eligibility?
- **Hitta Mosesman (Harris & Associates)** - Regarding ADUs, HCD guidance wants us to look at the average number of ADUs that have been permitted in the past 2-3 years, limiting what you can show per year based on that. So, we look at the actuals and we look conservatively based on their guidance and our experience. Deed restricted can be challenging because it's not required - some cities provide incentives like waiving fees and if city wants to do that they can as well. But for the purposes of the housing element and the stage we're at along with the deadline, we would have to look at as an additional program and take City's direction on how to handle moving forward. HCD wants to see that the City took a forward step for future planning.
- **Commissioner Nieting (Planning Commission)** - At this point the City has taken a good step forward and the next cycle for ADUs might be more forward planning.
- **Hitta Mosesman (Harris & Associates)** - There is the housing element itself and what we're planning for, but the City also has to prepare an annual progress report, so if you estimate a figure but end up with more, then those units can count towards your RHNA. HCD requires a buffer because they know actual projects may not occur the same way as planned but as long as City is meeting overall number and accomplish affordable ADUs above what was estimated for affordable that is good. For the faith-based properties, we estimated based on the parking lot space, how much of the property could be developable.
- **Andrew Smith (Walnut Creek)** – Also confirmed that the City met with faith-based property holders and had discussion on that.
- **Vice Chair Ward (Planning Commission)** – Sites inventory doesn't include sites where zoning would have to be changed but it does seem that some of the most successful areas for development have been where office buildings business parks or failing shopping centers have been. Should we expand and look for blighted underutilized areas where despite zoning needing to be changed, would be a viable option where housing could go based on development history? What is the barrier to expanding efforts, changing commercial zones.
- **Andrew Smith (Walnut Creek)** - City can take additional pro housing measures that are not in the housing element providing HCD is okay. Can up zone just not downzone. A lot of considerations including having to balance economic development, land use, etc. Because the housing element has very tight timeline, we're not undertaking that effort at this time but can do so outside of the housing element.
- **Chair Reiser (Planning Commission)** – Regarding the sites Inventory, how is an income category assigned to a site?
- **Hitta Mosesman (Harris & Associates)** - The state has criteria for any non-vacant site that were saying could be developed with affordable housing. The sites in the blue had a number of factors that point to it being right for redevelopment and based on development trends, it has the possibility to be developed – conditions right for affordable housing on those sites (they're underutilized and have the least amount



of investment in them, least amount of barrier to development). The less barriers that exist the more feasible development is.

- **Andrew Smith (Walnut Creek)** – In some ways, HCD equates density to affordability. In order to count towards affordable housing, there has to be a certain minimum density threshold met. Market rate zoning does not typically have higher density and the income being proposed is not going to meet affordable housing standards
- **Chair Reiser (Planning Commission)** - No enforcement that anyone who buys the lot has to stick with that income category correct?
- **Andrew Smith (Walnut Creek)** – Correct
- **Chair Reiser (Planning Commission)** – Would like to note that 112 respondents to the survey is impressive.

#### Public Questions/Comments

- **Community Participant 1** – Regarding the goals on 8-15, very general and minimal measurements. In order to make real progress, there needs to be more measurements to track manually. For instance, building goals are set up in a way that can be reviewed annually, tracked and you can then start to take action. Look at language regarding time frames for approval and development. Some developments take over a year to get approvals – and this may have to do with regulations but if there was a way to leverage legislation and take a look at that annual, what’s available to shorten time frames (reference hope village approval of 1 ye when construction is 140 days – should not take that long for approval. Maybe add some language around land use eligibility under AB2162. Will go through and provide written comments as well.
- **Community Participant 2** – Feel that the 2015-2023 easier to look at than the current housing element. This one is hard to navigate and is cumbersome. Surprised to see low-income properties still listed from last cycle. The last cycle also identified residential opportunity sites – based on what is listed, kind of hard to follow the rationale. There will need to be more funding for housing for seniors. Looked at goals with the specific and it’s not enough. Projects way too expensive for developers. Need to look into other housing options like manufactured homes and single occupancy homes other than what is already looked at every year. Need to look at planning that goes beyond what we currently have in the main core area being used. Also, regarding Sharp Ave – small site and feels the increase of units provided is too high. Will also provide written comments at a later time.
- **Community Participant 3** – Pleased to see affordable housing is being highlighted. As a member of the homeless task force and seeing journey of Hope Village, some of the goals of the housing element seem great but not sure if it will be possible based on prior performance. Happy about the focus on homeless and impressed with research. A lot of optimism that the City will be serious on increasing affordable housing units and meeting the goals. Looks forward to working with City on actualizing the number of units available to the homeless.

#### Follow up Commission Comments

- **Commissioner Lezack (Planning Commission)** – A lot of requirements form HCD and there are some limitations on housing element structure. Commend team for work on sites inventory. Agree that some additional inventory work outside of it also helpful. Sites inventory research is good but might want to reformat. Slightly skeptical to meet the goals in the next 8-year period given the prior track record but is hopeful that we can do everything possible to get the number as high as possible.



- **Andrew Smith (Walnut Creek)** – Elaborate regarding the formatting of Appendix C
- **Chair Reiser (Planning Commission)** – Formal recommendation to reformat within the bounds of what HCD allows.
- **Commissioner Lezack (Planning Commission)** - Not suggesting to change, just consider if we are able to reformat in a manner that makes it easier to follow.

Motion carried to authorize transmittal to HCD. Meeting adjourned at 8:29 PM

These meeting minutes are the understandings of the preparer, Kelly Morgan. If there are any discrepancies, please notify the preparer within 2 weeks.

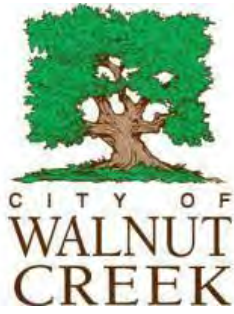
## **HCD COMMITTEE MEETING (AUGUST 2, 2022)**

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- Meeting Minutes

## **HCD Committee Meeting (August 2, 2022)**

### Meeting Minutes



City of Walnut Creek  
Housing Element Update

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# MEETING MINUTES

**Name of Meeting:** HCD Committee Meeting  
**Date of Meeting:** August 2, 2022  
**Time:** 9:00 AM PST  
**Location:** Zoom  
**Subject:** Draft Housing Element Update

**Attendees:**

NAME	COMPANY/AGENCY
City Representatives	Walnut Creek
Committee Members	California Department of Housing and Community Development Committee
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates

**Purpose of Meeting:** Presentation of the City of Walnut Creek's Draft Housing Element Update to the California Department of Housing and Community Development Committee.

The City of Walnut Creek's Draft Housing Element was presented to the HCD Committee. Questions and comments received from the presentation are provided below.

Public Comments

**Community Participant 1:**

- Vouchers are not high enough (Section 8 needs to be increased).
- Disingenuous to say we met 99% of the RHNA when the affordable levels were not even close.
- Folks trying to build ADUs cannot afford to do so.

**Community Participant 2:**

- H-6.C: Suggests this program includes looking at legislation for affordable housing.
  - Developers need to know what is available for affordable housing

- Walnut Creek homeless task force - We already have these forums. City should Include tiny homes/microhome villages since faith-based organizations.
  - Mentions are insignificant (wants to see a more concrete callout of these)
- Pg 7-30 & 31: Trinity commons and \_\_\_ commons are the same thing
  - Home solutions does not have property they are building on

#### HCD Member Comments

- ADU financial assistance.
- Program suggestion: Upgrading our aging housing stock - We need some grant writing consultants to look into funding to look for these grants.
- Program suggestion: Permitting process.
- Program suggestion: Work with AH development, particularly when dealing with microhomes. Utility hookup fees are high - look at adjusting this.
- Program suggestion: Helping AH developers better understand the opportunities and challenges.

These meeting minutes are the understandings of the preparer, Irlanda Martinez. If there are any discrepancies, please notify the preparer within 2 weeks.

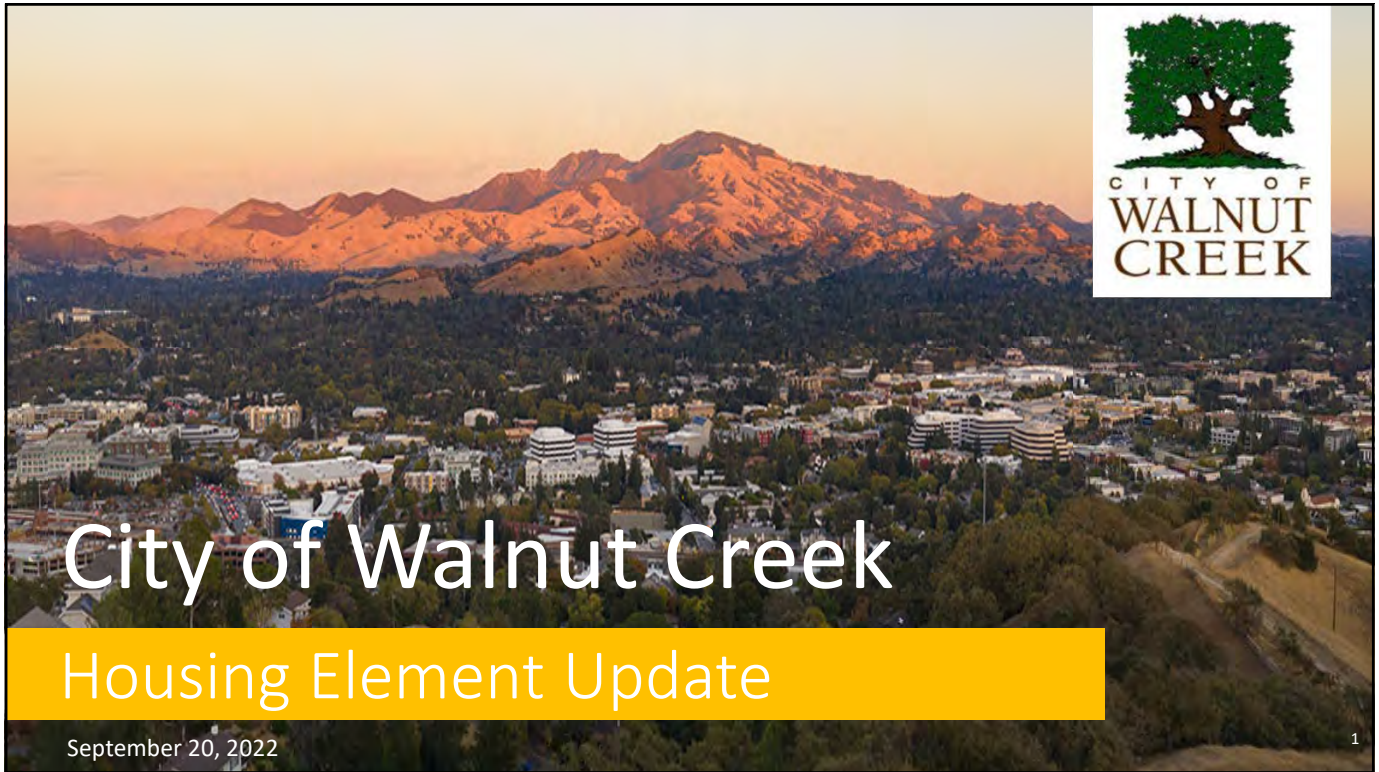
## **CITY COUNCIL MEETING (SEPTEMBER 20, 2022)**

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- Presentation
- Meeting Minutes




**City Council Meeting (September 20, 2022)**  
Presentation




1


## INTRODUCTIONS




Andrew Smith  
City of Walnut Creek  
(Senior Planner)



Nancy Bragado  
Bragado Planning  
(Consultant)



Hitta Mosesman  
Harris & Associates  
(Housing Element Lead)



Irlanda Martinez  
Harris & Associates  
(Project Manager)

2

2

## Housing Element Requirements



Required by state law



Must be updated, submitted, and certified by state every 8 years



City receives number of housing units to plan for (City does not determine this number)



3

3

## Regional Housing Needs Assessment (RHNA)

### 2023-2031 Walnut Creek RHNA

Income Category	RHNA
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# Of Units (By Income Category) To Meet Expected Population Growth (8 Years)



Buffer increases RHNA to 6,330 new units

4

4

# SITES INVENTORY



HCD Template – Appendix C



Must accommodate at least 6,330 total units at different affordability levels



Draft Housing Element Update - capacity for 6,521 units (3,132 lower-income units)



City is not anticipating any rezoning!

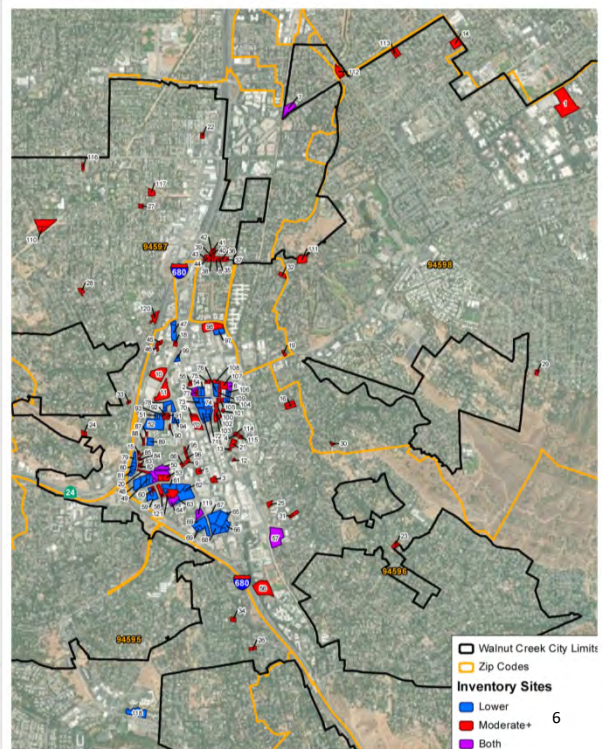
Forward-thinking planning has accommodated housing needs

5

5

## SITES MAP

- 121 sites adequate for housing development
- Sites located near transit and jobs
- Consistent with state planning guidance



6

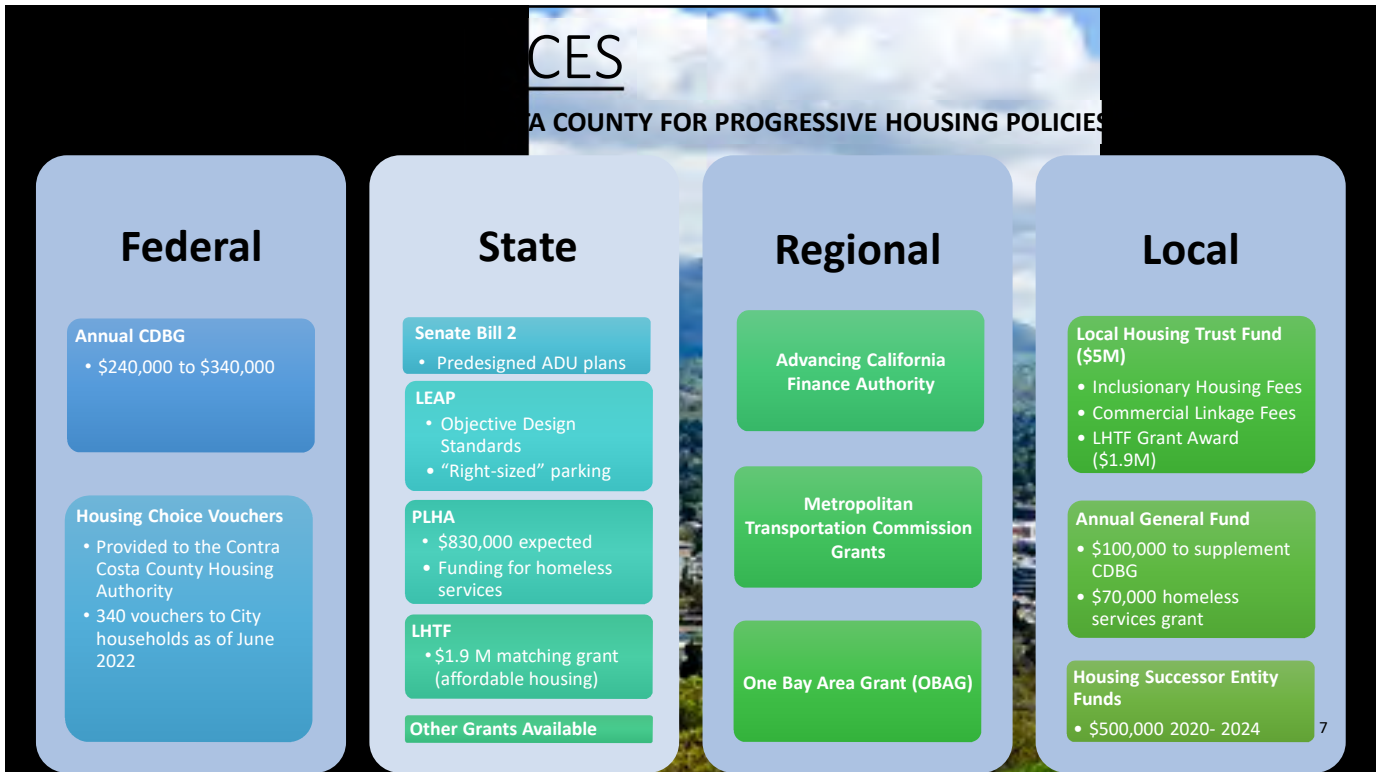
6

**IMO** Add slides with the split-up maps in case folks want to talk about the individual sites.

Irlanda Martinez,

2022-09-14T22:57:25.335





7

## AT RISK AFFORDABLE UNITS



Income-restricted units at risk of converting to market rate must be identified in Housing Element Update



202 units at risk (3 projects)

- Low risk of conversion (Section 8)
- All owned by nonprofits



Potential funding sources identified in Housing Resources section



8

8

## CONSTRAINTS & PROGRAMS



9

9

## REVIEW – 5<sup>TH</sup> CYCLE HOUSING ELEMENT PROGRAMS PROGRESS

- City's leadership on housing programs led to more housing:
  - 2,216 units assisted, rehabilitated, developed or approved (418 affordable units)
  - 5<sup>th</sup> Cycle RHNA = 2,235
  - **99% of 5<sup>th</sup> Cycle Total RHNA Achieved (Total #)**
    - Final numbers will be reported in April 2023



10

10



# REVIEW – ACCOMPLISHMENTS

Great strides with multiple programs from the 5<sup>th</sup> Cycle Planning Period

## Housing Accomplishments

- Walnut Creek Transit Village – 596 units
- Accessory Dwelling Unit Code Changes – removed limits to increase use
- Objective Design Guidelines (In Process) – streamlining development
- Regional Collaboration – more regional homelessness resources
- Inclusionary In-Lieu & Commercial Linkage Fees – more affordable housing funding

## Special Needs Housing Accomplishments

- Seniors – City funding for Contra Costa Senior Legal Services
- Large Families and Female Headed Households – 129 lower income units
- People with Disabilities
  - Arboleda - 15 units for disabled households
  - St. Paul's Commons - 44 affordable units for special needs populations
- Emergency Assistance for Families/Individuals – Community Development Block Grant COVID funds for emergency rent & utility assistance

11

11

# GOALS, POLICIES & PROGRAMS

- ☐ Many unchanged from 5th Cycle
- ☐ Others modified for specificity, modernization, or compliance with legal requirements
- ☐ Others added to build on success & implement RHNA

- **H-1.C.** Technical Assistance to Developers
- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-6.D.** Displacement Prevention

**Training,  
Education &  
Awareness**



- **H-2.N.** Assist with Development of Lower-Income Housing
- **H-2.P.** Advertise Available Resources
- **H-1.B.** Encourage and Incentivize Accessory Dwelling Units (ADUs)
- **H-5.D.** Continue Preservation and Monitoring of Existing and Future Affordable Units
- **H-6.E.** Legal Assistance for Renters

**Investment of  
Resources**



- **H-4.C.** Update the City's Zoning Ordinance and Policies to Comply with Current Laws

**Ordinance  
Compliance**

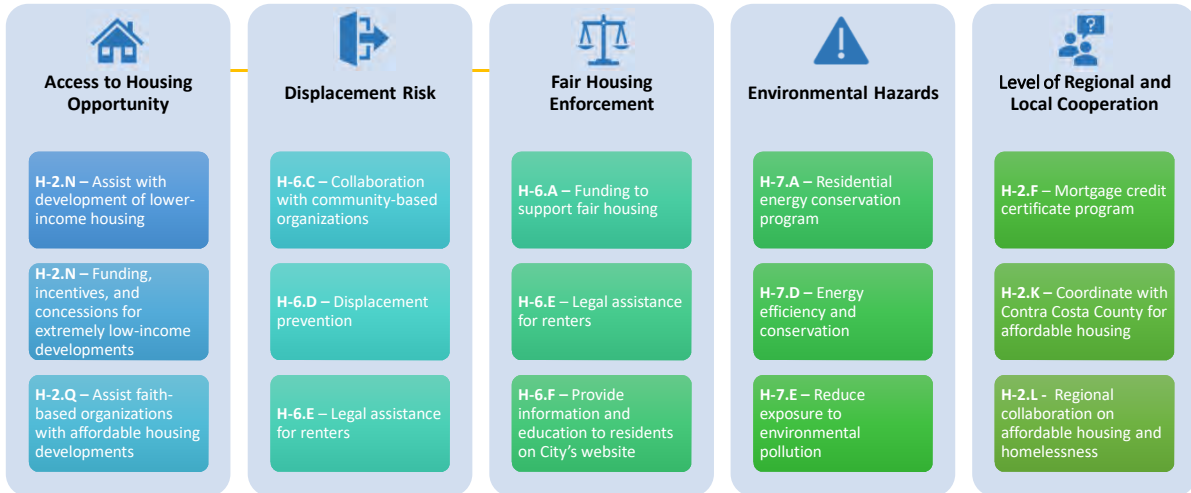


12

12

## AFFIRMATIVELY FURTHERING FAIR HOUSING

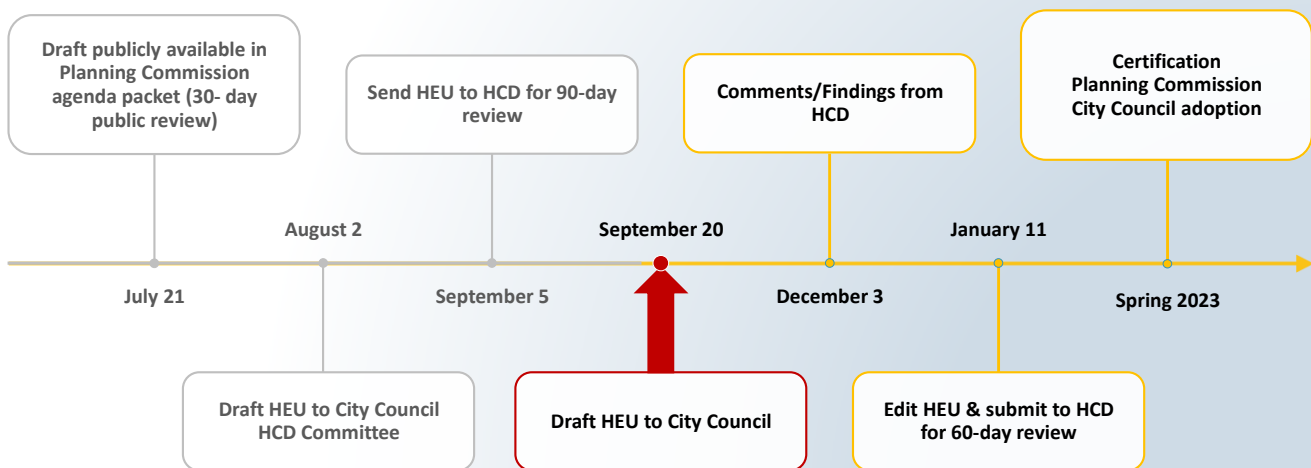
- Factors that contribute to fair housing issues in Walnut Creek and the programs adopted to mitigate them include but are not limited to:



13

13

## REVIEW PROCESS



14

14

**IM0** Change timeline bar color to the left of September 20 to show what has been done, change middle bar to thicker arrow and circle the September 20 to show we are here.

Irlanda Martinez,  
2022-09-14T22:46:12.226

**NB1** Still suggest moving slides 35 and 36 right after this slide

Nancy Bragado, 2022-09-19T19:16:56.854

## PUBLIC PARTICIPATION

- Administrative record – Appendix A
- City conducted a robust public outreach process that included the following:



15

## COMMUNITY QUESTIONNAIRE

Published March 10, 2022 - received 112 responses



### HOUSING TAKEAWAYS – AFFORDABILITY PRIMARY ISSUE

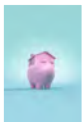


#### Most important factors in choosing housing

- Cost
- Desirable neighborhood



**64%** want to buy home but cannot afford to



**78%** think housing is not affordable



**59%** have left City (or know someone who has) due to high housing costs



#### Top program priorities

- Allow housing in commercially zoned areas
- More fair housing services

16

16

**IM0** Change picture - No empty  
chairs

Irlanda Martinez,  
2022-07-25T21:29:56.881

**HM0 0** Complete

Hitta Mosesman,  
2022-07-26T01:56:22.860

**IM1** Replace this with the graphic we  
created

Irlanda Martinez,  
2022-07-25T21:21:17.276

**HM1 0** Complete

Hitta Mosesman,  
2022-07-26T01:57:11.641

**IM2** Add photo

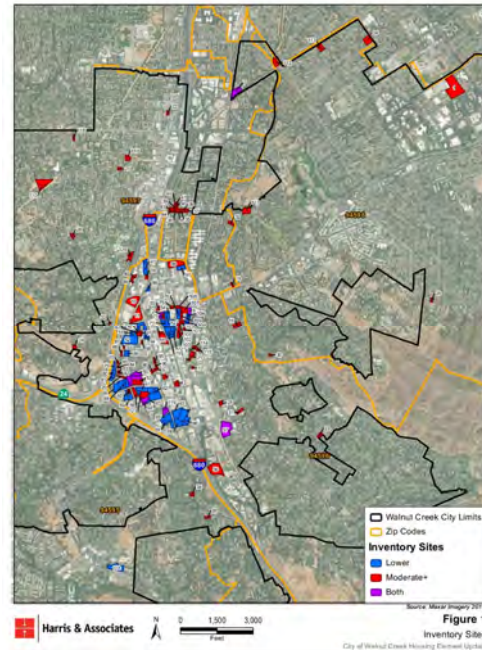
Irlanda Martinez,  
2022-07-25T21:23:57.871

**HM2 0** Complete

Hitta Mosesman,  
2022-07-26T01:56:39.113

## PC & HCD Committee Feedback

- Majority of questions addressed during the meetings
- Feedback:**
  - Sites Inventory maps and tables are difficult to read
- How we addressed it:**
  - Chapter 07, Figure 7-1 contains simplified maps and tables
  - Allow for high-level and detailed view of maps



17

17

## PC & HCD Committee Feedback

- Feedback:**
  - Difficult for reader to quickly identify key topics and issues
- How we addressed it:**
  - Added an Executive Summary ahead of Chapter 1
- Planning Commission authorized submittal to HCD (State)**



**DRAFT**  
**2023-2031**  
**HOUSING ELEMENT**  
July 2022




18

18

## Public Input

- Majority of comments addressed within Housing Element
- Themes:**
  - Concern over suitability of sites
  - Concern over low production of very low-income units
  - Funding for affordable housing
- How we addressed it:**
  - Chapter 07, Table 7-16 contains a column detailing the reasons for selection of every site
  - Accessibility of information

NBC



Site No.	Address	APN	Area (ac)	Zoning	Permitted Density	Density Baseline	Very Low	Use Units of Capacity			Existing Use	Improvement Potential	Reason for Selection**
								Low	Moderate	High			
2	1515, 1540-1550 N Main St	178-411-017	0.97	MU-B	102-49	134%	11	-	-	124	Under construction	135	Proposed development with a density bonus.
6	499 Ygnacio Valley Rd	178-422-003	0.87	MU-C	49-78	22%	-	95	1	-	94	Former gas station	Proposed 100% affordable development, with City financial support.
7	1350 Los Junco Way	148-180-022	2.09	MU-B	14-53	139%	-	20	20	-	42	Vacant	Proposed development by Habitat for Humanity.
47	2221 N Main Street	174-130-009	2.28	MU-FD	40-00	100%	53	30	-	-	85	Gas station and 1-story retail	NO. Underutilized retail/office properties (owned by a single owner. Adjacent to recent high-density residential development).
48	2452-2584 Mt. Diablo Blvd	178-020-004	3.40	MU-C	58-08	93%	118	48	-	-	187	Gas station and 1-story retail	NO. Underutilized retail/office properties.
49	2042 Mt. Diablo Blvd	178-030-003	1.48	MU-C	58-08	93%	51	30	-	-	81	1-story retail	NO. Underutilized retail/office properties.
50	1832 Shopp Ave	178-040-018	4.40	MU-B	58-08	100%	40	30	128	-	233	1-story retail, office, and single family homes	NO. Underutilized retail/office properties (owned by a single owner).
51	1829 Locust Ave	178-080-070	0.40	MU-B	58-08	100%	14	10	-	-	36	Parking lot	NO. Church parking lot.
52	1801 Locust Ave	178-080-070	0.30	MU-B	58-08	100%	14	10	-	-	36	Church and parking lot	NO. Church parking lot.
54	Arroyo Way	178-411-011	1.44	MU-B	102-49	100%	93	54	-	-	147	Parking lot and car storage lot	NO. Parking lot and car storage lot.
59	401 Diablo Blvd	184-041-014	1.83	MU-D	58-10	93%	42	-	-	-	42	Church and parking lot	NO. Church parking lot.
61	1919 Mt. Diablo Blvd	184-030-000	2.37	MU-C	58-08	93%	50	48	-	-	130	P-2 heavy office/retail	NO. Underutilized retail/office properties.
62	1815 Mt. Diablo Blvd	184-030-008	2.15	MU-C	58-08	93%	74	44	-	-	118	P-2 heavy office/retail	NO. Underutilized retail/office properties.
63	1123 S. California Blvd	184-030-046	0.40	MU-C	58-08	93%	194	-	-	-	198	1-story retail	NO. Underutilized retail/office property.
64	1870 Olympic Blvd	184-030-043	1.42	MU-D	58-10	93%	23	-	33	-	76	3-story office, 3-story apartments	NO. Underutilized retail/office property.
65	2953 S. Main St	184-070-011	2.98	MU-C	58-08	93%	52	30	-	-	85	1-story retail	Underutilized retail/office property. Designated in General Plan for mixed use (all of up to 1.5). Adjacent to recent high-density residential development.

19

19

## What we are doing well



**PRODUCING HOUSING** - achieved 99% of current (5<sup>th</sup> Cycle) RHNA



**FUNDING AFFORDABLE HOUSING** - inclusionary in-lieu and commercial linkage fees



**SUPPORTING ADUs** - streamlined permitting process; pre-approved plans coming soon



**PLANNING FOR MORE HOUSING** - West and North Downtown Specific Plans

20

20



**NB0** take out "one substantial"  
comment phrase

Add concern over low production  
of very low income units

Nancy Bragado, 2022-09-19T19:14:57.009

**EVO 0** Agree w/Nancy's comments.  
Maybe call them themes and not  
series.

Erika Vandenbrande,  
2022-09-19T20:42:53.129

## Where we are focusing

- **H-1.C.** Technical Assistance to Developers
- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-6.D.** Displacement Prevention

### Training, Education, & Awareness



- **H-2.N.** Assist with Development of Lower-Income Housing
- **H-2.P.** Advertise Available Resources
- **H-1.B.** Encourage and Incentivize Accessory Dwelling Units (ADUs)
- **H-5.D.** Continue Preservation and Monitoring of Existing and Future Affordable Units
- **H-6.E.** Legal Assistance for Renters

### Investment of Resources



- **H-4.C.** Update the City's Zoning Ordinance and Policies to Comply with Current Laws

### Ordinance Compliance



21

21

## Questions and Feedback

- Staff is available to answer questions from the public and City Council.



### Please consider the following questions for discussion:

- Do any of the existing policies, beyond those identified in the draft HEU for update, need to be modified?
- Although the draft HEU demonstrates that the City is able to accommodate its RHNA for this 6th Cycle, does Council wish to consider additional measures to encourage housing?
- *If yes*, does Council wish to include these as commitments in the HEU or preserve local flexibility to explore and experiment with new programs and policies prior to making a commitment?

22

22



# Thank You!

Questions? Comments? Please contact:  
 Andrew M. Smith, Senior Planner  
 (925) 943-5899, ext. 2213  
[asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Visit the City's website at:  
[walnut-creek.org/heu](http://walnut-creek.org/heu)

23

23

## SITES MAP Table A1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
7	148-180-055	1250 Las Juntas Way	2.09	M-3	14.52	100%	42	-	22	20	-
	148-180-056										
	148-180-057										
	148-180-058										
	148-180-059										
	148-180-060										
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12	-	-	12	-
27	171-100-040	1690 2nd Ave	0.37	R-8	5.40	100%	1	-	-	-	1
116	171-032-036	SE of Geary Rd & Corale Dr	0.39	R-8	5.40	100%	2	-	-	-	2
117	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3	-	-	-	3
<b>Total</b>							<b>60</b>	<b>-</b>	<b>22</b>	<b>32</b>	<b>6</b>

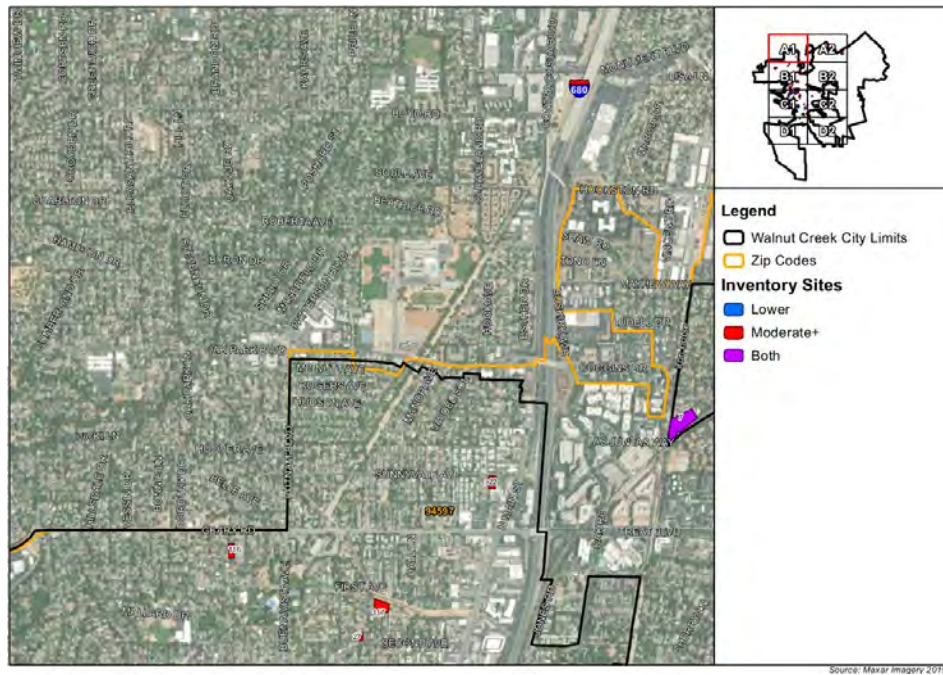
24

24

**NB0** Perhaps move the hidden slides to the end. At least on my computer, they slow down the slide show.

Nancy Bragado, 2022-09-19T19:20:46.233

## SITES MAP A1



25

25

## SITES MAP Table A2

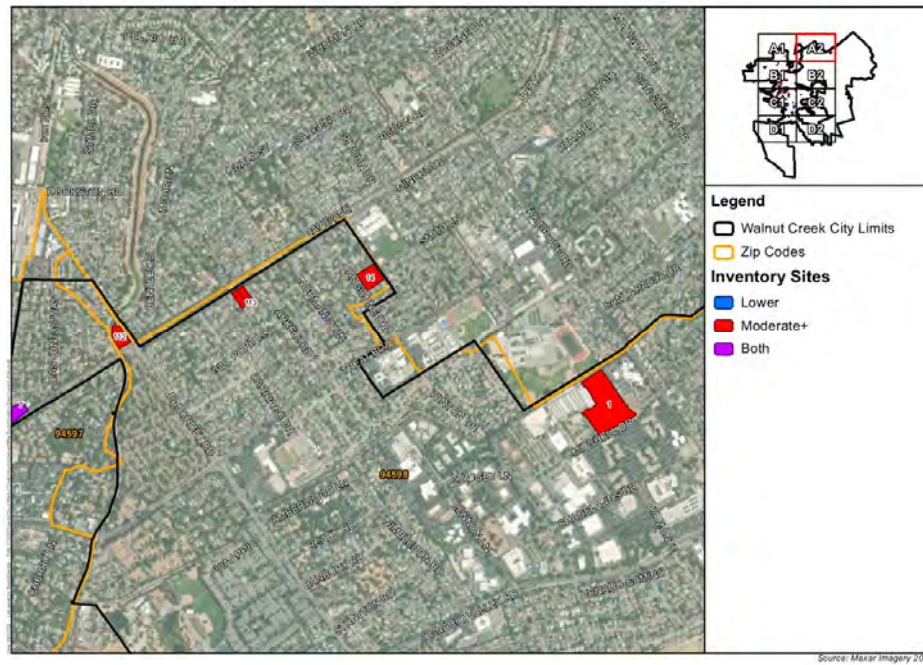
Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
1	143-040-103	2800 Mitchell Drive	9.49	P-D	0	100%	254	-	-	-	254
7	148-180-055	1250 Las Juntas Way	2.09	M-3	14.52	100%	42	-	22	20	-
	148-180-056										
	148-180-057										
	148-180-058										
	148-180-059										
	148-180-060										
14	145-042-012	1835 Weaver Lane	1.9	P-D	4.40	100%	7	-	-	-	7
112	147-271-003 147-271-010	Along Bancroft Rd and Walnut Creek (Creek)	1.62	R-10	4.40	100%	6	-	-	-	6
113	145-151-020	730 Minert Rd	1.27	R-10	4.40	100%	15	-	-	-	15
	145-151-021	Southwest of Minert Rd and Arkell Rd									
Total							324	-	22	20	282

26

26



## SITES MAP A2



27

27

## B1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism <sup>1</sup>	Total Net Units	Very Low	Low	Moderate	Above Moderate
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135	11	-	-	124
6	178-402-003	699 Ygnacio Valley Rd	0.87	MU-C	49.78	100%	94	-	95	-	-
8	172-130-015 172-130-016	1394 Walden Rd	0.51	M-2.5	17.42	100%	6	-	-	-	6
9	178-140-001 178-140-006	1501 N California Blvd	0.58	MU-D	58.10	100%	27	-	-	-	27
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358	-	-	-	358
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	238	-	-	-	238
16	179-030-001 179-030-002	2680 Walnut Blvd 2670 Walnut Blvd	1.53	R-10	4.40	100%	12	-	-	-	12
18	174-150-044	2211 N Main St	0.45	MU-PD	40.00	100%	52	-	-	-	52
22	170-280-005	1537 Sunnyvale Ave	0.42	M-1.5	29.04	100%	12	-	-	12	-
24	177-231-032	416 Oakdale Ct	0.51	R-15	2.90	100%	1	-	-	-	1
27	171-100-040	1690 2nd Ave	0.37	R-8	5.40	100%	1	-	-	-	1
32	173-030-033	2123 Walnut Blvd	0.56	R-20	2.20	100%	1	-	-	-	1
33	174-210-043	2109 Overlook Dr	0.2	M-3	14.52	100%	2	-	-	-	2
35	172-130-014	1388 Walden Rd	0.27	M-2.5	17.42	100%	3	-	-	-	3
36	172-130-053	1380 Walden Rd	0.33	M-2.5	17.42	100%	4	-	-	-	4
37	172-130-054	1374 Walden Rd	0.49	M-2.5	17.42	100%	7	-	-	-	7
38	172-130-017	1408 Walden Rd	0.42	M-2.5	17.42	100%	6	-	-	2	4
40	172-130-019	71 Shady Ln	0.26	M-2.5	17.42	100%	3	-	-	1	2
41	172-130-020	61 Shady Ln	0.25	M-2.5	17.42	100%	3	-	-	1	2
42	172-130-021	51 Shady Ln	0.25	M-2.5	17.42	100%	3	-	-	1	2
43	172-130-049	1424 Walden Rd	0.35	M-2.5	17.42	100%	5	-	-	1	4
44	172-130-069	1412 Walden Rd	0.46	M-2.5	17.42	100%	7	-	-	2	5
45	174-140-014 174-140-015 174-140-016	1620 Riviera Avenue 1630 Riviera Avenue 1638 Riviera Avenue	0.54	MU-PD	40.00	100%	19	-	-	19	-
46	174-140-018 174-150-009 174-150-010 174-150-013 174-150-014	1700 Riviera Avenue 2221 N Main Street 2225 N Main Street 2255 N Main Street 2263 N Main Street	0.29	MU-PD	40.00	100%	6	-	-	6	-
47	174-150-041 174-150-046 174-150-047 174-150-052 174-150-073	Adjacent to 2241 N Main Street 2235 N Main Street 2241 N Main Street 2295 N Main Street 2329 N Main Street	2.08	MU-PD	40.00	100%	83	53	30	-	-

28

28

## SITES MAP TABLE B1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
48	178-020-006	2082-2084 Mt. Diablo Blvd	3.4	MU-C	58.08	95%	187	118	69	-	-
	178-020-009	2074-2076 Mt. Diablo Blvd									
	178-020-011	2086-2094 Mt. Diablo Blvd									
	178-020-002	1220 Oakland Blvd									
	178-020-008	2098 Mt. Diablo Blvd									
	178-030-006	2044-2066 Mt. Diablo Blvd									
51	178-080-030	1859 Lacassie Ave	0.45	M-0.75	58.08	100%	26	16	10	-	-
52	178-080-075	1801 Lacassie Ave	5.2	M-0.75	58.08	100%	26	16	10	-	-
54	178-411-011	Arroyo Way	1.44	MU-R	102.49	100%	147	93	54	-	-
	178-411-013	1410 Arroyo Way									
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34	-	-	-	34
70	178-210-007	1766 Locust St	2.77	MU-C	49.78	95%	131	-	-	131	-
	178-210-008	1551 Lacassie Ave									
	178-210-010	1785 N Main St									
	178-210-012	1707 N Main St									
71	178-320-001	1816 N Main St	2	MU-R	102.49	100%	165	105	60	-	-
	178-320-002	Main St & Lacassie Ave									
	178-320-014	1800 N Main St									
	178-320-021	1770 N Main St									
72	178-320-013	1750 N Main St	1.58	MU-C	49.78	95%	145	93	52	-	-
	178-320-006	1735 N Broadway									
	178-320-007	1743 N Broadway									
	178-320-012	1413 Cariback Ave									
73	178-320-020	1799 N Broadway	1.98	MU-R	102.49	100%	202	129	73	-	-
	178-330-001	Arroyo Way									
	178-330-004	East of Main St & Arroyo Way									
	178-330-007	1890 N Main St									
74	178-340-001	1401 Arroyo Way	1.96	MU-R	102.49	100%	200	127	73	-	-
	178-340-002	1375 Arroyo Way									
	178-340-014	1400 Cariback Ave									
	178-340-017	Southwest corner of Arroyo Way and Broadway									
75	178-411-007	577-581 Ygnacio Valley Rd	0.47	MU-C	49.78	95%	22	-	-	22	-
	178-411-008	587 Ygnacio Valley Rd									
	178-411-009	1991 N Broadway									
	178-412-010	N Broadway									
76	178-412-011	1910 N Broadway	1.63	MU-C	49.78	95%	77	49	28	-	-
	178-412-012	Southeast of Ygnacio Valley Rd & Broadway									

29

29

## SITES MAP TABLE B1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
77	178-550-013	1430 Arroyo Way	0.37	MU-R	102.49	95%	36	-	-	-	36
	178-550-001										
	178-550-002										
	178-550-003										
	178-550-004										
	178-550-005										
	178-550-006										
	178-550-007										
	178-550-008										
	178-550-009										
	178-550-010										
	178-550-011										
78	174-220-002	1756 Lacassie Ave	1.93	MU-D	58.10	95%	106	68	38	-	-
	174-220-033	1801 N California Blvd									
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd									
	174-220-039	245 Ygnacio Valley Rd									
	174-220-041	265 Ygnacio Valley Rd									
	174-220-043	255 Ygnacio Valley Rd									
87	178-071-002	1944 Trinity Ave	0.16	M-0.75	58.08	100%	8	-	-	8	-
90	178-080-007	1755 Cole Ave	0.2	M-0.75	58.08	100%	8	-	-	8	-
91	178-080-038	10 Lacassie Ct	0.41	M-0.75	58.08	100%	20	-	-	20	-
	178-080-022	20 Lacassie Ct									
	178-080-023	30 Lacassie Ct									
92	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18	-	-	18	-
	178-080-025	21 Lacassie Ct									
	178-080-026	1745 Lacassie Ave									
93	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12	-	-	12	-
94	178-080-072	1777 N California Blvd	1.25	MU-D	58.10	95%	68	44	24	-	-
97	173-110-018	1222-1250 Pine St	1.33	MU-C	49.78	95%	62	40	22	-	-
98	173-110-023	1201-1299 Parkside Dr	3.33	MU-C	49.78	95%	157	-	-	-	157
	173-110-024	Southwest corner of Parkside Dr & Civic Dr		P-D	49.78	100%					
99	174-172-012	2101 N Main St	0.51	MU-C	49.78	95%	24	16	8	-	-
100	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60	-	-	-	60

30

30



# SITES MAP Table

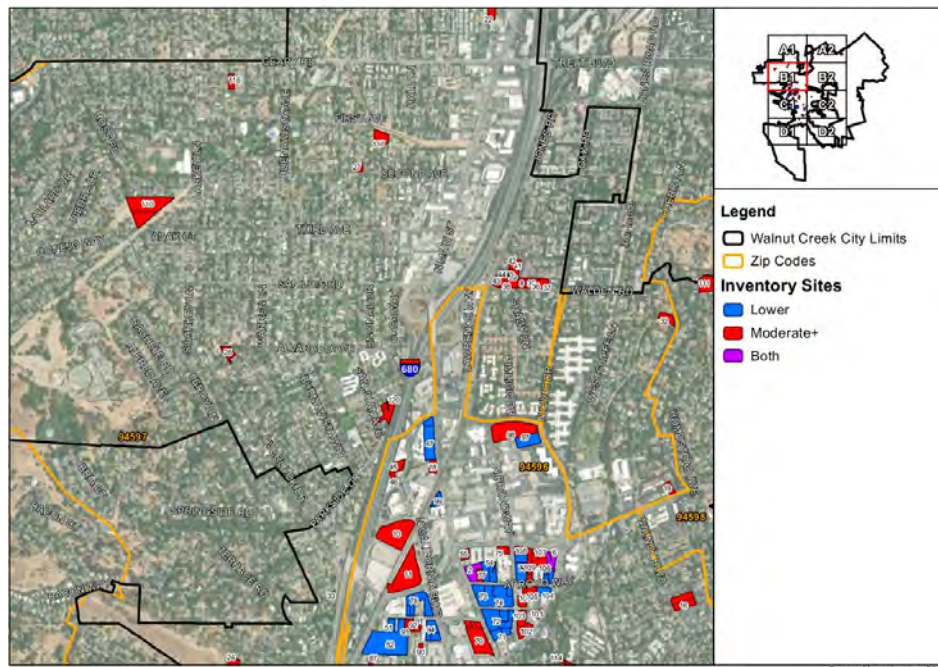
## B1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
101	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11	-	-	-	11
102	178-351-016	1700 N Broadway	0.72	MU-C	49.78	95%	34	-	-	34	-
103	178-351-018	1756-1790 N Broadway	0.6	MU-R	102.49	100%	61	-	-	-	61
104	178-352-020	1251 Arroyo Way	0.6	MU-C	49.78	95%	28	18	10	-	-
105	178-352-022	1267 Arroyo Way	0.49	MU-R	102.49	100%	50	-	-	-	50
106	178-402-004	1150 Civic Dr	0.66	MU-C	49.78	95%	31	20	11	-	-
	178-412-005	Northwest of Arroyo Way & Civic Dr									
107	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72	-	-	54	18
	178-412-003	635 Ygnacio Valley Rd									
108	178-412-013	605 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22	-	-	6	16
109	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41	-	-	-	41
110	171-150-001	2641-2643 Lorkey Ln	3.81	P-D	4.40	100%	6	-	-	-	6
	171-150-007	Northeast corner of Conejo Way and San Luis Rd									
111	173-042-009	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.58	R-20	2.20	100%	3	-	-	-	3
114	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6	-	-	-	6
116	171-032-036	SE of Geary Rd & Coralie Dr	0.39	R-8	5.40	100%	2	-	-	-	2
117	171-091-030	Jolie Lane	0.89	R-8	5.40	100%	3	-	-	-	3
120	174-050-013	2318 San Juan Ave	1.18	D-3	14.50	100%	12	-	-	-	12
	174-050-014	2314 San Juan Ave									
Total							3,413	1,016	667	359	1,371

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## SITES MAP B1



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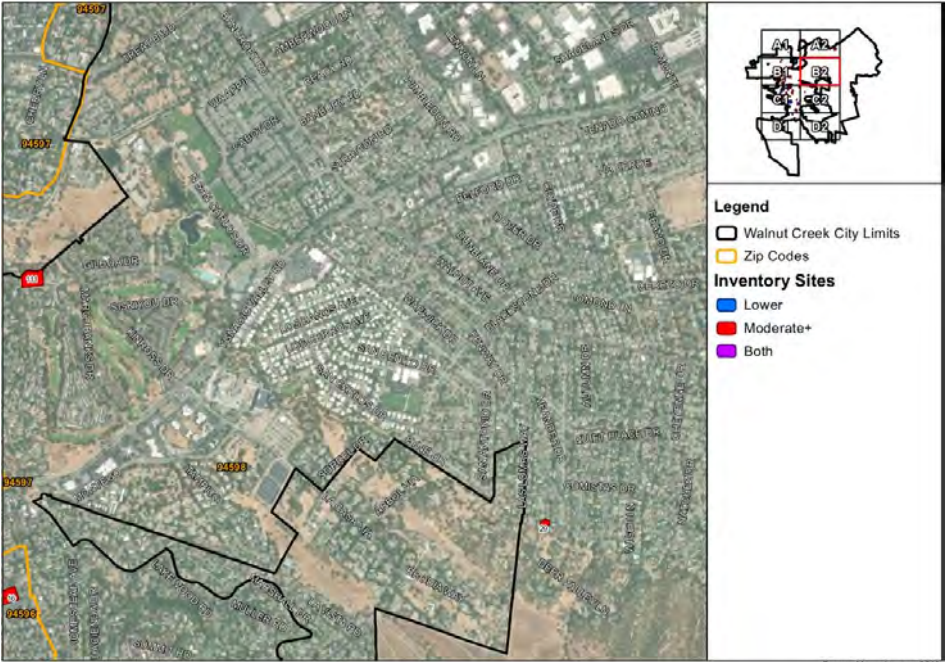
# SITES MAP Table B2

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
16	179-030-001	2680 Walnut Blvd	1.53	R-10	4.40	100%	12	-	-	-	12
29	179-030-002	2670 Walnut Blvd						-	-	-	1
111	173-042-007	Southwest of Homestead Ave and Seven Hills Ranch Rd	1.58	R-20	2.20	100%	3	-	-	-	3
Total							16	-	-	-	16

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# SITES MAP B2



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# SITES MAP Table C1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
2	178-411-017	1910, 1940-1950 N Main St	0.97	MU-R	102.49	100%	135	11	-	-	124
3	178-230-028	1556 Mt Diablo Blvd	0.76	P-R	49.78	100%	30	-	-	-	30
4	178-230-029	1532 Mt Diablo Blvd									
4	178-290-008	1665 Carmel Dr	0.27	M-1	43.56	100%	8	-	-	-	8
5	178-160-028	1380 North California	0.67	P-R	49.78	100%	95	-	-	-	95
6	178-402-003	699 Ygnacio Valley Rd	0.87	MU-C	49.78	100%	94	-	95	1	-
9	178-140-001	1501 N California Blvd	0.58	MU-D	58.10	100%	27	-	-	-	27
10	178-140-006										
10	174-180-008	200 Ygnacio Valley Rd	3.56	P-D	58.10	100%	358	-	-	-	358
11	174-180-009	200 Ygnacio Valley Rd	3.85	P-D	58.10	100%	238	-	-	-	238
12	178-261-033	1487, 1493, 1500 Carmel Dr	0.15	P-D	43.56	100%	11	-	-	-	11
13	178-261-002	1229 Lincoln Ave	0.18	M-1	43.56	100%	3	-	-	-	3
15	178-010-036	1524 Oakland Blvd	0.27	P-D	29.04	100%	4	-	-	-	4
16	179-030-001	2680 Walnut Blvd	1.53	R-10	4.40	100%	12	-	-	-	12
	179-030-002	2670 Walnut Blvd									
21	178-290-001	1224 Lincoln Ave									
	178-290-002	1611 Carmel Dr									
	178-290-003	1615 Carmel Dr	0.93	M-1	43.56	100%	34	-	-	-	34
	178-290-004	1617 Carmel Dr									
	178-290-005										
	178-290-006	1619 Carmel Dr									
24	177-231-032	416 Oakvale Ct	0.51	R-15	2.90	100%	1	-	-	-	1
25	183-270-006	15 Holcomb Ct	0.55	M-2	21.78	100%	11	-	-	-	11
26	184-402-004	130 Lancaster Rd	0.46	R-8	5.40	100%	2	-	-	-	2
26	180-020-006	1860 San Miguel Dr									
31	180-020-009	1862 San Miguel Dr	0.62	M-3	14.52	100%	9	-	-	-	9
33	174-210-043	2109 Overlook Dr	0.2	M-3	14.52	100%	2	-	-	-	2
34	184-370-034	1611 Orchard Ln	0.55	R-20	2.20	100%	1	-	-	-	1
46	174-140-018	1700 Riviera Avenue	0.29	MU-PD	40.00	100%	6	-	-	6	-
51	178-080-030	1859 Locassie Ave	0.45	M-0.75	58.08	100%	26	16	10	-	-
52	178-080-075	1801 Locassie Ave	5.2	M-0.75	58.08	100%	26	16	10	-	-
53	178-040-060	1920-1930 Mt. Diablo Blvd.	1.66	MU-C	58.08	95%	91	-	-	91	-
	178-040-079	1902 Mt. Diablo Blvd.									
54	178-411-011	Arroyo Way	1.44	MU-R	102.49	100%	147	93	54	-	-
	178-411-013	1410 Arroyo Way									
55	178-411-020	1980 N. Main St	0.34	MU-R	102.49	100%	34	-	-	-	34
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219	-	-	-	219
57	183-260-027	1275 Newell Ave	5.25	M-1.5	29.04	100%	152	-	-	152	-

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# SITES MAP TABLE C1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
58	184-041-047	2005 Mt. Diablo Blvd									
	184-041-002	1111 Alpine Ave		MU-C		95%					
	184-041-003	1119 Alpine Ave	1.02		58.08		55	-	-	55	-
	184-041-004	1147 Alpine Ave									
	184-041-005	1149 Alpine Ave		MU-D		95%					
	184-041-006	1155 Alpine Ave									
	184-041-007	1161 Alpine Ave									
59	184-041-016	Mt Diablo Blvd	1.93	MU-D		95%	42	42	-	-	-
60	184-041-019	2027 Mt. Diablo Blvd									
	184-041-020	2021 Mt. Diablo Blvd	0.41	MU-C	58.08	95%	22	-	-	22	-
	184-050-010	1919 Mt. Diablo Blvd									
61	184-050-011	1909 Mt. Diablo Blvd									
	184-050-012										
	184-050-013	1889 Mt. Diablo Blvd	2.37	MU-C	58.08	95%	130	82	48	-	-
	184-050-014										
	184-050-015	1849 Mt. Diablo Blvd									
	184-050-016	1829 Mt. Diablo Blvd									
	184-050-062	1929 Mt. Diablo Blvd									
	184-050-048	1160 Alpine Ave		MU-D		95%					
	184-050-049	1148-1152 Alpine Ave									
	184-050-058	1815 Mt. Diablo Blvd									
62	184-050-059	1813 Mt. Diablo Blvd	2.15	MU-C	58.08	95%	118	74	44	-	-
	184-050-060	1821 Mt. Diablo Blvd									
	184-050-065	1101-1105 S. California Blvd									
63	184-050-066	1123 S. California Blvd	3.6	MU-C	58.08	95%	198	198	-	-	-
	184-050-063	1870 Olympic Blvd									
	184-050-070	1900 Olympic Blvd									
64	184-050-002	1248 Alpine Rd	1.62	MU-D	58.08	95%	76	23	-	53	-
	184-050-003	1238 Alpine Rd									
	184-050-004	1208 Alpine Rd									
70	178-210-007	1766 Locust St									
	178-210-008	1551 Locassie Ave	2.77	MU-C	49.78	95%	131	-	-	131	-
	178-210-010	1785 N Main St									
	178-210-012	1707 N Main St									
	178-320-001	1816 N Main St									
71	178-320-002	Main St & Locassie Ave	2	MU-R	102.49	100%	165	105	60	-	-
	178-320-014	1800 N Main St									
	178-320-021	1770 N Main St									
	178-320-013	1750 N Main St		MU-C	49.78	95%					

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# SITES MAP TABLE C1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/acre)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
72	178-320-006	1735 N Broadway	1.58	MU-C	49.78	95%	145	93	52	-	-
	178-320-007	1743 N Broadway									
	178-320-012	1413 Cariback Ave		MU-R	102.49	100%					
	178-320-020	1799 N Broadway									
73	178-330-001	Arroyo Way	1.98	MU-R	102.49	100%	202	129	73	-	-
	178-330-004	East of Main St & Arroyo Way									
	178-330-007	1890 N Main St									
	178-340-001	Arroyo Way									
74	178-340-002	1375 Arroyo Way	1.96	MU-R	102.49	100%	200	127	73	-	-
	178-340-014	1400 Cariback Ave									
	178-340-017	Southwest corner of Arroyo Way and Broadway									
	178-411-007	577-581 Ygnacio Valley Rd									
75	178-411-008	587 Ygnacio Valley Rd	0.47	MU-C	49.78	95%	22	-	-	22	-
	178-411-009	1991 N Broadway									
	178-412-010	N Broadway									
	178-412-011	1910 N Broadway									
76	178-412-012	Southwest of Ygnacio Valley Rd & Broadway	1.63	MU-C	49.78	95%	77	49	28	-	-
	178-550-013										
	178-550-001										
	178-550-002										
77	178-550-003		0.37	MU-R	102.49	95%	36	-	-	-	36
	178-550-004										
	178-550-005										
	178-550-006	1430 Arroyo Way									
	178-550-007										
	178-550-008										
	178-550-009										
	178-550-010										
	178-550-011										
	178-550-012										
78	174-220-002	1756 Lacassie Ave	1.93	MU-D	58.10	95%	106	68	38	-	-
	174-220-033	1801 N California Blvd									
	174-220-034	Southwest corner of Ygnacio Valley Rd & California Blvd									
	174-220-039	245 Ygnacio Valley Rd									
	174-220-041	265 Ygnacio Valley Rd									
	174-220-043	255 Ygnacio Valley Rd									
	174-220-045	1766 Lacassie Ave									

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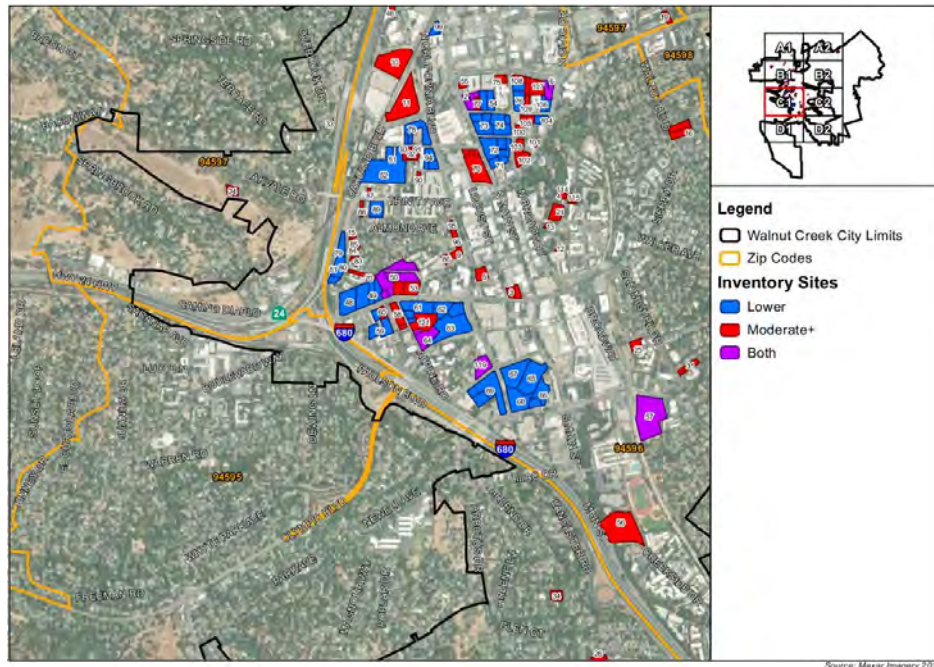
# SITES MAP Table C1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
79	177-260-023	1443-1515 Oakland Blvd	0.76	MU-D	58.10	95%	41	26	15	-	-
80	177-280-014	1415 Oakland Blvd	0.69	MU-D	58.10	95%	38	24	14	-	-
81	177-280-018	1407 Oakland Blvd	0.82	MU-D	58.10	95%	45	28	17	-	-
82	178-010-015	1420 Oakland Blvd	0.14	M-1.5	29.04	100%	2	-	-	2	-
83	178-010-016	1428 Oakland Blvd	0.23	M-1.5	29.04	100%	4	-	-	4	-
84	178-010-028	1973-1977 Dana Ave	0.14	M-1.5	29.04	100%	3	-	-	3	-
86	178-040-001	1806 Bonanza St	0.27	MU-D	58.10	95%	14	-	-	4	10
87	178-071-002	1944 Trinity Ave	0.16	M-0.75	58.08	100%	8	-	-	8	-
88	178-072-006	1963 Trinity Ave	0.27	M-0.75	58.08	100%	8	-	-	-	8
89	178-072-009	Trinity Ave	1.06	M-0.75	58.08	100%	61	38	23	-	-
90	178-080-007	1755 Cole Ave	0.2	M-0.75	58.08	100%	8	-	-	8	-
91	178-080-008	10 Lacassie Ct	0.41	M-0.75	58.08	100%	20	-	-	20	-
	178-080-022	20 Lacassie Ct									
	178-080-023	30 Lacassie Ct									
92	178-080-024	31 Lacassie Ct	0.37	M-0.75	58.08	100%	18	-	-	18	-
	178-080-025	21 Lacassie Ct									
	178-080-026	1745 Lacassie Ave									
93	178-080-027	1753 Lacassie Ave	0.23	M-0.75	58.08	100%	12	-	-	12	-
	178-080-072	1777 N California Blvd									
94	178-080-073	1777 N California Blvd	1.25	MU-D	58.10	95%	68	44	24	-	-
	178-130-017	1711 Almond Ave									
95	178-130-022	1716 Stow Ave	0.37	MU-D	58.10	95%	18	-	-	18	-
	178-140-004	1721 Stow Ave									
96	178-140-004	1721 Stow Ave	0.19	MU-D	58.10	95%	9	-	-	-	9
	178-140-007	Southwest corner of Stow Ave & California Blvd									
99	174-172-012	2101 N Main St	0.51	MU-C	49.78	95%	24	16	8	-	-
100	178-340-020	1800-1830 N Broadway	0.59	MU-R	102.49	100%	60	-	-	-	60
101	178-351-008	1300 Civic Dr	0.24	MU-C	49.78	95%	11	-	-	-	11
102	178-351-014	1700 N Broadway	0.72	MU-C	49.78	95%	34	-	-	-	34
103	178-351-018	1756-1790 N Broadway	0.6	MU-R	102.49	100%	61	-	-	-	61
104	178-352-020	1251 Arroyo Way	0.6	MU-C	49.78	95%	28	18	10	-	-
105	178-352-022	1267 Arroyo Way	0.49	MU-R	102.49	100%	50	-	-	-	50
106	178-402-004	1150 Civic Dr	0.66	MU-C	49.78	95%	31	20	11	-	-
	178-412-005	Northwest of Arroyo Way & Civic Dr									
107	178-412-004	675 Ygnacio Valley Rd	1.54	MU-C	49.78	95%	72	-	-	54	18
	178-412-003	635 Ygnacio Valley Rd									
108	178-412-013	605 Ygnacio Valley Rd	0.48	MU-C	49.78	95%	22	-	-	6	16
	178-412-015	N Broadway									
109	178-412-015	N Broadway	0.43	MU-R	102.49	95%	41	-	-	-	41
114	178-290-009	1679 Carmel Dr	0.17	M-1	43.56	100%	6	-	-	-	6
115	178-290-018	1654 Carmel Dr	0.33	M-1	43.56	100%	10	-	-	-	10
	178-290-019	1632 Carmel Dr									
121	184-050-005	1204 Alpine Rd	1.78	MU-D	58.10	95%	37	-	-	-	37
	184-050-027	1148-1152 Alpine Rd									
Total							4,367	1,340	707	724	1,596

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## SITES MAP C1



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## SITES MAP TABLE C2

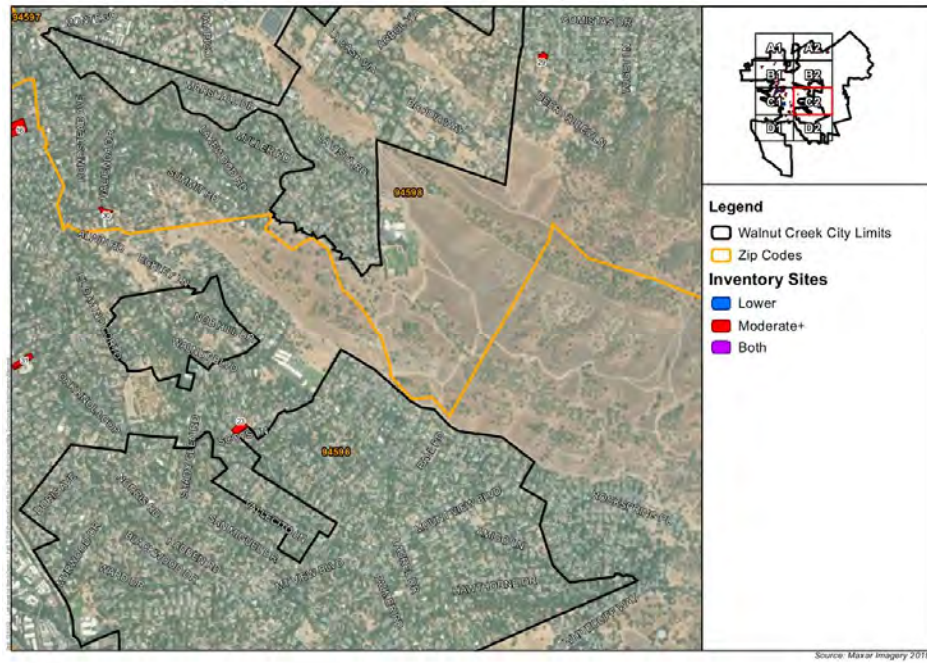
Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
16	179-030-001	2680 Walnut Blvd	1.53	R-10	4.40	100%	12	-	-	-	12
	179-030-002	2670 Walnut Blvd									
23	180-210-034	1081 Scots Ln	0.59	R-15	2.90	100%	1	-	-	-	1
29	139-025-021	1032 Millbrook Ct	0.43	R-10	4.40	100%	1	-	-	-	1
30	179-100-011	Hacienda Dr	0.29	R-10	4.40	100%	1	-	-	-	1
31	180-020-008	1860 San Miguel Dr	0.62	M-3	14.52	100%	9	-	-	-	9
	180-020-009	1862 San Miguel Dr									
Total							24	-	-	-	24

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## SITES MAP C2



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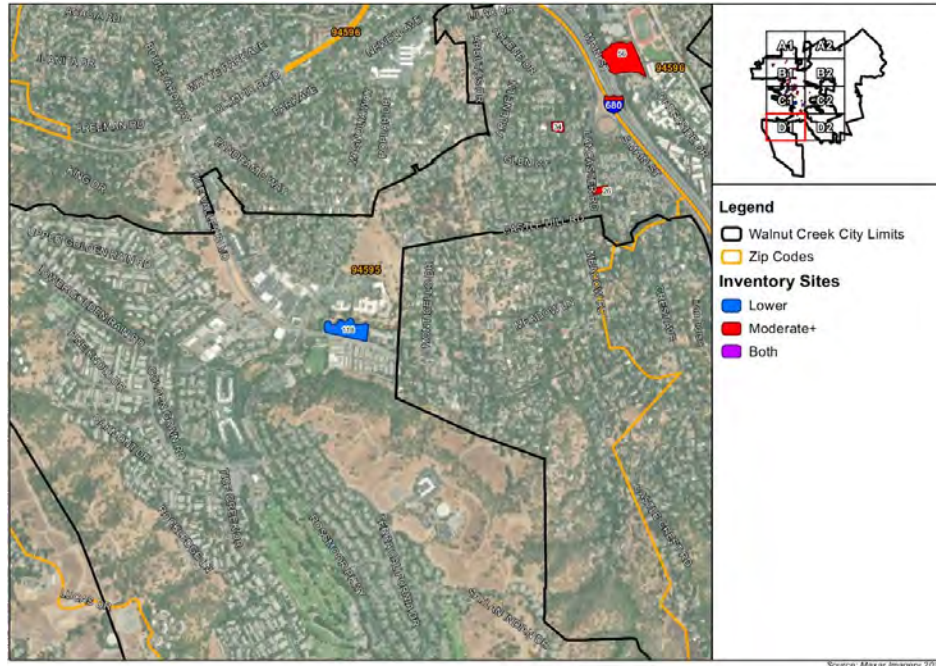
## SITES MAP TABLE D1

Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Total Net Units	Units			
								Very Low	Low	Moderate	Above Moderate
26	184-402-004	132 Lancaster Rd	0.46	R-8	5.40	100%	2	-	-	-	2
34	184-370-034	1611 Orchard Ln	0.55	R-20	2.20	100%	1	-	-	-	1
56	183-050-021	31-45 Quail Ct	5.03	P-D	43.56	100%	219	-	-	-	219
118	186-030-054	2100 Tice Valley Blvd	3.17	P-D	0.00	100%	6	6	-	-	0
<b>Total</b>							<b>228</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>222</b>

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## SITES MAP D1



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## SITES MAP TABLE D2

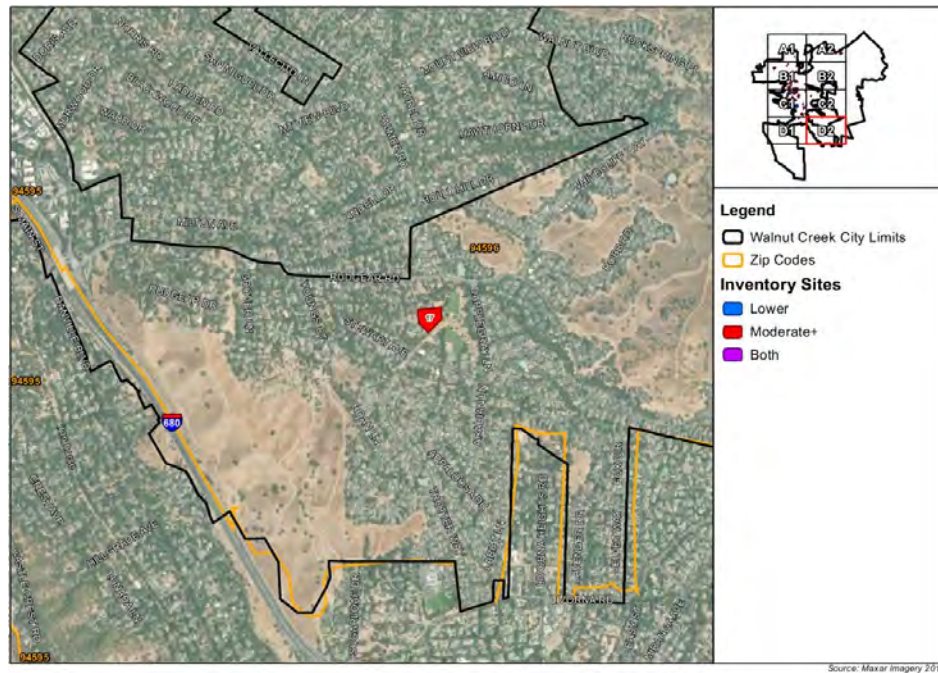
Site #	APN	Address	Area (ac)	Zoning	Permitted Density (units/ac)	Density Realism*	Units				
							Total Net Units	Very Low	Low	Moderate	Above Moderate
17	182-010-022	50 Garron Ct	2.82	R-20	2.20	100%	3	-	-	-	3
	182-010-031	40 Garron Ct									
Total							3	-	-	-	3

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## SITES MAP D2



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## 5<sup>TH</sup> CYCLE RHNA PROGRESS - COMPARABLE CITIES - 2015-2021

[MO]

- Generally, cities are struggling to meet their RHNA requirements, especially for lower-income units
- Walnut Creek is below the Contra Costa County average
- Walnut Creek ranks 9<sup>th</sup> of 14 when compared to the County and comparable cities

		VL	Lo	Mod	Above Mod	Total	
1	Redwood City	RHNA	706	429	502	1,152	2,789
		% Permitted	61%	0%	205%	109%	
2	Mountain View	RHNA	814	492	527	1,093	2,926
		% Permitted	35%	3%	426%	175%	
3	Pleasanton	RHNA	716	391	407	553	2,067
		% Permitted	31%	16%	292%	98%	
4	Contra Costa County	RHNA	5,264	3,086	3,496	8,784	20,630
		% Permitted	31%	57%	204%	109%	
5	Danville	RHNA	196	111	124	126	557
		% Permitted	20%	44%	329%	95%	
6	Livermore	RHNA	839	474	496	920	2,729
		% Permitted	17%	122%	160%	84%	
7	San Ramon	RHNA	516	279	282	340	1,417
		% Permitted	16%	126%	623%	184%	
8	Palo Alto	RHNA	691	432	278	587	1,988
		% Permitted	14%	15%	109%	42%	
9	Walnut Creek	RHNA	604	355	381	895	2,235
		% Permitted	13%	19%	201%	90%	
10	Clayton	RHNA	51	25	31	34	141
		% Permitted	9%	0%	138%	76%	
11	Lafayette	RHNA	138	78	85	99	400
		% Permitted	6%	120%	508%	155%	
12	Concord	RHNA	798	444	559	1,677	3,478
		% Permitted	2%	2%	32%	16%	
13	Martinez	RHNA	124	72	78	195	469
		% Permitted	0%	1%	53%	22%	
14	Pleasant Hill	RHNA	118	69	84	177	448
		% Permitted	0%	57%	62%	35%	

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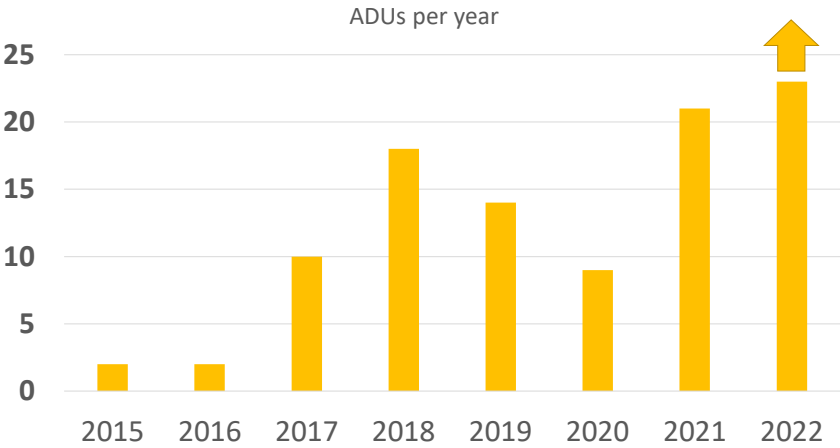
**IM0** Send new slide with RHNA  
progress info.

Irlanda Martinez,  
2022-09-16T02:48:23.864

**AS1** The total number for Clayton is  
off by about 1.1 million units.

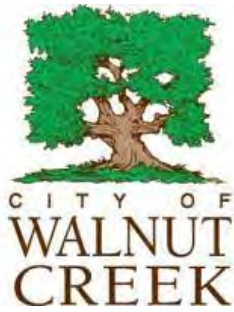
Andrew M Smith,  
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# ADU PRODUCTION



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**City Council Meeting (September 20, 2022)**  
Meeting Minutes



**City of Walnut Creek  
Housing Element Update**

# MEETING MINUTES

**Name of Meeting:** City Council Meeting  
**Date of Meeting:** September 20, 2022  
**Time:** 6:00 PM PST  
**Location:** Zoom  
**Subject:** Draft Housing Element Update

**Attendees:**

NAME	COMPANY/AGENCY
City Staff	Walnut Creek
City Council	Walnut Creek
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates

**Purpose of Meeting:** Presentation of the City of Walnut Creek's Draft Housing Element Update to the California Department of Housing and Community Development Committee.

The City of Walnut Creek's Draft Housing Element was presented to the City Council. Questions and comments received from the presentation are provided below.

Public Comments

**East Bay for Everyone:**

- Commit to reductions in parking minimums – parking is expensive in Walnut Creek
- It is legal to build one 4,000 sf single family homes but not four 1,000 sf homes - Look at correcting this.

**Jan Warren:**

- Do you plan on actually implementing the suggestions made by the affordable housing folks?
- When they sent an email, we redact names and she doesn't find this very helpful

HCD Member Comments

**Cindy Darling:**

- Asked about the property owners who asked about their properties.
  - Andy: Only one and they asked to be put back.
- What would be most helpful for us on the policy questions?
  - Andy: If there is anything we want to add or change.
- Heard from developers that connection fees are expensive.
  - Are there reduced connection fees?
  - Add policy on cooperating with utility companies to decrease the cost of connection fees.
- Policy on increasing public understanding.

**Loella Haskew:**

- Do we have any sites in case some don't pan out?
  - Andy: We have enough to cover our RHNA and some buffer

Discussion Questions

**Haskew:**

- Last question: Wants to keep local flexibility because law continues to change (supported by Darling).

**Silva:**

- Agrees on keeping flexibility but thinks that we need to be more specific and do more in order to help the City achieve more affordable housing.
  - What are other cities doing that we should be thinking about?
    - For instance, parking reductions like the comment we received. Where are we with that?
      - Staff: We anticipate to have the parking study by the beginning of next year.
- Public education needs to continue.
  - Suggests making the City Manager's office co-responsible for that because that is where a lot of their education comes out of.
- Assist faith-based organizations with affordable housing development.
  - Compiling an interest list is not aggressive enough.
  - Something similar to their site survey. After the first one, we could do it as a zoning change if churches want to do it.

**Darling:**

- Would be interested in measures that tackle multiple issues that are important for the council.
  - Facilitating the permitting process.

**Matt Francois:**

- Agrees on keeping flexibility.
- Curious about the disconnect between the construction cost between the Bay Area and the rest of California. .Would have liked to see more information on this.
- There is a discrepancy between their impact fees and other cities. Wants to make sure we are in line.
- Timeline for entitlements isn't tied to a policy and should be. He keeps hearing from the development community that it takes too long. Look for creative ways to streamline the process.
- Wants to do a joint meeting (Silva supported) with the planning commission to talk about .

**Kevin Wilk**

- Is not supportive of a joint meeting with the planning commission because he thinks it would lead to commissioners being less candid.

These meeting minutes are the understandings of the preparer, Irlanda Martinez. If there are any discrepancies, please notify the preparer within 2 weeks.

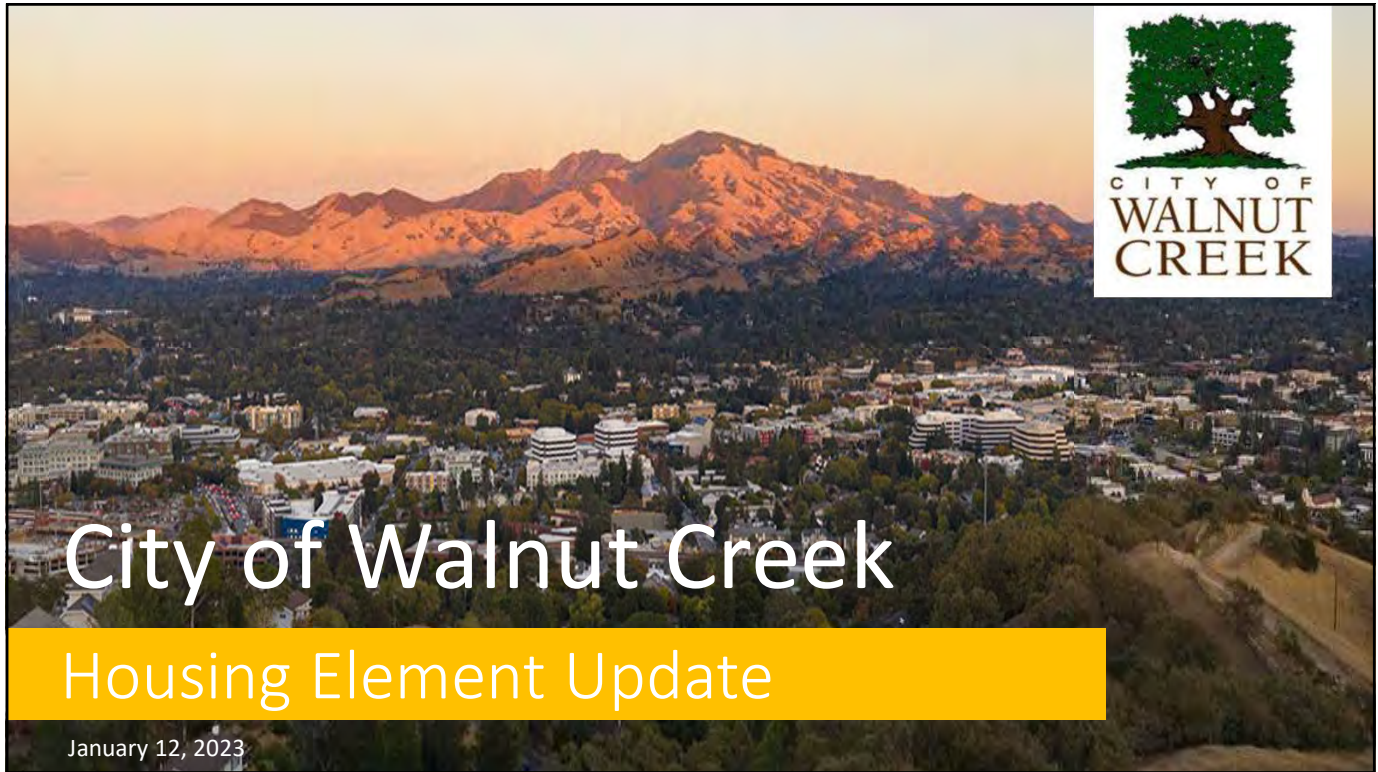
## **PLANNING COMMISSION MEETING (JANUARY 12, 2023)**

---

- **Presentation**
- **Meeting Minutes**



**Planning Commission Meeting (January 12, 2023)**  
**Presentation**



1

## Housing Element Background

- City's housing development blueprint at all economic levels & special needs
- State certification every 8 years
- City's 2023-2031 minimum RHNA with buffer = 6,330 units
  - 6,521 units planned (3,132 lower-income units)

### 2023-2031 Walnut Creek RHNA

Income Category	Income Range (2022, 4-person family)	RHNA
Extremely Very Low/Very Low (0% - 50% AMI)	≤ \$68,500	1,657
Low (51% - 80% AMI)	\$68,501 - \$109,600	954
Moderate (81% - 120% AMI)	\$109,601 - \$150,700	890
Above Moderate (over 120% AMI)	> \$150,700	2,304
<b>Total Units</b>		<b>5,805</b>

Buffer increases  
RHNA to 6,330  
new units

2

## AFFIRMATIVELY FURTHERING FAIR HOUSING

- HEU must include an assessment of:

Fair Housing  
Outreach and  
Enforcement



Segregation and  
Integration Patterns



Disparities in Access  
to Opportunity



Disproportionate  
Housing Need and  
Displacement



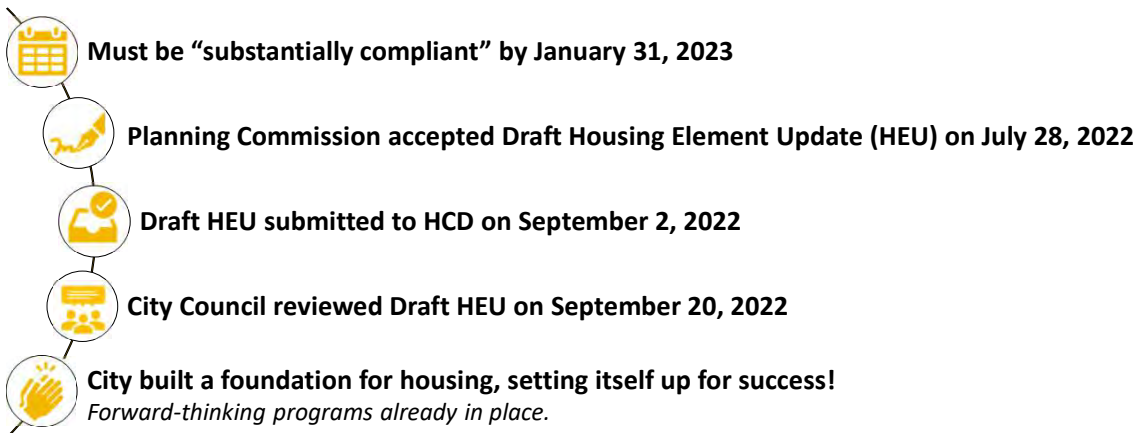
Racially & Ethnically  
Concentrated Areas  
of Poverty



- Determine contributing factors to fair housing issues (e.g. "Missing Middle") based on outreach, assessment of fair housing, and site inventory.
- Identify policies and programs to address fair housing issues and their contributing factors.

3

## Housing Element Process



4

## HCD Review



Official findings letter received  
12/5/2022



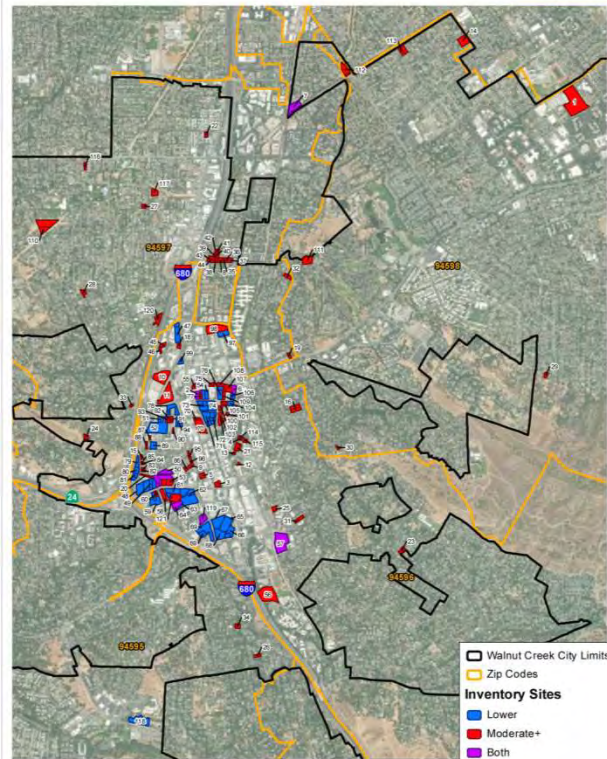
Two HCD calls to discuss required edits  
in December and email follow up



No new sites, no rezoning



Many comments related to fair housing  
• Focus on # of sites in Core Area



5

## HCD Review - Edits

☐ HCD comments resulted in edits to the following topics:



### Clean Up Zoning Code

- **Additional constraints analysis:**
  - Update Zoning Ordinance.
  - Current practices not reflected.
- **Programs added:**
  - Housing Accountability Act/Housing Crisis Act
  - Employee housing
  - ADUs
  - SB 9
- See Chapter 3 and Chapter 8



### Expand on Local Knowledge

- Add historic context
- How did current zoning come to be?
- Analyze City's trends and compare to regional trends
- See Appendix B



### Housing Mobility

- Justify downtown site concentration
- Service/Transportation/Jobs proximity
- Existing SF neighborhoods zoned for missing middle
- **Programs added:**
  - ADU Incentives
  - Support for faith-based organizations
  - SB 9 codification
  - Housing mobility education
  - Core Area connectivity
- See Chapter 7, Appendix B, and Chapter 8



### Public Comments

- Respond to public comments
- How were comments incorporated?
- See Appendix A



### Refine and Add Programs

- Add/modify programs based on findings.
- **Specific commitment for programs:**
  - Parking requirements
  - State and federal funding grant applications
- See Chapter 8

6

## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

- New draft includes changes to “Lack of Access to Opportunity” contributing factor.
- Includes programs to promote housing mobility and “Missing Middle” housing.
- Programs added or modified include:

**H-2.Q** • Assist Faith-Based Organizations With Affordable Housing Development

**H-2.R** • Amend Density Bonus Ordinance

**H-6.G** • Codify Senate Bill 9

**H-6.H** • Provide Missing-Middle Housing/Housing Mobility Education to Owners

**H-6.I** • Continue to Enhance Core Area Connectivity to Amenities and Services

7

## **Public Comments**

- 9 public comments received since end of public comment period (8/19/22)
- Responses in Appendix A



- Comments focused on the following:
  - Missing middle housing/housing mobility
  - Incentives/funding for Affordable Housing
  - ADU Incentives
  - Development streamlining
  - Development cost reduction
  - Renter protections
  - Environmental constraints
  - More commitment in Housing Plan
- Staff emailed responses to all comments and comments incorporated in HEU revisions

8





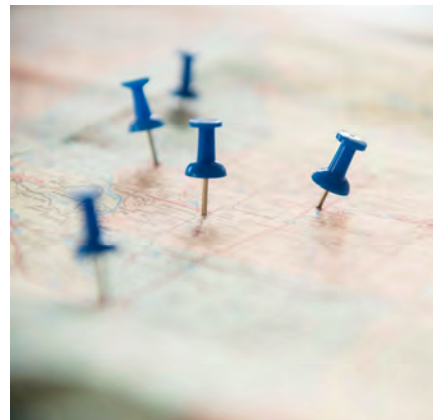
9

## Housing Element Compliance

### Without a compliant Housing Element:

- Subject to “Builder’s Remedy”
  - Cannot deny affordable housing development
  - Affordable housing development exempt from zoning

*Applies to projects at least 20% low-income OR 100% moderate-income*
- Ineligibility for state funding
- Fines/action by HCD’s Enforcement Unit



10



# Thank You!






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Visit the City's website at:  
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11

## AFFIRMATIVELY FURTHERING FAIR HOUSING

- Factors that contribute to fair housing issues in Walnut Creek and the programs adopted to mitigate them include but are not limited to:

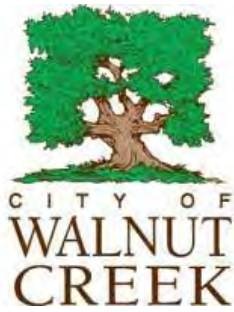
 <b>Access to Housing Opportunity</b>	 <b>Displacement Risk</b>	 <b>Fair Housing Enforcement</b>	 <b>Environmental Hazards</b>	 <b>Level of Regional and Local Cooperation</b>
<b>H-2.N</b> – Assist with development of lower-income housing	<b>H-6.C</b> – Collaboration with community-based organizations	<b>H-6.A</b> – Funding to support fair housing	<b>H-7.A</b> – Residential energy conservation program	<b>H-2.F</b> – Mortgage credit certificate program
<b>H-2.N</b> – Funding, incentives, and concessions for extremely low-income developments	<b>H-6.D</b> – Displacement prevention	<b>H-6.E</b> – Legal assistance for renters	<b>H-7.D</b> – Energy efficiency and conservation	<b>H-2.K</b> – Coordinate with Contra Costa County for affordable housing
<b>H-2.Q</b> – Assist faith-based organizations with affordable housing developments	<b>H-6.E</b> – Legal assistance for renters	<b>H-6.F</b> – Provide information and education to residents on City's website	<b>H-7.E</b> – Reduce exposure to environmental pollution	<b>H-2.L</b> – Regional collaboration on affordable housing and homelessness

12

12



**Planning Commission Meeting (January 12, 2023)**  
**Meeting Minutes**



City of Walnut Creek  
Housing Element Update

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# MEETING MINUTES

**Name of Meeting:** Planning Commission Meeting  
**Date of Meeting:** January 12, 2023  
**Time:** 6:00 PM PST  
**Location:** Zoom  
**Subject:** Draft Housing Element Update

**Attendees:**

NAME	COMPANY/AGENCY
City Staff	Walnut Creek
Planning Commission	Walnut Creek
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates

**Purpose of Meeting:** Presentation of the City's Second Draft Housing Element Update to Planning Commission. The Housing Element Update was modified in response to the Department of Housing and Community Development's comments.

Questions and comments received from the presentation are provided below.

Public Comments and Questions

- Supports the reduced parking requirements and increased ministerial approvals.
- Concerned about the lack of missing-middle housing and lack of affordability.
- Disappointed that no additional sites were selected and no rezoning happened.
- Under Appendix B, the discussion on renter protections is not substantial enough.
  - Receiving help filling out an application or receiving advice is not a tenant protection.

## Planning Commission Comments and Questions

### **Commissioner Pickett:**

- The zoning ordinance allows for mobile homes in single family neighborhoods, correct?
  - Staff: Yes, the zoning ordinance has treated mobile homes as single-family residences for decades. They are subject to all our zoning regulations and design standards.
- There are references to emergency shelters in the Housing Element. Is the management of emergency centers to protect the community somewhere in this document?
  - Staff: The Housing Element only speaks to allowing emergency centers by-right in some zones. However, it does not speak to management. However, regulations for this do exist in our zoning ordinance.
- Asked for clarification on SB 9 requirements and how it affects single-family neighborhoods

### **Commissioner Nieting:**

- Commends staff on adding the buffer and zoning for more than what is required.
- There has been additional legislation, such as AB2011, which might provide additional avenues to develop more affordable housing.
  - Staff: These laws were not analyzed, as they had not passed during the drafting and submittal of this Housing Element. These are some examples of legislations that will facilitate more housing, even if it is not on the sites we identified. For instance, there will likely be more development of housing in single family zones through ADUs.
- Noticed that there is support for development on sites owned by faith-based organizations, and that the Housing Element now includes programs to support this. This is positive.

### **Commissioner Lezak:**

- Can we count ADUs towards the RHNA?
  - Staff: Yes, it does. However, we are limited on how many we can estimate for the Housing Element. With changing legislation, there may even be an increase in the future.
- In terms of the Sites Inventory, the City has gone through an exercise required by the State. However, the reality may be different, given that it is easier to create a list of sites than it is to develop it. Because of this, it is expected that most of the affordable units will happen through ADUs. How do you count ADUs as affordable? How do we get these units built?
  - Staff: HCD does let us count some of the ADUs as affordable. In addition, the City has an Inclusionary Housing Ordinance, which requires developers to provide affordable units. Although the City cannot develop units, we can use these avenues to get the units developed.

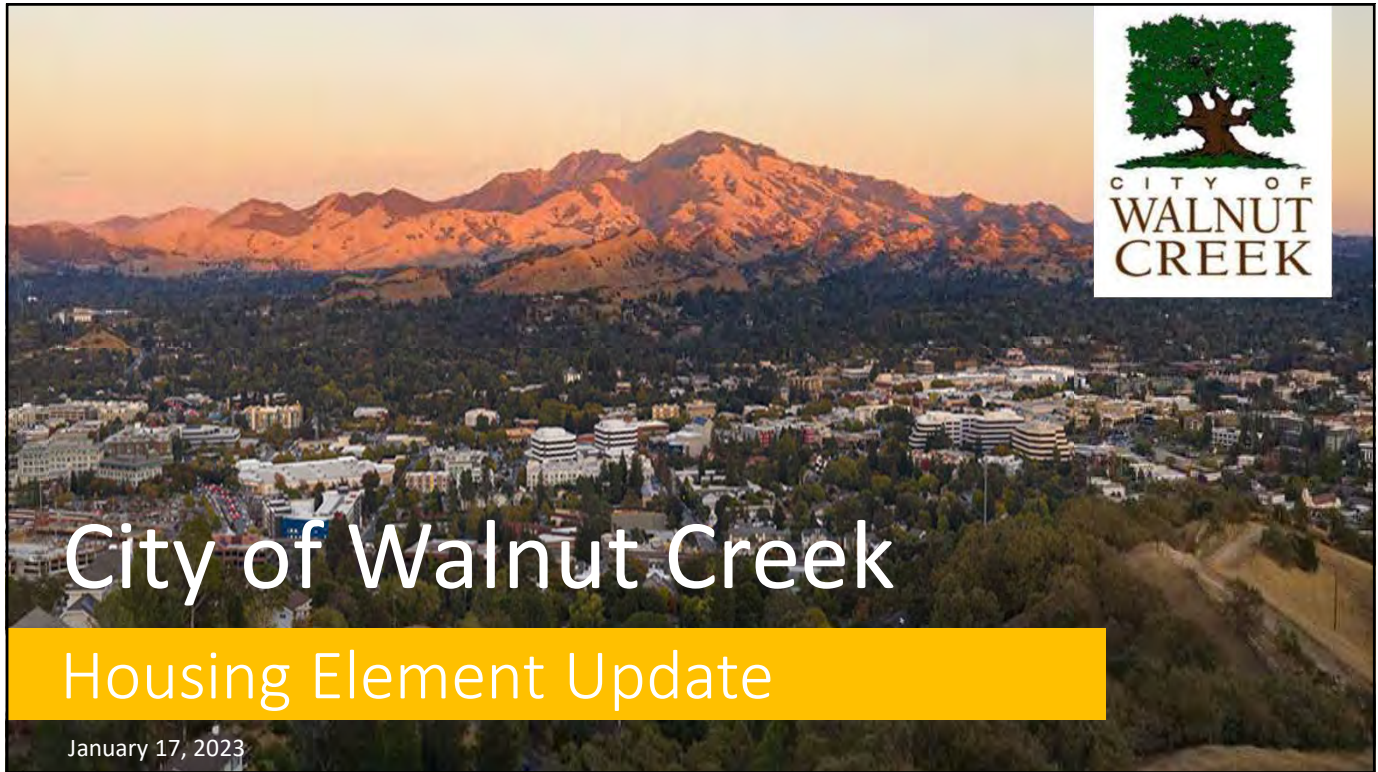
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## **CITY COUNCIL MEETING (JANUARY 17, 2023)**

---

- **Presentation**
- **Meeting Minutes**

**City Council Meeting (January 17, 2023)**  
**Presentation**



1

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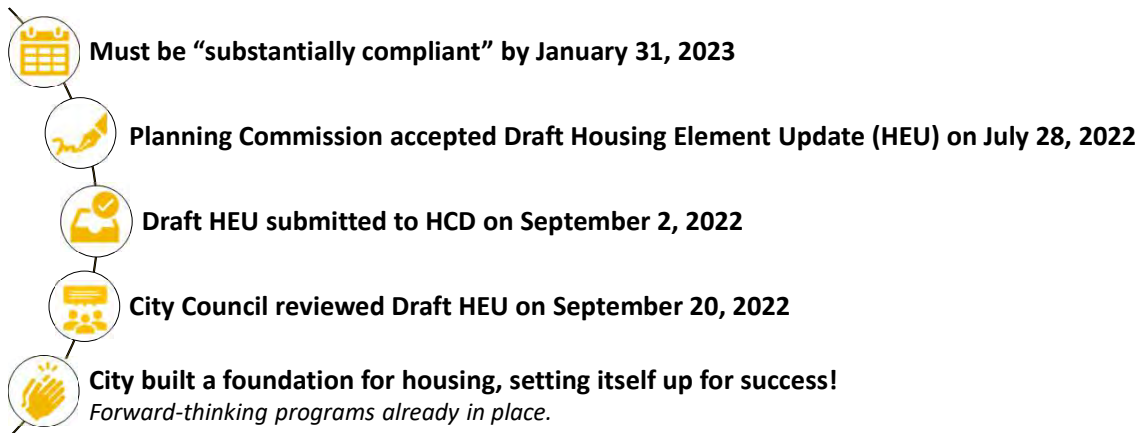
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- Determine contributing factors to fair housing issues (e.g. "Missing Middle") based on outreach, assessment of fair housing, and site inventory.
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## Housing Element Process



4





## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

- New draft includes changes to “Lack of Access to Opportunity” contributing factor.
- Includes programs to promote housing mobility and “Missing Middle” housing.
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**H-6.I** • Continue to Enhance Core Area Connectivity to Amenities and Services

7

## **Public Comments**

- ~15 public comments received since end of public comment period (8/19/22)
- Responses in Appendix A



- Comments focused on the following:
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  - Incentives/funding for Affordable Housing
  - ADU Incentives
  - Development streamlining
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## AFFIRMATIVELY FURTHERING FAIR HOUSING

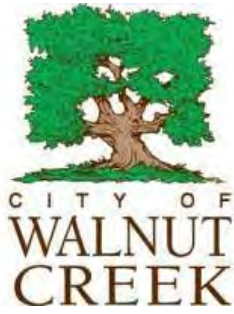
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12

**City Council Meeting (January 17, 2023)**  
**Meeting Minutes**



City of Walnut Creek  
Housing Element Update

# MEETING MINUTES

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**Attendees:**

NAME	COMPANY/AGENCY
City Staff	Walnut Creek
City Council	Walnut Creek
Nancy Bragado	Bragado Consulting
Hitta Mosesman	Harris & Associates
Irlanda Martinez	Harris & Associates
Community Participant # 1	
Community Participant # 2	
Community Participant # 3	
Community Participant # 4	

**Purpose of Meeting:** Presentation of the City's Second Draft Housing Element Update to the City Council. The Housing Element Update was modified in response to the Department of Housing and Community Development's comments.

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Public Comments and Questions

**Community Participant # 1:**

- Has sent a letter with recommendations. Does not believe that the HEU is compliant or that it will get certified by HCD.
- There are other cities like Atherton who are rezoning.

**Community Participant # 2:**

- Would like to see an update that lets residents know how many units are built every year. Would like that update to be easy to access so that residents can stay informed.

**Community Participant # 3:**

- Why is the City not open to the Builder's Remedy? Would bet that the City would get a lot more affordable housing built within a month of being subject to it than it does with its current requirements.

**Community Participant # 4:**

- Had concerns that the Housing Element would not be accepted, based on the letter. However, she did not know that staff had discussed with HCD.
- Would like to work with the City to support programs that will culminate more affordable housing.

**City Council Comments and Questions****Councilmember Darling:**

- In regard to the parking study, are we making a commitment to take a specific action?
  - Staff: We are making a commitment to take the findings from the study and bring recommendations to City Council.
- Have we planned on giving fee waivers for affordable housing?
  - Staff: We waive TIFF and Arts fees for affordable housing. The City has also significantly expedited the review process for affordable housing.
- Were there any undeveloped parcels in the areas outside of the core area that we did not include in the Sites Inventory?
  - Staff: No; we included everything of substantial size that we could find.

**Councilmember Francois:**

- In Chapter 2 of the Housing Element, there is no mention of CORE as a service for unhoused residents.
  - Staff: CORE is mentioned a couple of times but there is no description of services. We can add this to Chapter 2.
- One of the sites is a gas station. Is it fit for housing?
  - Staff: This site will get fixed for housing. We have talked to developers about it.
- In Appendix B, there are various statistics regarding White, Non-Hispanic residents that do not align with the data we found.
  - Staff: There was a confusion on the consultant's part and this will be addressed.
- How does staff determine the deadline for each program?
  - Staff: We consider workload and added some time for emergencies.
- There was a reference to the Missing Middle Housing. Can you explain what it is?
  - Staff: Missing middle is housing that is a bit more affordable by design and is somewhere between single family homes and large multifamily developments.

**Mayor Pro Tem Haskew:**

- Could we add a sentence that states the City acknowledges that state law overrides City policies/municipal codes.
  - Staff: Certainly

**Mayor Silva:**

- What happens after we adopt?
  - Staff: The Housing Element will be submitted to HCD to begin their 60-day review.
- Could we add a summary in the Executive Summary stating how we were conservative in determining the units?
  - Staff: Certainly
- What happens if the City is subject to Builder's Remedy?
  -

**Councilmember Wilk:**

- How can we force developers to build the affordable housing we need at the levels we need?





- Staff: This is a classic conundrum of affordable housing at the State level. Unless the City has a significant amount of funding to give subsidies, it cannot force developers to build anything.
- Are these numbers meant to be aspirational or hard and fast?
  - Staff: They are hard and fast in the way that the State will hold us accountable to.

These meeting minutes are the understandings of the preparer, Irlanda Martinez. If there are any discrepancies, please notify the preparer within 2 weeks.

## OTHER OUTREACH

---

- City Newspaper (In a Nutshell) Spring 2022 Article
- Housing Element Flyer

## **Other Outreach**

City Newspaper (In a Nutshell) Spring 2022 Article



# IN A Nutshell



No. 197

Newsletter of the City of Walnut Creek

SPRING 2022

## LESHER CENTER FOR THE ARTS LOOKS TO THE FUTURE



BEN KRANTZ STUDIO

Many local businesses and operations are planning for how to re-emerge post-pandemic, and Walnut Creek's signature Leshner Center for the Arts is no exception. In partnership with the Diablo Regional Arts Association, Walnut Creek selected an experienced arts management firm to examine current operations and recommend a future path for entertainment at the Leshner Center. The goal was to balance artistic approach, audience development, and economic sustainability as visitors return to see the quality performances they have enjoyed for years at the theaters inside the Leshner Center. The City Council received a comprehensive report on the strategic planning effort undertaken at

its February 1 Council meeting, with several high priority recommendations presented to ensure the sustainability and success of the landmark venue. The Council asked City staff to work with the Diablo Regional Arts Association to prioritize and detail the next steps for implementation, which will be shared in the coming months. In the short term, some strategies identified are already underway. The new 2022 Leshner Center Presents Headliners series has kicked off, with performers ranging from Broadway's Brian Stokes Mitchell to the Dance Theatre of Harlem. The City is also working on enhanced marketing efforts, including a website redesign and digital advertising campaigns.

## Girl Scouts backing #SlowDownWalnutCreek

Three Girl Scout Cadettes in Walnut Creek's Troop #33568 are on a mission to help save deer and other wildlife that make their way into city neighborhoods. Working closely with the City's Public Works team, the girls have learned about City engineers' efforts to slow down neighborhood traffic. The City has made free street signs available to residents to encourage safer driving, and the Scouts added a new sign design to the mix reminding people to look out for deer on or near the roadways. Ava Scattergood, Sienna Fort and Julianne Cullen are the trio leading the charge for their Silver Award project. The girls are supporting the City's #SlowDownWalnutCreek social media campaign, and have already helped place 15 of the traffic calming signs in City neighborhoods. Visit the Neighborhood Streets Program webpage at [walnut-creek.org/neighborhoodstreets](http://walnut-creek.org/neighborhoodstreets) to request a free sign and find out more about our traffic safety programs.



Cadette Ava Scattergood with the new safety sign, part of her Silver Award project with fellow scouts Sienna Fort and Julianne Cullen.



## Outdoor dining here to stay in Walnut Creek

Among the lessons learned over the past two years is that Walnut Creek restaurants have become creative in leveraging outdoor dining spaces, and residents are enjoying the ability to dine in open-air locations. Even during winter months, outdoor dining's popularity has grown to the point where the City plans to extend the lifespan of the current options. The City Council in January directed staff to develop longer-term guidelines for the

types of structures that might work best, either with or without overhead coverings. The staff will also be considering how to balance the needs for downtown parking with the optimal uses of some parking spaces to expand the outdoor dining capacity. There is also a balancing act to support retail businesses that previously relied upon those parking spots outside their shops. The City Council will receive an update later this spring.





## HIGHLIGHTS

Check cable listings or [walnutcreektv.org](http://walnutcreektv.org) for the full schedule of shows.

For original programming, community events and more, visit the City's YouTube channel at [YouTube.com/CityofWalnutCreek](https://www.youtube.com/CityofWalnutCreek).

## Monthly Mayor's Report

Check in each month to see a new update from Mayor Matt Francois, as he highlights programs and events from around the City.

## Diablo Ballet

Watch the world premiere of Cinderella's Wedding, a new program choreographed by Julia Adam and featuring a romantic score from Sergei Prokofiev, based on the story of Cinderella. You can also see the Ballet's rendition of the Nutcracker Suite on the City's YouTube channel.



## Coming Attractions

**Walnut Creek Concert Band:** the Band's traditional spring concert will be performed live on March 15th, and available on Walnut Creek TV and our YouTube channel soon after.

**Live! From the Library: March 8th** brings "An Evening with Author Elise Hooper," who is kicking off her book tour for her new novel Angels of the Pacific, which highlights the efforts of courageous U.S. and Filipino Army nurses during World War II. April's edition will focus on land conservation in a changing climate.

## Public Meetings

Catch recent City Council meetings, as well as those of our many commissions, including the Design Review, Arts, Transportation, and Parks, Recreation and Open Space Commissions. Our public meetings are also broadcast live on YouTube, Walnut Creek TV and Zoom.

# Here's what's happening ..... Coming to Lesher Center for the Arts

## Center REP Presents:

**Our Town, by Thornton Wilder, Directed by Markus Potter** April 15 - May 7

Wilder's Pulitzer Prize-winning drama of life in the mythical village of Grover's Corners, New Hampshire—is an allegorical representation of all life—is an American classic. It is the simple story of a love affair that asks timeless questions about the meaning of love, life, and death.

**Lesher Center Presents: Joey Alexander Trio** May 6

Over the past six years, 18-year-old Joey Alexander has become the most brilliantly precocious talent in jazz history—a renowned festival and concert-hall headliner; the youngest jazz musician ever nominated for a Grammy Award; and a media favorite.



## Lesher Center Presents:



**DANCE THEATRE OF HARLEM**  
April 29-30

With a powerful vision for ballet in the 21st century, DTH performs a forward-thinking repertoire that includes treasured classics, neoclassical works, and innovative contemporary works that use the language of ballet to celebrate Black culture.

## COMING SOON TO THE BEDFORD GALLERY



**Forced to Flee** February 26 – June 19, 2022

Throughout history, people have been forced to flee their homes for their own safety and survival due to war, oppression, natural disasters, and atrocious human rights violations. The refugee crisis has imposed severe impacts on the social, economic, and political structures of host countries, especially poor and developing nations. This powerful and timely exhibition illustrates the global challenges arising from the current refugee crisis affecting communities across the world. Forced to Flee was organized by Studio Art Quilt Associates, Inc.

Learn more at [bedfordgallery.org](http://bedfordgallery.org)

Charlotte S. Bird, Goodbye My Village, 2018

## WALNUT CREEK RECREATION & CENTER FOR COMMUNITY ARTS

## Recreation Events for the whole family

Registration information for all of these events can be found in the Arts and Recreation Winter 2022 guide at <http://bit.ly/ArtsRecEvents>



**Family Movie Nights in Civic Park return in March** with The Muppets on the 18th, The Bee Movie in April and Ant Bully in May. Bring a blanket, low lawn chairs and snacks; up to 6 people are included with a \$25 registration fee.

## Leprechaun Scavenger Hunt

Head to Shell Ridge Open Space and Old Borges Ranch March 18 – 20 for a St. Patrick's Day "Leprechaun Scavenger Hunt." Follow the clues during your visit, and once you reach your final step, take a selfie and submit it to the City to be entered into a raffle. \$10 per family.

## Create your own Easter Rec-Tivity Bag

March 31 – April 2

Skip the stuffing of the eggs and order your kit in time for Easter fun. You'll have everything you need for an egg hunt, including 20 pre-stuffed eggs, crafts, and Easter décor to save you time; bags are \$20, and pick up information will be on your registration confirmation.

## "Eggstravaganza" & Family Picnic,

April 2 in Civic Park

This special Easter event is perfect for a family outing in Walnut Creek's downtown Civic Park. Bring a blanket and picnic lunch for your family to enjoy. Each child

will receive a goodie bag full of pre-stuffed eggs and some Easter themed activities.

A craft table will be set up for families to explore their creative side during the event. Get ready to say

"cheese" as an Easter photo backdrop will be available for taking photos. Civic Park will be outfitted with an Easter-themed special scavenger hunt for families as well with prizes for those who complete it. A fee of \$25 covers up to 6 people in a family.

## Plan a fun Spring Break for your kids:

April 4 - 8

Camp Community Arts offers creative arts experiences for students ages 5-14 years. Our spring camps are held in a supportive environment that uses process-based learning to introduce children to new, arts-based skills. [Communityarts.org/camps](http://communityarts.org/camps) has all the information.



## Now Hiring for the Summer

Walnut Creek Arts + Recreation Department is hiring! Come join a dynamic and fun team! We're looking for enthusiastic, creative, and community-oriented individuals to join the fun.

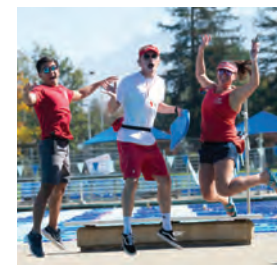
All positions are part-time, flexible scheduling including nights, weekends and seasonal shifts. Specific

positions include: summer camp counselors, building attendants, coaches for after school sports, gym attendants, professional teaching artists, lifeguards, swim instructors, preschool co-teachers, ticket agents, house manager and office aides. Apply online at [walnut-creek.org/artsandrec](http://walnut-creek.org/artsandrec), or call 925-295-1490 with questions.

## Summer Camp Registration

Unleash your child's creativity this summer! Youth ages 3-18 can explore art-making, sports, music, cooking, dance, STEM & more in our Arts + Rec summer programming. Popular day camps including Camp Community Arts, Walnut Creek Sports Camp, and Camp Tenderfoot return this year alongside dozens of specialty camps.

**Registration Info:** visit <https://bit.ly/artsrecregistration> or call 925-295-1490 for details. A virtual Summer Camp Expo will take place on February 26 at 10:00 a.m. Call the number above or email [artsrec@walnut-creek.org](mailto:artsrec@walnut-creek.org) for information on the Expo. Thanks to the Community Arts Foundation and generous community donors, scholarships are available for many of the camps, workshops and events offered by the Arts + Rec Department. Scholarships are based on household income or participation in a variety of government programs such as free/reduced school lunch, CalFresh and more. Call or email [financialaid@walnut-creek.org](mailto:financialaid@walnut-creek.org) for information on how to apply. Scholarships are on a first come, first served basis.







## Composting becomes law in California

The start of the year brought a new law requiring all California residents (including multifamily complexes) and businesses to recycle organic waste such as food scraps, yard trimmings and uncoated food-soiled paper. The goal is to reduce the amount of organic waste in landfills by 75 percent by 2025. Why does composting matter? When your food waste - veggie trimmings, coffee grounds, chicken bones, even pizza boxes - goes into the trash, it ends up decomposing in the landfill without oxygen. And without oxygen, the decaying organic waste emits methane, a greenhouse gas that's many times more potent than carbon dioxide. Currently, about one-third of the content of California landfills is organics, producing 20 percent of our state's total methane emissions.

Recycling organics has benefits far beyond the critical need to reduce the amount of methane in the atmosphere.



- Compost is a rich, complex mix of trace minerals, fungi, and microbes as well as the decaying organic matter. Practically all our food comes from the soil, so composting is simply returning the favor.

- Adding compost to the soil reduces the need for fertilizers and pesticides.

- Compost-rich soil holds water better.

How should you recycle your organics? You can purchase a compost bin for your yard, and receive a quarterly discount on your Republic services bill if you live in a single family home. You'll also be receiving a green organics cart, and that will be where you place your food scraps, yard trimmings and other compostable material. **Find out more at [recyclesmart.org](http://recyclesmart.org).**

# Join the Walnut Creek Community Clean-Up Crew

**L**AUNCHED EARLY IN THE PANDEMIC WHEN A GROUP OF WALNUT Creek residents became painfully aware of trash building up in our city, the Community Clean-Up Crew has grown into a regular twice-a-month beautification team picking up the garbage that began to accumulate throughout the area. The informal cleanups have grown, and the Crew recently became part of CalTrans' "Adopt-a-Highway" program. The Adopt-a-Highway program provides an official means for people, organizations or businesses to help maintain sections of roadside within the California Highway system. Walnut Creek's Clean-Up Crew's efforts along freeway ramps and other areas of the City are much appreciated.

Last year, the City recognized founder Karen Marriner as one of its "Heroes Among Us" for leading the effort. Karen notes that this is truly a grassroots group of people that began small, but grew really out of the growing need to help keep Walnut Creek looking beautiful. It's worth noting that though the size of the group has expanded, the time commitment every other Saturday has not. Clean up events are generally over within an hour and a half.

The Clean-Up Crew is always ready to accept new volunteers.

If you're interested, check out the group's website at [thecleanupcrew.org](http://thecleanupcrew.org), or email [thecommunitycleanupcrew@gmail.com](mailto:thecommunitycleanupcrew@gmail.com). Thank you, Clean-Up Crew!



## Considering remodeling or rebuilding your property? Think about flood first.

It has been a dry 2022, but that doesn't mean localized flooding can't happen in Walnut Creek, and there are many properties that actually are in flood zones.

Visit FEMA's website to determine if you're property is within a flood zone, and if so, you may want to consider flood insurance.

[www.FEMA.gov](http://www.FEMA.gov)

# What's new in your Walnut Creek Libraries?

**T**HE DOORS ARE OPEN AGAIN at the Ygnacio Valley Library! The Library welcomed back visitors in early February with a newly remodeled and expanded parking lot. When the pandemic closed all libraries throughout Contra Costa County, the Ygnacio Valley Library actually served for months as a COVID testing site, offering a convenient location for Walnut Creek residents to be tested. Once the site closed, work began to renovate the parking lot, which now has additional spaces as well as improved walkways. The parking lot improvements were paid for with a \$95,000 Community Development Block Grant.

Mark your calendar for **March 8** when the Walnut Creek Library Foundation's **Live! From the Library** series will host author **Elise Hooper** as she kicks off her book tour for **Angels of the Pacific**. Hooper's novel is about a group of courageous U.S. and Filipino army nurses who band together to help the Allies win World War II. Hooper will provide a behind-the-book look at the incredible real-life women who inspired the story. Books will be available for sale and signing. Free and open to the public, this event will be held in the Oak View Room of the Walnut Creek Library on Tuesday, March 8, 2022, from 7:00-8:30 PM.

Reservations are required and can be made online at [wclibrary.org/live](http://wclibrary.org/live) or by phone at (925) 935-5395. Live! From the Library is brought to our community by the Walnut Creek Library Foundation; visit [wclibrary.org](http://wclibrary.org) for more information on other services and programs.

How did residents react to the extended physical closures of our libraries? By going



digital! The Contra Costa County Library system reached an incredible record in 2021 with 1.48 million digital book checkouts. This milestone shows the continued growth of the library audience outside the physical walls, and the importance of the library's digital lending of eBooks and eAudiobooks.

The top five eBook titles for 2021 were:

- "The Vanishing Half" by Brit Bennett
- "The Four Winds" by Kristin Hannah
- "The Midnight Library" by Matt Haig
- "Anxious People" by Fredrik Backman
- "The Last Thing He Told Me" by Laura Dave

If you haven't visited the Walnut Creek or Ygnacio Valley libraries in a while, make some time to stop by and see what the library of 2022 looks like.

Your free library card gives you access to the physical collection, the digital collection, special events, online versions of the East Bay Times and New York Times, and homework and educational programs for students of all ages. Visit [ccclib.org](http://ccclib.org) to learn more.

## Tax season is here – find out where to get help

It's that time of the year again, and for 2022, the lengthy tax filing extensions seen during the pandemic are no longer available. Taxpayers get an extra weekend to file, with the deadline this year falling on Monday, April 18.

A variety of free services exist to help seniors and low-income residents navigate



the complicated tax rules, and the AARP's Tax Assistance Program is open to any taxpayer regardless of financial situation. Services are available on Tuesdays

and Thursdays at Rossmoor's Hillside Clubhouse Vista Room, and in a variety of other locations throughout Walnut Creek. The easiest way to find tax help to match your needs? Call 211 on your phone to be connected with someone who can assist you with an appointment. You can also visit [crisis-center.org](http://crisis-center.org) online and search for "tax preparation."





Join the Walnut Creek Seniors Club

This active group is specially designed to encourage the art of living for anyone age 50 or better! Membership gives you access to exclusive programs, all kinds of events, a senior-focused newsletter, discounted travel and more! For information, call 925-943-5851.

Senior Transportation – Minibus Back on the Road



Need a ride to run an errand, go to the doctor’s office, or visit a friends and family? Look no further than the City’s senior program. The popular Minibus is back on the road with a new schedule. People using the minibus need to be Walnut Creek residents, and a member of either the Walnut Creek Seniors Club or the Transportation Program. Ride passes can be purchased at Civic Park Community Center or by calling 925-943-5852.

Sister Cities Exchange Program Returns

After a pandemic pause, Walnut Creek Sister Cities International is once again opening doors for 8th grade students to take part in the Youth Ambassador Exchange. The organization is interested in hearing from current 7th graders who would be eligible to apply for the 2022-23 exchange with our sister cities of Noceto, Italy, and Siofok, Hungary. If your child is interested, contact coordinator Annie Zeiph at YAELead@wscsci.org.

Public Input Wanted for Housing and Safety Element Updates

The City of Walnut Creek is inviting public participation as it kicks off updates to key housing and safety element plans. These are part of the City’s General Plan, the blueprint for how the City will grow and address changing development needs.

Housing Element

The Housing Element is the City’s plan to meet the housing needs of everyone in the community. It identifies the City’s housing needs, lists sites for potential future residential development, establishes policies and programs to fulfill the identified housing needs, and promotes fair housing. State law requires every city, town, and county to update its Housing Element every eight years. The current update covers the planning period from 2023 to 2031. While many parts of the Housing Element are dictated by the state’s requirements, it is still a local plan, influenced by public input and on-the-ground conditions, and must be aligned with the City’s overall vision for the future. It is important to note that the Housing Element is a planning document and does not approve or restrict any

specific development, nor does it require the City to build housing. If a jurisdiction does not adopt a Housing Element by the state-mandated deadline, it can be sued, face significant fines, have its land use decision-making authority limited by a court, and would not be eligible for certain state funding for transportation and housing.

Safety Element

The City is also updating Chapter 6 of the General Plan, which is the Safety and Noise Element. It has to address natural and human-caused hazards including seismic, geologic, flooding, wildfire, and climate change risks. The goal of the Safety Element is to reduce the potential short- and long-term risk of death, injuries, property damage, and economic and social dislocation from identified hazards through emergency preparedness

and hazard mitigation. The update is needed at this time to bring the element up-to-date, to continue to maintain eligibility for state and federal grant programs, and to meet new state requirements related to climate change adaptation, emergency evacuation routes, and other components.

Your Input is Wanted

As part of the update process, the City encourages residents and other stakeholders to share their thoughts on what housing needs are most important and what safety concerns they may have. Opportunities to participate will include public workshops, a survey, and hearings held by the Planning Commission and City Council. For more information on the Housing and Safety Element updates and opportunities to provide your input, please visit walnut-creek.org/HEU.



The Housing Element identifies the City’s housing needs, lists sites for potential future residential development, establishes policies and programs to fulfill identified housing needs, and promotes fair housing.

PROGRESS MADE IN CRISIS MENTAL HEALTH RESPONSE PROGRAM

One of the many unexpected consequences of the pandemic has been an increase mental health issues, with people experiencing depression and isolation, among other concerns. There has also been a rise in crisis mental health cases, and medical professionals say that those cases have become the third most common reason to call for an ambulance. Prompted initially by inquiries from the City of Walnut Creek, work is underway to vastly change and improve crisis mental health response in Contra Costa County. The goal is to ensure that anyone who needs help has someone to talk to and a place to seek care 24 hours a day, 7 days a week. The Anyone, Anywhere, Anytime (A3) system of care is continuing to expand, and over the next year, dozens of professionals will be hired by the County Health Department to provide the behavioral health care. Crisis response teams will be dispatched to emergency mental health calls instead of, or in cooperation with, law enforcement or other first responders. The County is also



continuing to build out the technology and software needs for the Miles Hall Community Crisis Hub, which will serve as the focal point for calls for crisis mental health service. A pilot of the call center is currently being tested. Beyond staffing up and working with public safety to collaborate on the approach to mental health response, longer term needs include establishing locations for short and longer-term care. Often those who are a danger to themselves or others have no place to go other than a detention facility, where critical care is hard to find. The target for expanding to a full 24x7 response capability is June of 2023. In the meantime, there is help available. Mobile crisis response for adults can be accessed by calling 833-443-2672, or for those under 18, 877-441-1089. Critical funding for this high priority program is coming from the voter-approved countywide Measure X, which will contribute \$5 million to build out the A3 platform and an ongoing \$20 million to sustain it.

IMPROVING CONDITIONS, CHANGES IN COVID PROTOCOLS

With the worst of the omicron variant surge starting to wind down, the County Health Officer has determined that many of the indoor mask requirements can be relaxed. The regional vaccination rates have improved significantly, with more than 80% of the Contra Costa County residents fully vaccinated, and almost half of those aged 12 and older having received a booster shot. Indoor masks remain required in school classrooms where many students have yet to receive their vaccines. Kids aged 5 and older are now eligible, and can receive the vaccines through their doctor’s office or in a variety of locations listed on the County’s coronavirus website at cchealth.org. County Health Officer Dr. Ori Tzivieli said the easing of the mask mandate is directly attributable to the willingness of people to get the shots, which have largely prevented severe illnesses and reduced hospitalizations. Unvaccinated people over the age of 2 will continue to need to wear masks in indoor public settings, and individual businesses can still be more restrictive. Masks must also be worn on public transportation and in health care settings.

Health officials note that testing is still important, especially with the more easily spread variants that may not prompt



obvious symptoms. The County Health department continues to maintain a wide variety of drive-through and walk-in testing sites. You can also order free at-home tests easily by calling 1-800-232-0233, or visiting covidtests.gov and ordering online. A set of four at-home test kits will be mailed to your address free of charge.

In Walnut Creek, masks are still required for participants in our pre-school programs, as well as those attending events at the Leshner Center for the Arts. Check the City’s website for updates as conditions are changing rapidly, and the County’s website at cchealth.org for the latest information.

Youth Leadership wants your “Street Stories”



Special to “In a Nutshell” by Richard O’Donnell, Isha Jain, Justine Simons and Ella Kopper Many Walnut Creek residents have strong attachments or stories connected to the streets where they have lived or local places they’ve loved to visit. Walnut Creek’s Youth Leadership Commission is working on a project titled “Street Stories,” with commissioners asking residents to share their memories, stories or connections to some of Walnut Creek’s most recognizable streets. The streets the Commissioners are gathering information about are: Rudgear Road, Broadway, South Main Street, North Main Street, Civic Drive, Ygnacio Valley Road, Mt. Diablo Boulevard, Walker Avenue, and Cypress Street. You can add your recollections by scanning the QR code below, or find the intake form at walnut-creek.org/youthcommission, or on the Commission’s Instagram account, @weyouthcommission. The teens will put together a digital record of the Street Stories, including what they have researched on their own, and share them with the community later this year.



## KNOW YOUR WALNUT CREEK PARKS:

# Civic Park



**L**OCATED at the crossroads of Civic and Broadway, Civic Park has been a hub of activity since its creation in the mid-1970s. Spread across more than 16 acres, Civic Park is packed with amenities and visitors, despite its somewhat smaller footprint. Civic Park has long been a gathering place for a wide variety of events, and has continued to offer recreational opportunities throughout the pandemic when so many places have been closed.

The Civic Park Senior Center offers programs on a near-daily basis. The Community Center is a popular venue for weddings, gatherings, camps and classes. With the Walnut Creek Library situated in the southwest corner of the Park along Broadway, Civic Park is ideal spot to read a book during sunny days. Back this past holiday season, the popular Walnut Creek on Ice rink was packed throughout its run through late January.

Civic Park has a very active playground and provides amenities for children of all ages, including a water feature, plenty of seating areas and shaded space. Civic Park offers two outdoor exercise areas for community members of all abilities.

In addition to the variety of other activities onsite, Civic Park is a wellspring for arts within the City. With works like the monumental Bufano Hand of Peace on display and a variety of classes and studios for local artists, Civic Park's facilities promote and cultivate art in Walnut Creek. Notably, Civic Park houses the City's recently renovated Clay Arts studio.

For those looking to escape the hustle

and bustle, Civic Park is replete with nature despite its proximity to downtown. The park is intertwined with City's 'Walnut Creek' and features a Creek Walk where visitors can learn more about the local watershed. On the eastern side of the park, accessed by a footbridge, habitat gardens now provide an oasis for more than 25 species of butterfly and 130 species of California native plants. Civic Park connects to the Iron Horse Trail along the park's eastern boundary.

Civic Park is open 30 minutes before sunrise until 30 minutes after dusk, although the City from time to time hosts special evening events there, such as Movies in the Park. Walnut Creek's parks and open spaces have something for everyone. Visit the City's website to find out more about all of our beautiful parks.



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## CITY COUNCIL

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Kevin Wilk  
For an appointment, call 925-256-3504

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Heather Ballenger, *Public Works Director*  
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## ABOUT THIS NEWSLETTER

The Nutshell Newsletter is published quarterly. For questions and comments, contact editor Betsy Burkhart, 925-943-5895 or [burkhart@walnut-creek.org](mailto:burkhart@walnut-creek.org)

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## **Other Outreach**

### Housing Element Flyer

## EMAILS

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# Walnut Creek

## Together for Housing

You are invited to provide input and ideas in planning the future of housing in Walnut Creek



Community Workshop on  
April 20, 2022



Community Survey



[www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)  
Dedicated  
Housing Element Update  
Webpage



CITY OF  
WALNUT  
CREEK

# Walnut Creek

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Housing Element Update  
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CITY OF  
WALNUT  
CREEK





August 18, 2022

Andrew M. Smith, Senior Planner  
City of Walnut Creek

RE: COMMENTS ON JULY 2022 DRAFT WAL UT CREEK HOUSING ELEMENT

350 Contra Costa Action, a non-profit organization with many members who live in Walnut Creek, is focused on getting local governments to take quick and bold actions to address the climate crisis. Housing policies are important because dense housing located near commerce and transit results in much lower energy and water usage as compared to sprawl development. And preserving open space, especially important ecological resources, is also important for climate health.

We offer the following comments and suggestions for consideration:

**Introduction,** page 1-1, General Plan statement: The General Plan ought to call for high density housing in the downtown area and along transit corridors. Simply calling for encouraging "housing along transit corridors" is not close to being in sync with the need due to the housing shortfall in our area.

**Housing Preservation:** Page 1-6 Table 1-1, and Page 8-17, Goal H-5: Rather than as stated in item H-5 "protect and conserve the existing housing stock", consider "protect existing housing from being converted to other uses". Replacing low density older housing with modern higher density housing should be encouraged in areas close to commercial and transit resources. However, in such cases, it is vital that existing rental tenants will be equivalently, if not better, housed.

**Energy Conservation and Sustainable Development:** Page 1-6 Table 1-1 and Page 8-23, Goal H-7:

- The stated goal of incorporating energy conservation features in new buildings is outdated, given the stringency of the current state building energy code (Title 24 Part 6) in this area. However, the energy code is only sufficient when it is properly enforced. The city ought to strongly consider using third party energy plan reviewers for larger and more complex projects. And field inspectors need the training and time to ascertain in the field whether the designed energy features are properly incorporated into the project.
- Reduce GHG emissions and improve public safety and home occupant safety by phasing out the use of natural gas, and not allowing natural gas in new construction as well as major building additions and alterations.

- To reduce GHC emissions and improve electric grid resiliency, new buildings, and possibly major additions, ought to be required, or strongly encouraged, to incorporate PV<sup>1</sup> (solar electric) and whole building battery systems.
- To make great strides in reducing GHG emissions, replacing ICE vehicles with EVs will be essential. New multi-family housing should be required to provide one parking space per dwelling unit that is equipped with power for EV charging (where parking is provided).

**Government Built Low-Income Housing?** On page 1-12 it is stated that “Developers, not cities or counties, build housing”. This ought to be clarified to state that cities and counties seldom build low-income housing, not only due to financial constraints, but because jurisdictions must receive voter approval in order to do so.

**Land Costs / Developable Land:** On page 3-1, it is stated that there are six vacant parcels that are either commercial zoned or not developable. How many vacant sites are zoned commercial? How many of these sites could be re-zoned to allow for mixed-use buildings that include new dwelling units?

**Construction Costs**, page 3-2, and **Removal of Government Constraints**, page 8-15: There is no mention of “modular” construction techniques. While this construction method is not fully mature, news reports indicate that in some cases it saves construction costs over conventional construction. Therefore, the city’s building code should be reviewed to make sure that there are no unreasonable impediments to using this construction method.

**Parking**, page 3-22: Parking is expensive to provide. Less provided parking lowers the cost of housing, and frees up valuable space that may better be put to more housing. In addition to all of the traditional alternatives to private auto ownership, “ride sharing” and similar services are expected to become more popular, especially as such services transition to electric self-driving vehicles.

With these options in mind, there should be no minimum residential parking requirement in the Downtown Core. In all other areas of the city, multifamily minimum parking requirements should never exceed one space per dwelling unit.

**Townhome/Townhouse Style Developments:** Townhomes ought to also be allowed under the SFH land use designation (as described on page 3-14). After all, townhome style buildings are more energy, water and land efficient as compared to similar size single family homes. And side yards provide very little actual value or amenity.

**Mixed-Use Commercial Emphasis** (described on page 3-15): To increase new housing opportunities, this land use designation should be changed to a new **Mixed-Use, Flexible** designation, where a majority of the building could be housing or commercial space, depending on market conditions and developer preference.

**New Housing in Downtown Core**, page 8-2, Goal H-1.2: The Downtown Core ought to be 100% high density mixed use, residential emphasis, zoning. Parcels adjacent to lower density zoned parcels could

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1 PV = photovoltaic

have special lower maximum heights on portions of properties adjacent to the lower density/lower height zoned properties, in order to provide adequate light and a reasonable scale transition.

**Affordable Housing**, Goal H-2, page 8-5: The city should work with the county and other local jurisdictions to push the state to provide more robust financial support and financing mechanisms for low income housing: new construction, conversions from other uses, and rehabilitation of properties not adequately maintained. Such financial resources could be used to not only help non-profit low-income housing developers, but possibly to finance government-built housing.

**Removal of Government Constraints**, page 8-15: The following policy changes need to be considered as additional measures that the city can use to lower constraints to new housing:

- Increasing the maximum dwelling units per acre.
- Change SFVL, SFL and SFM to allow duplexes. As noted above, change SFH to allow townhomes.
- Increasing maximum building heights. As mentioned in the New Housing in Downtown Core item above, maximum heights could be lower on portions of properties adjacent to lower density/lower height zoned properties, in order to provide adequate light and a reasonable scale transition.
- The Walnut Creek SB9 Emergency Ordinance is too restrictive and does not follow the intent of the law to allow additional homes to be built in the large lots throughout the city. We are recommending that the maximum new dwelling size be changed from 800 sq. ft. to an area that would accommodate a 2 bedroom home.
- Accommodate modular housing techniques (as mentioned above under Construction Costs).

We appreciate the draft Housing Element's goals to streamline approvals for new housing developments and ADUs.

Please feel free to contact us should you have any questions about our housing planning suggestions for Walnut Creek.

350 Contra Costa Action





**Andrew Smith, Senior Planner for the City of Walnut Creek**

Via email: [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Cc: [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov)

*August 18, 2022*

**Re: Walnut Creek's Draft Housing Element**

Dear Mr. Smith:

The Campaign for Fair Housing Elements and YIMBY Law do not believe the City of Walnut Creek's draft [housing element](#) will correct the City's underproduction of affordable housing. (See Draft, pp.1-10 [triple-digit shortfalls in all but above-moderate income housing production], 3-30 ["[M]ore than 90%[] of the units developed were above-moderate-income...."], 5-1 [attributing underproduction to "insufficient funding"].) Neither, manifestly, does the City. (*Id.* pp.8-28 to -29 [City's "quantified objectives," or production goals, far below need].) The City must do better.

**I. Legalize A Lot More Housing**

Let us not pretend that "the majority of land in the City is largely developed." (See *id.* p.7-2.) This just isn't true: City development standards make that illegal. The City *prohibits* "the majority of land" in single-family residential districts—as well as in some multifamily districts, and 75% of the land where Walnut Creek's richest residents live—from having homes built there. (*Id.* pp.3-24 to -25 [lot-coverage ratios at or below 50%].) In these districts, City law also bans the 30 homes per acre that State law deems necessary for affordable housing. (*Ibid.*; see Gov. Code § 65583.2(c)(3)(b)(iv).) Most of Walnut Creek's residential land is zoned that way. (See Draft pp.7-48 to -56 [satellite photos].) All this belies the City's claim to allow "a variety of housing types," and it's no wonder the City has no real plans for anyone making a median income to

live there. (Compare *id.* p.3-58 [all talk about “all economic segments”], with *id.* p.7-4 [no action for affordable homes in single-family and planned-development districts].)

Our housing crisis is a failure of imagination. It is “appropriate” in a housing shortage, and “legally possible” for Walnut Creek, to “remove” home-blocking development standards. State law requires it. (Gov. Code § 65583(c)(3).) But it seems the City won’t. (See Draft, p.7-1 [claiming, contrary to the City’s quantified objectives, that all lower-income need “can reasonably be achieved under ... current ... zoning regulations”].) We urge the City to reconsider, and rezone for much more density.

## II. Make Review Much More Simple

“[T]he City can only control its own ... regulations ... .” (Draft, p.3-13.) Indeed. The City regulates so, so much. (*Id.* pp.3-13 to -49 [land use, density, waivers and reductions, parking, lot size, setbacks, lot coverage, floor area ratio, height, specific plans, 22 different kinds of impact fees, 40 different kinds of planning fees, fee totals that the City doesn’t know how to compare to those in neighboring cities, 8 different permit procedures including a half-year “design review for all new construction,” 4 different reviewing bodies].) But the City excuses itself from streamlining these regulations because, in the fifth cycle, the City saw 2,001 homes built in spite of its regulations. (*Id.* p.3-44.) But *affordable* housing *is* constrained: as we have seen, 90% of these homes the City is touting were built for rich people. (*Id.* p.3-30.) The City has no basis for declaring that its land-use controls aren’t constraining lower-income development.

If living in Walnut Creek isn’t affordable, then the City should cut the red tape that makes it unaffordable. State law requires this to some degree (Gov. Code § 65913.4), and yet the City intends not to obey this law until mid-2024. (Draft pp.3-65, 8-16; see also [SB 35 Senate Floor Analyses](#), p.10 [recording the City’s opposition to streamlining



housing approvals during a housing shortage].) Please. Development standards can be relaxed, and procedures simplified, without regard for extraneous factors such as “globalization,” “the need to secure multiple funding sources,” the dissolution of “redevelopment agencies,” and “State regulations.” (See *id.* pp.3-9 to -13.) We are disappointed to see the City complain of its powerlessness to control housing costs, yet refuse to upzone anything (*id.* p.7-1), or renounce tying up projects in the name of nonsafety factors such as “character, scale, and quality of ... design, ... colors, screening of exterior appurtenances,” and “the location, type, size, color, texture, and coverage of plant materials” (*id.* p.3-43). Such considerations must not take priority, as they currently do in Walnut Creek, over enabling the less fortunate to live in proper homes instead of tents or vans.

### III. Conclusion

Californians expect and deserve “meaningful actions” to alleviate the severe inequality fostered by our policy-driven housing shortage. (See Gov. Code § 65584(e).) The City’s draft housing element fails to deliver what is required. We call on HCD not to certify the draft, and look forward to seeing a serious revision from the City later this fall.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: 350 CCA Comments on Housing Element  
**Date:** Friday, August 19, 2022 9:18:51 AM  
**Attachments:** [image003.jpg](#)  
[image001.jpg](#)

---

Here's a follow-up to the letter from 350 Contra Costa Action.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Friday, August 19, 2022 9:18 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: 350 CCA Comments on Housing Element

Hi [REDACTED]

Thank you for the clarification. I'm somewhat familiar with multi-story modular buildings, including some in Oakland, but from what I've heard the primary issue is that the modules generally aren't stackable, and so they rely on a site-built superstructure which can impact the cost savings of going modular. That said, there seems to be quite a bit of recent innovation in that field, including with some local firms such as [Factory\\_OS](#) in Vallejo, and it's something that I've been watching with interest.

I will pass this along to our consultant team for consideration with your comment letter.

Thanks again,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Friday, August 19, 2022 9:08 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>

Cc: [REDACTED]

Subject: Re: 350 CCA Comments on Housing Element

Warning: this message is from an external user and should be treated with caution.

Andy,

Thanks for your note, and glad our comments are helpful. As for modular construction, we are not aware of any specific impediment to using modular construction in WC. I am aware that modular is becoming popular with ADU's, which makes sense as they can often be a replicated design. But some news reports indicate that some building departments do not wholeheartedly support modular in multi-story buildings. Obviously, structural integrity needs to be assured. But our comment was generic in nature, thinking that if city officials have not reviewed the building code as it would pertain to modular - especially in multi-family multi-story buildings - that ought to occur in order to make sure that proposed modular MF buildings won't run into difficulties due to the construction method.

[REDACTED]

On Thu, Aug 18, 2022 at 5:36 PM Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Hi [REDACTED]

Thank you for your thoughtful comments. We will consider and incorporate them prior to submitting the draft Housing Element Update to the State for their review.

I also have one follow-up question in regard to your comment on construction costs. I'm not aware of any building regulations specific to Walnut Creek that are an impediment to modular construction, and in fact we've seen this type of construction used quite successfully for ADUs in the past few years. (And on a personal note, this is a housing solution which I think has a great deal of potential in single-family neighborhoods). Have you identified any specific regulatory impediments to modular construction, or was your comment primarily in response to our not specifically mentioning it?

Thanks again,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2022 3:41 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** [REDACTED]  
**Subject:** 350 CCA Comments on Housing Element

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy,

Attached is a letter from 350 Contra Costa Action regarding the city's draft Housing Element.

Please feel free to contact me or [REDACTED] (signature on letter) should you have any questions or comments.

[REDACTED] 350 Contra Costa Action

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: "Privately owned" parcels in inventory owned by BART, CCC Flood Control  
**Date:** Monday, August 15, 2022 4:39:47 PM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)

---

Hi all,

Another comment and my response. The CCCFC&WCD property on Bancroft is Site 7 (please double check that one).

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Monday, August 15, 2022 4:39 PM  
**To:** 'East Bay for Everyone' <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)>  
**Subject:** RE: "Privately owned" parcels in inventory owned by BART, CCC Flood Control

Hi [REDACTED]

Thank you very much for reviewing the draft Housing Element Update and for reaching out with your findings.

Regarding the CCCFC&WCD property on Bancroft, I do remember having a brief conversation with our consultants about that one, but I don't remember any of the details beyond that it was ok for us to include it in our list. I will follow up with our consultants for the details. I think the adjacent strip of BART right-of-way was included in error, and I will pass that along to be addressed as well. Also, this is the only government-owned property included in our Sites Inventory.

Regarding Site 111 – that is a typo, and I'm glad you found it. The correct APN is 173-042-019.

Thanks again,  
-Andy

**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department





1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)>  
**Sent:** Monday, August 15, 2022 2:41 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: "Privately owned" parcels in inventory owned by BART, CCC Flood Control

**Warning: this message is from an external user and should be treated with caution.**

For Site 111, immediately above it, there's no street address listed, and I am plugging in both 173-042-009-6 and 173-042-009 to the Contra Costa County parcel map viewer, but nothing is coming up. Do you know where this parcel is?

On Mon, Aug 15, 2022 at 2:31 PM East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)> wrote:

Hi Andrew,

We are still going through the Sites Inventory, but I wanted to flag two issues that we found with Site AP...

Parcel 147-271-010 (and presumably the adjacent "-003") is marked in the Inventory as "Privately Owned" but is actually owned by the Contra Costa County Flood Control & Water Conservation District. Do you have any evidence that this parcel is surplus to their requirements, or that they plan to develop housing on this parcel?

Parcel 147-271-007 is also marked as "Privately Owned" and "Available," but is owned by BART and forms part of the BART right-of-way. It is extremely unlikely to us that BART is going to either permit this parcel to be sold, or to develop housing on it; it should not be included in the inventory.

These make us wonder about the rest of the parcels in the document - are there other parcels that are owned by government agencies and aren't marked as such? I saw the note that Walnut Creek does not own any parcels but there may be other agencies like school districts that own parcels.

Thanks very much,



**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#); [Dima Galkin](#)  
**Subject:** FW: Clarification on our listing in Housing Element Update  
**Date:** Friday, August 19, 2022 1:13:20 PM  
**Attachments:** [image007.png](#)  
[image001.jpg](#)  
[image002.png](#)  
[image001.jpg](#)  
[image002.png](#)  
[image007.png](#)  
[image003.jpg](#)

---

Looks like we can keep Site 101 on the list after all!



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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---

**From:** [REDACTED]  
**Sent:** Friday, August 19, 2022 1:11 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Clarification on our listing in Housing Element Update

**Warning: this message is from an external user and should be treated with caution.**

Hi Andrew,

Thanks for your explanation. I spoke to my ED and she said if you want to keep us on the list that is fine. As long as we understand what it means we can assure any donors who inquire. So no need to make any adjustment.

Sherry

Sent from my iPhone

On Aug 17, 2022, at 4:24 PM, Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Hi [REDACTED]

Thank you for reaching out. Let me start by saying that your building is not slated to be torn down for housing. It has merely been identified as one of many properties in the city that could be redeveloped by its owners (by their own choice) within the next eight years. This determination was largely based on the current zoning, the difference

between the maximum development potential under the current zoning and what's currently built, the land's value, the age and assessed value of the building, the physical constraints of the property, costs of construction, and the current housing market. The City is not proposing to change the zoning for the property in any way, nor are we looking to purchase the property or initiate any kind of redevelopment. You are in no way obligated to build housing on your property.

In accordance with state law, the City is required to update its Housing Element every eight years to, among other things, identify sites which could accommodate the City's [Regional Housing Needs Allocation](#) (RHNA). For the upcoming eight-year period, the City must identify sites which can accommodate approximately 6,330 new dwelling units, hence the widespread approach and large number of sites. That said, the City can only include sites which *are likely to be developed* in the upcoming eight-year period, which, as you have pointed out, is not the case with your property. Therefore, I will pass this information along to our consultants, and direct them to remove your property from the list of sites included in the final version of the Housing Element Update, which will go to the Planning Commission and City Council early next year for their consideration and adoption.

Thank you again for contacting me, and I apologize for the scare. Please feel free to contact me if you have any other questions.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 1:40 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Clarification on our listing in Housing Element Update

**Warning: this message is from an external user and should be treated with caution.**

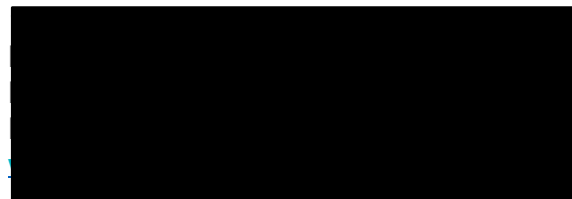
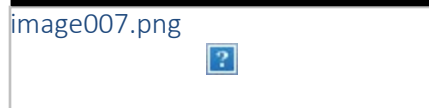
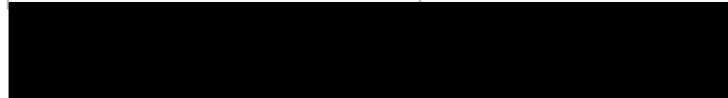
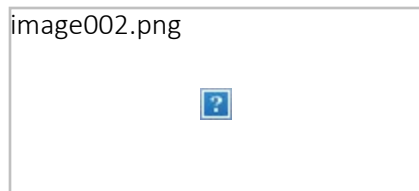
Hello Andrew,

I was contacted by Kevin from Housing for Everyone who informed me that according to your Housing Element Update our building is slated to be torn down for housing. We own our building at 1300 Civic Drive and have no plans to sell it or destroy it

anytime in the foreseeable future. I tried to decipher the Housing Element Update and am trying to see why we were on this list. As a nonprofit that exists thanks to the generosity of donors, I would not want the community to a.) think we are dissolving our organization, or b.) get the impression that we are selling our building for a substantial profit and thus do not need community support.

Can you tell me why we were on this list, who gave you the erroneous information that it is slated to be torn down for housing, and how we can be notified in the future before getting on a list.

Thank you for any information you can provide.



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**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#); [Dima Galkin](#)  
**Subject:** FW: Clarification on our listing in Housing Element Update  
**Date:** Friday, August 19, 2022 1:13:20 PM  
**Attachments:** [image007.png](#)  
[image001.jpg](#)  
[image002.png](#)  
[image001.jpg](#)  
[image002.png](#)  
[image007.png](#)  
[image003.jpg](#)

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Looks like we can keep Site 101 on the list after all!



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Friday, August 19, 2022 1:11 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Clarification on our listing in Housing Element Update

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Hi Andrew,

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Sent from my iPhone

On Aug 17, 2022, at 4:24 PM, Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Hi [REDACTED]

Thank you for reaching out. Let me start by saying that your building is not slated to be torn down for housing. It has merely been identified as one of many properties in the city that could be redeveloped by its owners (by their own choice) within the next eight years. This determination was largely based on the current zoning, the difference

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Thank you again for contacting me, and I apologize for the scare. Please feel free to contact me if you have any other questions.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 1:40 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Clarification on our listing in Housing Element Update

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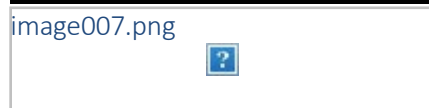
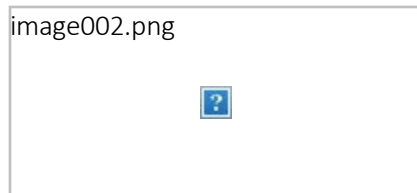
Hello Andrew,

I was contacted by Kevin from Housing for Everyone who informed me that according to your Housing Element Update our building is slated to be torn down for housing. We own our building at 1300 Civic Drive and have no plans to sell it or destroy it

anytime in the foreseeable future. I tried to decipher the Housing Element Update and am trying to see why we were on this list. As a nonprofit that exists thanks to the generosity of donors, I would not want the community to a.) think we are dissolving our organization, or b.) get the impression that we are selling our building for a substantial profit and thus do not need community support.

Can you tell me why we were on this list, who gave you the erroneous information that it is slated to be torn down for housing, and how we can be notified in the future before getting on a list.

Thank you for any information you can provide.



1300 Civic Drive, Walnut Creek, CA 94596

**Main / 925.937.8311 x104**



**Fax / 925.946.1869**

**[www.mowdiablregion.org](http://www.mowdiablregion.org)**

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**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Comment on Walnut Creek Housing Element - Appendix C, Individual Sites  
**Date:** Friday, August 19, 2022 2:30:52 PM  
**Attachments:** [image001.jpg](#)

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And here's the third. Looks like they've called many property owners on our sites list. One of those property owners was Meals on Wheels, which is what precipitated them reaching out to me in the first place (though, as you know, they changed their mind on that this morning).



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)>  
**Sent:** Friday, August 19, 2022 2:25 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Comment on Walnut Creek Housing Element - Appendix C, Individual Sites

**Warning: this message is from an external user and should be treated with caution.**

When I spoke with Loja Real Estate about the Trader Joe's property, they said they'd be open to discussing the possibility of redeveloping mixed-use residential with "the City," but that the permitting timelines made it unlikely. He sounded down on development standards throughout the state, though you never know.

Anyway, reaching out in the event that you have not had a chance to speak with them or did not know that they were interested.

Best,

[REDACTED]

On Fri, Aug 19, 2022 at 2:22 PM East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)> wrote:

Hi Andrew,  
Please find a comment from East Bay for Everyone and Diablo Valley for Everyone about Appendix C of the Housing Element Draft, concerning specific sites.

<https://eastbayforeveryone.org/wp-content/uploads/2022/08/2022-08-19-walnut-creek-individual-sites.pdf>

We'd be happy to discuss this letter with you or with HCD in more detail. We tried our best to be accurate, but we are volunteers and it's possible we made mistakes; apologies in advance for any errors.

Best,



**From:** [Andrew M. Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Comment on Walnut Creek Housing Element - Chapters 7 (Sites), 8 (Programs), Appendix B (AFFH)  
**Date:** Friday, August 19, 2022 2:29:26 PM  
**Attachments:** [image001.jpg](#)

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Here's the second



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)>  
**Sent:** Friday, August 19, 2022 2:20 PM  
**To:** [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov); Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; Mayor - City Council <[Mayor@walnut-creek.org](mailto:Mayor@walnut-creek.org)>; Public Comments <[publiccomments@walnut-creek.org](mailto:publiccomments@walnut-creek.org)>  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** Comment on Walnut Creek Housing Element - Chapters 7 (Sites), 8 (Programs), Appendix B (AFFH)

**Warning: this message is from an external user and should be treated with caution.**

Hi Andrew,  
Please find a comment from East Bay for Everyone and Diablo Valley for Everyone about Chapters 7 and 8 of the Housing Element Draft, concerning the overall inventory of sites, suggested policies and programs, and the Affirmatively Furthering Fair Housing component.

<https://eastbayforeveryone.org/wp-content/uploads/2022/08/2022-08-19-walnut-creek-affh-programs-sites.pdf>

Another letter ("Appendix C, Individual Sites") has comments on specific sites in the inventory.

We'd be happy to discuss this letter with you or with HCD in more detail. We tried our best to be accurate, but we are volunteers and it's possible we made mistakes; apologies in advance for any errors.

Best,  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Irlanda Martinez](#); [Hitta Mosesman](#)  
**Subject:** FW: Comments on Draft Housing Element  
**Date:** Friday, August 19, 2022 10:16:39 AM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)  
[Letter to Walnut Creek\\_Housing Element RHNA\\_2023.pdf](#)

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Here's the comment letter that came in this morning, along with my reply.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Friday, August 19, 2022 10:16 AM  
**To:** [REDACTED]  
**Subject:** RE: Comments on Draft Housing Element

Dear Mr. [REDACTED]

Thank you for your thorough and thoughtful comments. We will consider and incorporate them prior to submitting the draft Housing Element Update to the State for their review.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2022 11:17 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Comments on Draft Housing Element

**Warning: this message is from an external user and should be treated with caution.**

\_\_\_\_\_  
Hello Mr Smith,

I'm a Walnut Creek resident and I want to provide my feedback. It's in the attached document.

Thanks

\_\_\_\_\_

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Comments to City of Walnut Creek draft 6th Housing Element  
**Date:** Friday, August 19, 2022 4:20:55 PM  
**Attachments:** [image001.jpg](#)  
[letter in response to WC Housing Element requesting comments.docx](#)

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Here's another



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Friday, August 19, 2022 4:19 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** housingelements@hcd.ca.gov  
**Subject:** Comments to City of Walnut Creek draft 6th Housing Element

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy, looks like I'm just getting my comments in just before the deadline. My letter is attached. Please let me know if received.

Thanks [REDACTED]  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Housing Element Update Feedback  
**Date:** Wednesday, August 17, 2022 1:03:40 PM  
**Attachments:** [image004.jpg](#)  
[image005.jpg](#)  
[image001.jpg](#)  
[Letter to Walnut Creek on Housing Element re Grace Pres Tiny Homes co.pdf](#)

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Hi all,

Here's another comment along with my response, their response to my response, and my response to their response to my response. ©



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 12:36 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

I am attending the Tiny Home fest this weekend in Roseville and my tiny home associates would love to eventually streamline all of the planned Tiny Home Villages across the state. In the meantime, we will work on the 55 year lease and I also hope SB 1336 moves forward! Thanks again for your help. Much appreciated.

Sent from my iPad

On Aug 17, 2022, at 11:13 AM, Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Oh no, I'm sorry to hear that. Unfortunately, even if the Housing Element includes a program to change the zoning to allow projects like Hope Village "by-right", it will still take a somewhat lengthy public hearing process to amend the Zoning Ordinance. That could help the next project, but it won't speed things up for Hope Village. Hopefully you'll be able to work out a 55-year lease, because with AB 2162 you can pretty much just go straight to getting a Building Permit.

But in the meantime, I'm sure we're all closely watching [SB 1336](#) to see what happens.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 10:19 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** RE: Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

The only reason it might be reconsidered is because of the resistance from the Presbytery to agree to a 55 year lease. We are working on that but it is a big issue for the church and impacts the ground lease agreement between Hope Solutions and the Presbytery. We had negotiated a 30 year ground lease with the church, so this is a big change for them to consider. We are working on it.

[REDACTED]  
[REDACTED]  
[REDACTED]

---

**From:** [Andrew M Smith](#)  
**Sent:** Wednesday, August 17, 2022 10:02 AM  
**To:** [REDACTED]  
**Subject:** RE: Housing Element Update Feedback

Hi [REDACTED]

Thank you very much for your additional comments (and for your work on Hope Village)! Speaking of Hope Village, I thought that the decision had been made to go forward with using AB 2162; is that now being reconsidered?

Regards,  
-Andy

**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2022 9:36 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Re: Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

Dear Andy,

Thank you so much for your response to [REDACTED] input on the Draft Housing Element. I would also like to add input on the process for the 6 homes at Grace Presbyterian Church which I have been working on with Hope Solutions, HomeAid and FIRM Foundation. I serve on all 3 Boards so I am deeply involved in getting this project to the finish line. I also serve with Donna on the Walnut Creek Homeless Task Force. Thanks so much for your help and support. My letter is attached.

**RE: Walnut Creek Draft Housing Element**

I want to thank Walnut Creek for the hard work that has gone into drafting the Housing Element for 2023 – 2031. The City has done a commendable job in providing housing and I commend the City on it's well-drafted Housing Element.

I have been in the housing industry for over 40 years and most recently was Executive Director of HomeAid Northern California, a non-profit organization, where we began a program to add **Tiny Homes to faith based properties as a way to add much needed housing for formerly homeless people** at a much lower cost than typical affordable housing projects. I also serve on the Boards of Hope Solutions, FIRM Foundation Community Housing, Eden Housing and the Walnut Creek Homelessness Task Force and we are working on adding several more Tiny Home Villages on faith bases properties around the Bay Area.

We have been working on a **6 unit tiny home community** at Grace Presbyterian Church in Walnut Creek called **Hope Village**. It is a partnership between Grace Presbyterian Church, Hope Solutions, HomeAid and FIRM Foundation. We have been working on the project for over a year and were hoping to be able to house people this year.

The Draft Housing Element lists our **Grace Presbyterian Church 6 unit project as an "adequate site" to potentially adding 6 units of very low-income housing**. Because this housing is so desperately needed, we are hoping that the City of Walnut Creek will consider a ministerial, "by-right" approval of these 6 units, so HomeAid can begin construction this fall.

We are also considering using AB 2162, but there is an unknown as to what deed restrictions that might add to the project which could potentially make the project unfeasible with the church. We have also been awarded 6 Project Based Vouchers from the County. We are concerned about the ongoing NIMBY efforts to stop or stall this project, even though it only adds 6 housing units for people most in need so timeliness is critically important.

Please consider approving this small, but much needed Hope Village with a ministerial process for housing permits or "by-right approval". A discretionary process for housing

development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA requirements.

[REDACTED]

On Tue, Aug 16, 2022 at 5:11 PM Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Hi [REDACTED]

Thank you very much for your thorough review of the draft Housing Element. As you have discovered, the State's new requirements for the 6<sup>th</sup> cycle have resulted in a significantly larger document than in previous cycles, the result of a greatly increased effort on the City's part, but as you also well know, it's all for a very good cause.

As I'm sure you've noticed, HCD's rejection rate of cities' and counties' Housing Elements is quite high for the 6<sup>th</sup> cycle, and often for the reasons you noted in your e-mail. Fortunately, our consultant team has been successful in achieving HCD certification for several 6<sup>th</sup> cycle Housing Element updates in the southern portion of the state where the 6<sup>th</sup> cycle started two years before the Bay Area. That said, your comments are valuable, and we will evaluate and respond to them in the final draft Housing Element update that will go to the Planning Commission and City Council next year for review and adoption.

Thank you again for this and everything else you do!  
-Andy

image005.jpg



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]

**Sent:** Tuesday, August 16, 2022 11:45 AM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; [REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

Dear Andy,

I am writing in response to the request for public review and comments of the draft Housing Element. Previously, I sent two emails regarding the accuracy of information. This email is in regard to policies and programs. The focus for this review is on State HCD compliance with the goal of ensuring certification of the HEU as we truly want to have more affordable housing in the City of Walnut Creek.

I recently learned of Housing Elements from 11 cities that were rejected and researched the findings of the HCD review team. My comments are organized as follows:

1. HCD Statement on Cycle 6 of the Housing Element
2. HEU Common Pitfalls Cited by HCD and,
3. AFFH Policies
4. Recommendations for Walnut Creek HEU Goals and Programs

Review was difficult and time consuming, but I did my best to identify areas where I had comments. Please see attached documents.

Sincerely,

[REDACTED]  
Walnut Creek Homeless Task Force - Housing & Shelter Committee  
[REDACTED]

**From:** [Andrew M. Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Housing Element Update Feedback  
**Date:** Tuesday, August 16, 2022 5:17:06 PM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)  
[Draft Housing Element.pdf](#)  
[Walnut Creek HEU Review.docx](#)

---

Hi all,

Attached are HEU comments from [REDACTED] and the Walnut Creek Homeless Task Force, along with my response. Please note that they have also included comments as notes in the attached HEU pdf.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Tuesday, August 16, 2022 5:12 PM  
**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** RE: Housing Element Update Feedback

Hi [REDACTED]

Thank you very much for your thorough review of the draft Housing Element. As you have discovered, the State's new requirements for the 6<sup>th</sup> cycle have resulted in a significantly larger document than in previous cycles, the result of a greatly increased effort on the City's part, but as you also well know, it's all for a very good cause.

As I'm sure you've noticed, HCD's rejection rate of cities' and counties' Housing Elements is quite high for the 6<sup>th</sup> cycle, and often for the reasons you noted in your e-mail. Fortunately, our consultant team has been successful in achieving HCD certification for several 6<sup>th</sup> cycle Housing Element updates in the southern portion of the state where the 6<sup>th</sup> cycle started two years before the Bay Area. That said, your comments are valuable, and we will evaluate and respond to them in

the final draft Housing Element update that will go to the Planning Commission and City Council next year for review and adoption.

Thank you again for this and everything else you do!

-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

**From:** [REDACTED] >

**Sent:** Tuesday, August 16, 2022 11:45 AM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Housing Element Update Feedback

**Warning: this message is from an external user and should be treated with caution.**

Dear Andy,

I am writing in response to the request for public review and comments of the draft Housing Element. Previously, I sent two emails regarding the accuracy of information. This email is in regard to policies and programs. The focus for this review is on State HCD compliance with the goal of ensuring certification of the HEU as we truly want to have more affordable housing in the City of Walnut Creek.

I recently learned of Housing Elements from 11 cities that were rejected and researched the findings of the HCD review team. My comments are organized as follows:

1. HCD Statement on Cycle 6 of the Housing Element
2. HEU Common Pitfalls Cited by HCD and,
3. AFFH Policies
4. Recommendations for Walnut Creek HEU Goals and Programs

Review was difficult and time consuming, but I did my best to identify areas where I had comments. Please see attached documents.

Sincerely,

[REDACTED]  
Walnut Creek Homeless Task Force - Housing & Shelter Committee  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Irlanda Martinez](#); [Dima Galkin](#)  
**Cc:** [Nancy Bragado](#); [Hitta Mosesman](#)  
**Subject:** FW: Local 152 Walnut Creek Housing Element Comments  
**Date:** Wednesday, July 20, 2022 11:20:52 AM  
**Attachments:** [image001.jpg](#)  
[Local 152 City of Walnut Creek Housing Element Comments.pdf](#)  
**Importance:** High

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Hi all,

Please see the attached comment letter. Am I correct in assuming that were the City to adopt the author's proposed local hire, apprenticeship, healthcare, etc. requirements, that we would need to identify them as a regulatory impediment to housing?

Also, I plan on including the correspondence we've received thus far since March (nine letters/e-mails) as attachments to the staff report.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 20, 2022 10:49 AM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** Housing <Housing@walnut-creek.org>; Contact Us City Clerk <contactusclerk@walnut-creek.org>; Kyle Swarens <kswarens@nccrc.org>; Jacob Adiarte <JAdiarte@nccrc.org>; Dan Calamuci <DCalamuci@nccrc.org>  
**Subject:** Local 152 Walnut Creek Housing Element Comments  
**Importance:** High

**Warning: this message is from an external user and should be treated with caution.**

Dear Andrew,

Thank you for speaking on the phone yesterday.

As discussed, please find attached a letter with comments regarding the Walnut Creek Housing Element Update. This is a submission on behalf of Carpenters Local Union 152.



Thank you in advance for considering our proposals. We look forward to collaborating with you in helping the City realize its housing agenda.



**Nor Cal Carpenters Union**

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Mayor's Conference Follow-up  
**Date:** Friday, August 19, 2022 10:58:34 AM  
**Attachments:** [image001.jpg](#)  
[Housing Considerations.docx](#)

---

Hi again,

Here's another comment letter.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Sherluna Vien <[Vien@walnut-creek.org](mailto:Vien@walnut-creek.org)>  
**Sent:** Friday, August 19, 2022 10:29 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** Meredith Calbreath <[calbreath@walnut-creek.org](mailto:calbreath@walnut-creek.org)>  
**Subject:** FW: Mayor's Conference Follow-up

FYI – comments for the Housing Element.

Sherluna

---

**From:** Mayor - City Council <[Mayor@walnut-creek.org](mailto:Mayor@walnut-creek.org)>  
**Sent:** Friday, August 19, 2022 9:26 AM  
**To:** Housing <[Housing@walnut-creek.org](mailto:Housing@walnut-creek.org)>; Sherluna Vien <[Vien@walnut-creek.org](mailto:Vien@walnut-creek.org)>; Meredith Calbreath <[calbreath@walnut-creek.org](mailto:calbreath@walnut-creek.org)>  
**Subject:** FW: Mayor's Conference Follow-up

This email came in through the Mayor - City Council mailbox.

Thanks,  
Nancy

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**From:** Ryndie Azevedo <[razevedo@walnut-creek.org](mailto:razevedo@walnut-creek.org)>  
**Sent:** Thursday, August 18, 2022 4:58 PM  
**To:** Mayor - City Council <[Mayor@walnut-creek.org](mailto:Mayor@walnut-creek.org)>  
**Subject:** FW: Mayor's Conference Follow-up

**From:** Caitlin Bracken

**Sent:** Wednesday, August 17, 2022 3:58 PM

**To:** [lthorpe@antiochca.gov](mailto:lthorpe@antiochca.gov); [jbryant@brentwoodca.gov](mailto:jbryant@brentwoodca.gov); [peterc@claytonca.gov](mailto:peterc@claytonca.gov);  
[Carlyn.Obringer@cityofconcord.org](mailto:Carlyn.Obringer@cityofconcord.org); [arnerich@danville.ca.gov](mailto:arnerich@danville.ca.gov); Tessa Rudnick <[trudnick@ci.el-cerrito.ca.us](mailto:trudnick@ci.el-cerrito.ca.us)>; [ckelley@ci.hercules.ca.us](mailto:ckelley@ci.hercules.ca.us); [scandell@lovelafayette.org](mailto:scandell@lovelafayette.org);  
[rschroder@cityofmartinez.org](mailto:rschroder@cityofmartinez.org); [mmccluer@moraga.ca.us](mailto:mmccluer@moraga.ca.us); [higgins@ci.oakley.ca.us](mailto:higgins@ci.oakley.ca.us);  
[aworth@cityoforinda.org](mailto:aworth@cityoforinda.org); [nmartinez-rubin@ci.pinole.ca.us](mailto:nmartinez-rubin@ci.pinole.ca.us); [mcraft@ci.pittsburg.ca.us](mailto:mcraft@ci.pittsburg.ca.us);  
[mharris@pleasanthillca.org](mailto:mharris@pleasanthillca.org); [nat\\_bates@comcast.net](mailto:nat_bates@comcast.net); [RitaX@sanpabloca.gov](mailto:RitaX@sanpabloca.gov);  
[dhudson@sanramon.ca.gov](mailto:dhudson@sanramon.ca.gov); Loella Haskew <[Haskew@walnut-creek.org](mailto:Haskew@walnut-creek.org)>  
**Cc:** [mbarbanica@antiochca.gov](mailto:mbarbanica@antiochca.gov); [mwilson@antiochca.gov](mailto:mwilson@antiochca.gov); Johnson, Con <[cjohnson@antiochca.gov](mailto:cjohnson@antiochca.gov)>;  
[ehouseholder@antiochca.gov](mailto:ehouseholder@antiochca.gov); [svasquez@antiochca.gov](mailto:svasquez@antiochca.gov); [twalker@antiochca.gov](mailto:twalker@antiochca.gov);  
[ogorchock@comcast.net](mailto:ogorchock@comcast.net); [jrodriguez@brentwoodca.gov](mailto:jrodriguez@brentwoodca.gov); [krarey@brentwoodca.gov](mailto:krarey@brentwoodca.gov);  
[togden@brentwoodca.gov](mailto:togden@brentwoodca.gov); [jmendoza@brentwoodca.gov](mailto:jmendoza@brentwoodca.gov); [smeyer@brentwoodca.gov](mailto:smeyer@brentwoodca.gov);  
[dwilliams@brentwoodca.gov](mailto:dwilliams@brentwoodca.gov); [mwimberly@brentwoodca.gov](mailto:mwimberly@brentwoodca.gov); [cwolfe@ci.clayton.ca.us](mailto:cwolfe@ci.clayton.ca.us);  
[jwan@ci.clayton.ca.us](mailto:jwan@ci.clayton.ca.us); [jcalderon@ci.clayton.ca.us](mailto:jcalderon@ci.clayton.ca.us); [ltillman@ci.clayton.ca.us](mailto:ltillman@ci.clayton.ca.us); [reinas@claytonca.gov](mailto:reinas@claytonca.gov);  
[jdiaz@ci.clayton.ca.us](mailto:jdiaz@ci.clayton.ca.us); [Dominic.aliano@cityofconcord.org](mailto:Dominic.aliano@cityofconcord.org); Birsan, Edi  
<[Edi.Birsan@cityofconcord.org](mailto:Edi.Birsan@cityofconcord.org)>; [wendy.mcauley@cityofconcord.org](mailto:wendy.mcauley@cityofconcord.org);  
[valerie.barone@cityofconcord.org](mailto:valerie.barone@cityofconcord.org); [Laura.hoffmeister@cityofconcord.org](mailto:Laura.hoffmeister@cityofconcord.org);  
[Tim.mcgallian@cityofconcord.org](mailto:Tim.mcgallian@cityofconcord.org); [storer@danville.ca.gov](mailto:storer@danville.ca.gov); [dfong@danville.ca.gov](mailto:dfong@danville.ca.gov);  
[rmorgan@danville.ca.gov](mailto:rmorgan@danville.ca.gov); [jcalabrigo@danville.ca.gov](mailto:jcalabrigo@danville.ca.gov); [msunseri@danville.ca.gov](mailto:msunseri@danville.ca.gov);  
[dfriedmann@danville.ca.gov](mailto:dfriedmann@danville.ca.gov); [councilstepper@yahoo.com](mailto:councilstepper@yahoo.com); [jabelson@ci.el-cerrito.ca.us](mailto:jabelson@ci.el-cerrito.ca.us);  
[kpinkos@ci.el-cerrito.ca.us](mailto:kpinkos@ci.el-cerrito.ca.us); [pfadelli@ci.el-cerrito.ca.us](mailto:pfadelli@ci.el-cerrito.ca.us); [lmotoyama@ci.el-cerrito.ca.us](mailto:lmotoyama@ci.el-cerrito.ca.us);  
[hcharlety@ci.el-cerrito.ca.us](mailto:hcharlety@ci.el-cerrito.ca.us); [gquinto@ci.el-cerrito.ca.us](mailto:gquinto@ci.el-cerrito.ca.us); [dhall@ci.hercules.ca.us](mailto:dhall@ci.hercules.ca.us);  
[dbailey@ci.hercules.ca.us](mailto:dbailey@ci.hercules.ca.us); [lberges@ci.hercules.ca.us](mailto:lberges@ci.hercules.ca.us); [alex4hercules@gmail.com](mailto:alex4hercules@gmail.com);  
[danromero@ci.hercules.ca.us](mailto:danromero@ci.hercules.ca.us); [tgrimsley@ci.hercules.ca.us](mailto:tgrimsley@ci.hercules.ca.us); [tgerringer@lovelafayette.org](mailto:tgerringer@lovelafayette.org);  
[canduri@lovelafayette.org](mailto:canduri@lovelafayette.org); [nsrivatsa@lovelafayette.org](mailto:nsrivatsa@lovelafayette.org); [gawson@lovelafayette.org](mailto:gawson@lovelafayette.org);  
[wkwok@lovelafayette.org](mailto:wkwok@lovelafayette.org); [jrobbins@lovelafayette.org](mailto:jrobbins@lovelafayette.org); [bzorn@cityofmartinez.org](mailto:bzorn@cityofmartinez.org);  
[evillanueva@cityofmartinez.org](mailto:evillanueva@cityofmartinez.org); [dmckillop@cityofmartinez.org](mailto:dmckillop@cityofmartinez.org); [ldelaney@cityofmartinez.org](mailto:ldelaney@cityofmartinez.org);  
[efigueroa@cityofmartinez.org](mailto:efigueroa@cityofmartinez.org); [mross@cityofmartinez.org](mailto:mross@cityofmartinez.org); [cbattenberg@moraga.ca.us](mailto:cbattenberg@moraga.ca.us); Teresa  
Onoda <[tonoda@moraga.ca.us](mailto:tonoda@moraga.ca.us)>; [mmcinturf@moraga.ca.us](mailto:mmcinturf@moraga.ca.us); [rsos@moraga.ca.us](mailto:rsos@moraga.ca.us);  
[swoehleke@moraga.ca.us](mailto:swoehleke@moraga.ca.us); [smakker@moraga.ca.us](mailto:smakker@moraga.ca.us); [marquez@ci.oakley.ca.us](mailto:marquez@ci.oakley.ca.us);  
[awilliams@ci.oakley.ca.us](mailto:awilliams@ci.oakley.ca.us); [meadows@ci.oakley.ca.us](mailto:meadows@ci.oakley.ca.us); [fuller@ci.oakley.ca.us](mailto:fuller@ci.oakley.ca.us);  
[mcmurray@ci.oakley.ca.us](mailto:mcmurray@ci.oakley.ca.us); [randypope@ci.oakley.ca.us](mailto:randypope@ci.oakley.ca.us); [nkosla@cityoforinda.org](mailto:nkosla@cityoforinda.org);  
[dgee@cityoforinda.org](mailto:dgee@cityoforinda.org); [ssmith@cityoforinda.org](mailto:ssmith@cityoforinda.org); [ssalomon@cityoforinda.org](mailto:ssalomon@cityoforinda.org);  
[dfay@cityoforinda.org](mailto:dfay@cityoforinda.org); [imiller@cityoforinda.org](mailto:imiller@cityoforinda.org); [dmurphy@ci.pinole.ca.us](mailto:dmurphy@ci.pinole.ca.us); Maureen Toms  
<[mtoms@ci.pinole.ca.us](mailto:mtoms@ci.pinole.ca.us)>; [hiopu@ci.pinole.ca.us](mailto:hiopu@ci.pinole.ca.us); [amurray@ci.pinole.ca.us](mailto:amurray@ci.pinole.ca.us); [atave@ci.pinole.ca.us](mailto:atave@ci.pinole.ca.us);  
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[hmuro@ci.pittsburg.ca.us](mailto:hmuro@ci.pittsburg.ca.us); [hwhite@ci.pittsburg.ca.us](mailto:hwhite@ci.pittsburg.ca.us); [kcarlson@pleasanthillca.org](mailto:kcarlson@pleasanthillca.org);  
[snoack@pleasanthillca.org](mailto:snoack@pleasanthillca.org); [jdaalos@pleasanthillca.org](mailto:jdaalos@pleasanthillca.org); [jatalano@pleasanthillca.org](mailto:jatalano@pleasanthillca.org);  
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[Shasa\\_curl@ci.richmond.ca.us](mailto:Shasa_curl@ci.richmond.ca.us); [trina\\_jackson@ci.richmond.ca.us](mailto:trina_jackson@ci.richmond.ca.us); [irene\\_lozano@ci.richmond.ca.us](mailto:irene_lozano@ci.richmond.ca.us); [demnlus\\_johnson@ci.richmond.ca.us](mailto:demnlus_johnson@ci.richmond.ca.us); [eduardo\\_martinez@ci.richmond.ca.us](mailto:eduardo_martinez@ci.richmond.ca.us); [tom.butt@intres.com](mailto:tom.butt@intres.com); [patriciap@sanpabloca.gov](mailto:patriciap@sanpabloca.gov); [arturoC@sanpabloca.gov](mailto:arturoC@sanpabloca.gov); [elizabethp@sanpabloca.gov](mailto:elizabethp@sanpabloca.gov); Lehny Corbin <[LehnyC@sanpabloca.gov](mailto:LehnyC@sanpabloca.gov)>; [mattR@sanpabloca.gov](mailto:mattR@sanpabloca.gov); [LaTanyaF@sanpabloca.gov](mailto:LaTanyaF@sanpabloca.gov); [abelp@sanpabloca.gov](mailto:abelp@sanpabloca.gov); [jgorton@sanramon.ca.gov](mailto:jgorton@sanramon.ca.gov); [marmstrong@sanramon.ca.gov](mailto:marmstrong@sanramon.ca.gov); [sverose@sanramon.ca.gov](mailto:sverose@sanramon.ca.gov); [szafar@sanramon.ca.gov](mailto:szafar@sanramon.ca.gov); [ksmith@sanramon.ca.gov](mailto:ksmith@sanramon.ca.gov); [sperkins@sanramon.ca.gov](mailto:sperkins@sanramon.ca.gov); Ryndie Azevedo <[razevedo@walnut-creek.org](mailto:razevedo@walnut-creek.org)>; Cindy Darling <[darling@walnut-creek.org](mailto:darling@walnut-creek.org)>; Kevin Wilk <[KWilk@walnut-creek.org](mailto:KWilk@walnut-creek.org)>; Matt Francois <[francois@walnut-creek.org](mailto:francois@walnut-creek.org)>; Dan Buckshi <[buckshi@walnut-creek.org](mailto:buckshi@walnut-creek.org)>; Cindy Silva <[Csilva@walnut-creek.org](mailto:Csilva@walnut-creek.org)>; Contra Costa County Climate Leaders (4CL) <[info@cccclimateleaders.org](mailto:info@cccclimateleaders.org)>; Caitlin Bracken [REDACTED]

**Subject:** Mayor's Conference Follow-up

**Warning: this message is from an external user and should be treated with caution.**

Honorable Mayors,

Thank you for giving me the opportunity to speak during the public comments section of the mayor's conference on August 4th. I am a college student working as an independent consultant for the Contra Costa County Climate Leaders Program ([4CL](#)).

This is a very important time as each of you is wrapping up your General Plan Updates of Housing Elements. Given the project of planning for thousands of new homes in our county, we must ensure that we go about such an undertaking in an equitable and sustainable way.

Working closely off of a list of recommendations for inclusion in housing elements developed by the Greenbelt Alliance and nearly a dozen other local environmental and non-profit groups, I have developed a list of ten important considerations, attached below.

I want to highlight some of the most important ones in this email.

1. Please ensure all housing elements contain strict deliverables, target dates, and implementation steps. Furthermore, annual reporting on progress must remain visible to the public, such as a review and an annual report of how each city and the county is meeting greenhouse gas reduction goals given extensive planned construction.
2. Please plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities. Ensure that housing sites zoned to accommodate lower-income households are not concentrated in lower resource areas, areas of poverty, or racially and ethnically concentrated areas, but rather dispersed throughout the community.
3. Implement policies that reduce energy consumption such as programs that

incentivize residential properties to transition to renewable energy and provide information regarding rebate programs and energy audits available through companies like Pacific Gas and Electric.

4. Require innovative sustainable building practices and require design standards to utilize green infrastructure technology that goes beyond existing requirements under California State Law. Examples include requirements for green spaces, solar designs, recyclable construction materials, and energy efficient appliances.

**From:** [Andrew M Smith](#)  
**To:** [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Cc:** [Nancy Bragado](#)  
**Subject:** FW: Public comment on the draft Housing Element Update  
**Date:** Wednesday, August 10, 2022 5:48:24 PM  
**Attachments:** [image001.jpg](#)

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Hi Hitta & Irlanda,

I just received the following comment letter [REDACTED]. Separate from the HEU process, I'm also sharing it with relevant City staff.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Wednesday, August 10, 2022 5:37 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Public comment on the draft Housing Element Update

**Warning: this message is from an external user and should be treated with caution.**

Dear Mr. Smith

As the City of Walnut Creek goes through the process of updating its Housing Element of the General Plan, please consider the impact new development will have on the Walnut Creek and Ygnacio Valley Libraries, as the increased number of housing units recommended for your city by the Association of Bay Area Governments (ABAG) will certainly have an impact on the Library's ability to sufficiently serve the residents of Walnut Creek.

Contra Costa County funds a base level of 40 weekly open hours at each of the Walnut Creek and Ygnacio Valley Libraries. If the City of Walnut Creek would like either library to be open more than 40 hours per week, the City may contribute funding for additional open hours, up to 56 hours per week. The City of Walnut Creek is currently funding 12 extra hours at each location. Additionally, the

City of Walnut Creek is responsible for funding the library facility, its upkeep, and all utility costs.

Compared to other Bay Area Libraries, Contra Costa County Library has the lowest level of funding.

<b>Library</b>	<b>Funding per Person</b>	<b>Population of Service Area</b>	<b>Number of Libraries</b>
Contra Costa	\$33.58	1,042,344	26
Richmond	\$39.86	111,217	3
Alameda Co.	\$55.68	613,679	10
Pleasanton	\$58.95	79,464	1
Livermore	\$60.49	91,861	3
Solano	\$60.58	389,856	9
Alameda City	\$72.39	81,312	3
Napa	\$83.17	133,015	4
Benicia	\$86.91	27,131	1
Oakland	\$94.42	433,697	18
Marin	\$123.04	142,424	10
San Francisco	\$165.09	873,965	28
Berkeley	\$176.40	122,580	5

As a result of this limited funding, the Walnut Creek and Ygnacio Valley Library facilities have somewhat limited open hours, collections, and technology. The Ygnacio Valley Library facility is also old, outdated, and too small for its service area. The increased population attributable to future development of new housing units referenced in the City's proposed Housing Element will further exacerbate these issues. This will be particularly detrimental to low-income residents, many of whom rely on public libraries for its free resources, including computers and internet access. We anticipate that an increased population from new development within the City will require a library with a larger collection of books, and more literacy and enrichment programs, particularly for young children and school aged children. To the extent these impacts are attributable to new development within the City, there may be a basis for requiring new development to fund its proportional share of Library space, collection, and/or services required to mitigate the impacts of that new development.

Please consider evaluating the impact that additional development in the City will have on the Walnut Creek and Ygnacio Valley Libraries, and please consider whether it is feasible to mitigate this impact by requiring new development to pay an impact fee that would fund library facilities and services necessary to mitigate the impact of that new development. These investments will help to ensure that the partnership between Contra Costa County and the City of Walnut Creek will continue to serve current and future residents of Walnut Creek at a level that will help your City and its residents thrive.



Thank you,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: Walnut Creek Housing Element Comments  
**Date:** Monday, August 15, 2022 11:17:11 AM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)  
[Walnut Creek HE Comments\\_TransForm.pdf](#)

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Hi all,

Attached is an HEU comment letter and my reply below.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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**From:** Andrew M Smith  
**Sent:** Monday, August 15, 2022 11:15 AM  
[REDACTED]  
**Subject:** RE: Walnut Creek Housing Element Comments

Hi [REDACTED]

Thank you very much for your feedback on our draft Housing Element Update. We have taken a particular interest in Transform's GreenTRIP program, going all the way back to the beginning when Ann Cheng was just getting things started. After a few aborted attempts to create our own local model/standards (yet another thing impacted by COVID), we are finally starting the work of studying the actual parking demand for multifamily residential development in Walnut Creek, as part of our "Right-Sized Parking" program, which you referenced in your comment letter. This also comes on the heels of the City's adoption of [Rethinking Mobility](#), our transportation strategic plan, which provides a roadmap for updating and expanding the City's transportation-related programs, policies, and regulations.

Regarding your comment to require unbundled parking in transit-proximate developments, do you have any good examples of other cities' regulations which you could point me towards? We're not actively pursuing that at the moment, but it would be helpful for us to have that knowledge moving forward. And of course I would be doing ourselves a disservice if I didn't point out that Walnut Creek does not prohibit unbundled parking (which is of course different than requiring it, but it's a start).

Lastly, regarding the one-half mile parking reduction zone around the BART stations, it's worth

noting that the entire North Downtown Specific Plan area falls within the one-half mile radius of the Walnut Creek BART station, and the West Downtown Specific Plan includes policies meant to increase the number of parcels that fall within that same one-half mile radius through the provision of new bike/pedestrian pathways. Also, the parking regulations for the entirety of both specific plan areas allows tandem spaces to count towards the parking requirements for new developments, in addition to enhanced bicycle parking requirements.

Thanks again, and please let me know if you have any follow-up questions or would like to discuss any of this further.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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**From:** Kendra Ma <[kendrama@transformca.org](mailto:kendrama@transformca.org)>  
**Sent:** Friday, August 12, 2022 2:44 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov)  
**Subject:** Walnut Creek Housing Element Comments

**Warning: this message is from an external user and should be treated with caution.**

Hi Planning Department and City Councilmembers,

My name is [REDACTED] TransForm. We are a nonprofit policy advocacy organization focusing on better land use and transportation policy at the local, regional, and state level. Thank you for releasing a draft of the City's Housing Element for review and public comment. Our team has put together some feedback that we would like to see addressed in the Housing Element.

We applaud the City for releasing their draft Housing Element for feedback. We'd love to see if the Element can include clearer goals and language around parking policies and TDM strategies. Please see the attachment in this email to see our comments and recommendations.

Feel free to reach out if you have any questions - we know this is a busy time of year and we thank you so much for your hard work around this!

Thanks,

[REDACTED]

--

[REDACTED]

[REDACTED]

**TransForm**

560 14th Street, Suite 400, Oakland, CA 94612

Sign up for our emails at [www.TransFormCA.org](http://www.TransFormCA.org). Follow us on [Twitter](#), [Instagram](#), [Facebook](#), and [Linkedin](#), too.

**From:** [Andrew M Smith](#)  
**To:** [Nancy Bragado](#); [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Subject:** FW: YIMBY Law comment on Walnut Creek's housing element  
**Date:** Thursday, August 18, 2022 1:30:16 PM  
**Attachments:** [image002.jpg](#)  
[image001.jpg](#)  
[220818 CFHE\\_YL Letter to Walnut Creek.pdf](#)

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Here's another comment letter and my response.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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**From:** Andrew M Smith  
**Sent:** Thursday, August 18, 2022 1:29 PM  
**To:** [REDACTED]  
**Subject:** RE: YIMBY Law comment on Walnut Creek's housing element

Dear [REDACTED]

Thank you for your letter. We will consider and incorporate your comments prior to submitting the draft Housing Element Update to the State for their review.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
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**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2022 10:16 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov)  
**Subject:** YIMBY Law comment on Walnut Creek's housing element

**Warning: this message is from an external user and should be treated with caution.**

Dear Mr. Smith:

Please find attached the Campaign for Fair Housing Elements' and YIMBY Law's comments on Walnut Creek's draft housing element. Please contact me with questions.

[REDACTED]

[REDACTED]

[REDACTED]



August 19, 2022

Andrew Smith, Walnut Creek Senior Planner  
Amsmith@walnut-creek.org

#### Comments on 6<sup>th</sup> Housing Element Draft Documents:

In order to meet ambitious housing needs the City of Walnut Creek needs to prioritize hiring more staff. Since we are in a “housing crisis” many of the time lines for implementation, especially in the affordable housing area, need to be expedited. (Specifics to follow).

Since Walnut Creek has a successful record on filling above moderate housing, the City should spend more staff time, emphasis, funding, and guiding policies on meeting the EL, VL and L categories on housing by income.

The City should 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).

Affordable housing developers have strict timelines, particularly when accessing funding. Walnut Creek should streamline all aspects of the process.

#### Some suggestions from affordable stakeholder meeting:

- Quicker entitlements allow project to be financed/completed sooner
- Create design guidelines set up with checklist of objective standards and reduce call backs to design review
- It would be helpful to have a Housing Element that provides a map of best tax credit locations.
- Restrictive heights are hard to overcome
- Requirements to build in a mixed use area is particularly difficult and more expensive
- Please recognize there is no public funding to support mixed use for affordable housing developers. Walnut Creek has a slew of mixed use classifications.
- Flexibility is key, don't layer so many requirements
- Look for lower opportunity sites that have better transit access
- Look for sites that don't require a parking structure
- Too many additional fees for public facilities
- Prioritize streamlining by Planning, Buildings, and Public Works

The 21 census tracts indicate 18 at high or highest resource and 3 at moderate resource. There are no low resource or disadvantaged resource areas. Most of the infill housing projects are using the density bonuses to build one moderate or low income unit with the others being above market. Look for more sites outside of the Core that would accommodate four-plexes and rezone them. There is focus on low and market-rate housing and the missing middle needs specific attention.

The DT identified low-income sites generally have multiple parcels and usually different owners with various approved height limits. Do the different specific areas hinder or help development, or were they



created rather than working to address the height restrictions approved by the voters in 1985 General Plan?

In General 17, Specific Plans have boxed us into less flexibility.

There is concern that these reused sites won't produce the needed amount of affordable housing. The City should commit to annual progress reviews that would trigger policy changes, rezoning, and additional streamlining to meet RHNA numbers.

ADUs are listed to be permitted in many areas. How do you propose to add ADUs to the housing stock for WC for low-income housing when the financing method for low income land owners is not yet in place and most funding requires using equity from a home or a traditional loan that isn't available to low-income owners?

p. 161 lists Supportive Housing and that they are permitted in all residential district if less than 50 units and permitted by-right. How much Supportive Housing was built in the 5<sup>th</sup> Housing Element Cycle? How much is identified for the 6<sup>th</sup> Cycle? What land use classification should I look for?

City allows mobile home and manufactured homes to be constructed in all single residential zoning. Do we actually have any in Walnut Creek?

## **Topics**

Outreach – While outreach was not restrictive, it's also not clear what intentional outreach was done to engage the low-income and BIPOC residents and their responses. Comments are shared from other stakeholders.

### **Barriers to not enough affordable housing. Comments from stakeholders.**

Affordable housing properties have lots of people apply, but are not qualifying. Received 250 applicants at Oaks Apts. since February. There is a minimum income for the property at \$53,000 and lots of people are not qualifying.

Ivy Hill Apts. has also had a hard time qualifying people because the HUD program has changed.

Wait lists on the City website re: affordable units that are available are too long.

Can't compete with developers who have access to low cost of capital.

Uncertainty of hard costs to build is the biggest impediment to new housing construction.

City should understand streamlining provisions of law and step aside to allow 100% affordable housing happen.

Office commercial used to convert to residential with conditional use permit

Many site selections for affordable housing were identified on the 5<sup>th</sup> Housing Element that are being listed again. What changes does the City plan to adopt to actually get housing built on these sites?

## 8.1 Goal H-1 New Housing Development/Implementation/Schedule of Action

- H.1.B – Encourage and Incentivize ADUs – In Process: approve production of pre-approved ADU designs and permit-ready **construction** plans. Schedule: Action End of 2022-23
  - Include pre-manufactured process to make ADUs more affordable to all
- Schedule of Action: research reduction or waiver of permit fees. **End of 6<sup>th</sup> cycle**
  - **Change to 2023-2024 to have any impact on this cycle**
- H.1.C – Technical Assistance to Developers – Schedule of Action
  - Be pro-active. Reach out to developers interested in building affordable housing and find out what they need. Ask them what is the best time to set up a meeting
- H.1.D – Maintain/Update Site Inventory
  - Schedule of Action: ID additional sites for affordable housing after the housing element is certified:
    - Start 1<sup>st</sup> quarter – Any zoning changes will take time to implement
- Pleasant Hill is preserving naturally occurring workforce housing. Pleasant Hill made loans and approved regulatory agreement to help preserve property and help qualify for welfare exemption.

## Possible New Funding

- Commit to percentage for newly proposed ½ cent WC sales tax
- Implement tax on completed sale of real estate transactions over \$500,000 to be paid by the seller. Deposit into local affordable housing trust fund

## 8.2 Goal H-2A Affordable Housing

- H.2.C – Allocate CDBG funding
  - Meet with ECHO Housing before annual City budgeting
- H.2.E Community Housing Engagement
  - Execute Community Outreach outside of a City Council meeting that engages the public on the housing needs, progress on each levels of housing built and opportunities for Q & A dialogue.
- H.2.D – Facilitate Access to Affordable Housing for Residents
  - Schedule of Action stated end of 2023 – Recommend a specific regular update schedule. Within 3 days of receiving new openings, and bi-monthly on status updates,
- H.2.G – Improve 1<sup>st</sup> Time Homebuyer Assistance Program
  - Schedule – move up to end of year 2023-2024
- H.2.1 – Regional Collaboration on Affordable Housing and Homelessness
  - Schedule of Action - WC council member on regional meetings shall request item on agenda no less than once a year to discuss new avenues of funding and creating additional affordable housing.
    - CORE information can be put on the website by first quarter 2023
- H.2N – Assist with Development of Lower Income Housing.
  - Commit to analysis to amend fee collection process, reducing 100% of fees for lower income affordable housing and 50% to moderate housing.

- Schedule of Action: Start now to begin the analysis and action effective Dec. 32, 2023. It generally takes 2 years to get items through the City Council. Too late to wait until the 6<sup>th</sup> housing analysis is certified.
- H.2.O Feasibility study for City to provide fee underwriting deferrals/fast-tracking flexible development standards, incentives and concessions.
  - Schedule of Action Move up to 2023-24

#### Preservation:

- Identify new funding for financial and technical support for CLTs, tenant council, co-ops, etc.
- Provide right of 1<sup>st</sup> offer and right of refusal for tenants, CLTs and non-profits
- Adopt Anti-Harassment Ordinance to prohibit landlord harassment and constructive eviction actions
- Promote policies that encourage community ownership and stewardship of land to develop affordable housing, such as community land trust models.
- Develop a program to subsidize the cost of reasonable modifications to make housing accessible for people with disabilities

Thank you for the opportunity to give input to this important and data-filled document.

I have heard repeatedly through this process that cities don't build housing. They do make it possible to build housing through their policies and active outreach to affordable housing developers and the community.

Just as it is critical to make big changes in the way we currently use energy, we also need to make big changes in how we make it possible for everyone to have a room over their head. It's a basic right.

Around 40% of our housing is rented and 40% owned. We are looking ahead 8 years; however, we need to get to work today since building housing takes time and people today are in need of housing.

[REDACTED]

Hello,

This is my feedback on the Housing Element but first I'd like to share some personal information to explain my point of view.

Me and my wife moved here (first rented then owned), few years ago, because we're both tech workers who make a lot more than the average, but we couldn't find anything at all in SF, let alone affordable, and Walnut Creek is great also for the proximity to Bart and highways. My wife also knows several people in tech that moved to Sacramento and San Diego area because of housing costs.

I'm also from Italy, where bureaucracy is insane and complaining is a national sport, however there is NONE of the nonsense that exists in the US about housing. No one spends energy trying to block other people's homes from being built for the most selfish reasons, and there are much fewer restrictions, in particular:

1. No single-family zoning: I grew up in a large, detached home surrounded by duplexes, townhomes, apartments, with ZERO problems with parking, traffic, quality of life or the "character of the neighborhood". When they built duplexes in a vacant lot next to me I had no problems. When I NEEDED to sell my home, only a developer made an offer and they turned it into 6 apartments, which was a great idea and received no complaints from neighbors
2. No commercial/residential zoning: it's normal to live near/above bakeries, restaurants and all sort of shops. An extreme is my dad's situation: in the corner of his street, there's a "gentlemen's club" and guess what, no one has a problem with that

I could never understand the American anti housing mentality until I learned a bit about US history and discovered how these 2 policies were EXCLUSIVELY created to racially segregate people in a way that a judge wouldn't find unconstitutional. 100 years later, in addition to promoting injustice based on race, class AND AGE, they created a housing crisis and an environmental disaster, because it's not a coincidence that Americans have much higher emission per capita than the rest of the world, when they are forced to live in detached homes in sprawling suburbs where they have to drive a ton.

Now my comments on the Housing Element draft.

My biggest issue is the lack of rezoning. Housing is unaffordable to the point of high homelessness, we have very few land left to develop, we live in a constant state of fires and draughts, we can't keep allowing mostly detached homes with lawns that require astronomical amount of water. I own my place, but I don't have the right to decide what others do with their property unless it objectively harms me. People gotta stop saying "MY neighborhood", they don't own it, they don't have the right to keep other people out, they can't hoard land and make it a scarce resource, especially when the same people, who are disproportionally white, rich and old, have already amassed all other resources in the society. And with the attacks on freedoms and education happening in other states, we should allow people to find a safe haven in California but we need to increase housing for that. It's very hypocritical otherwise to call for a safe haven for abortion rights, for example, and then block housing.

In addition to all these moral justifications, here's a scientific study that shows how California housing policies are so bad that the market is working in the OPPOSITE way that economists expect:

<https://www.brookings.edu/blog/the-avenue/2019/07/10/california-needs-to-build-more-apartments/>

I also came across a recent study from the UCLA Lewis Center for Regional Policy Studies that demonstrates that a comically low percentage of sites planned in Housing Elements were actually developed and the vast majority of projects happened OUTSIDE of the planned inventory, which reinforces the argument of getting rid of limitations and let the free market pick the best spots.

Here's my detailed comments.

### **Target Numbers**

I know they are set by the law, but we should aim for higher numbers for these reasons:

1. We should plan also for the fact that other cities, like San Francisco, will easily fail their targets since they're run by ant housing administrators
2. Since when growth has become a bad thing? People talk about RHNA numbers as an awful obligation. My home country had basically no growth for 30 years, growth is good! People like me brought money to Walnut Creek and its businesses; we should try to attract even more people!
3. Walnut Creek failed badly its target for low-income housing for the previous period so it should try to make up for it

### **Housing Affordability**

I understand that private companies build housing, and they have troubles to make affordable housing work financially. However, this is precisely why the City should try to do as much as possible to lower the costs that are CAUSED or influenced by the City:

1. Parking requirements: they're crazy high, 2 spaces for a 2 bedroom? I live in a 2 bedroom, with my wife and 3 cats, we have ONE car, and we barely touch it. Especially for low income or when close to transportation, they should be way lower. Months ago, I contacted Shane Phillips, who hosts a podcast on housing policies, and his n.1 recommendation for policies that the State could enact was passing the parking reform that failed last year. Developers are in the business of building homes, not city administrators. As the City doesn't set minimum requirements for how many waiters a restaurant needs to have, then they shouldn't set requirements for parking either. We need space for people, not cars.
2. Objective review: what most local administrations do on housing reminds me of how medieval lords managed the law, with arbitrary and capricious decisions. The law should be the same for everyone so I don't understand why a project that meets the City standards should still go under review and potentially be blocked or changed. The City should adopt an objective approval process for all proposed housing developments, unless they require a rezoning.
3. Approval time: (see above) thankfully it is not at San Francisco level, but 6 months for many processes seems very high and the longest approvals are for reviews that are not necessary, but the City CHOOSES to make
4. Fees: I'm not a developer but they seem high to me, and higher than surrounding cities. What costs do those fees need to cover? They should be at least brought in line with other cities, and some eliminated completely (we require minimum parking and then charge for each spot?). Also, as I said, more people bring more money to the City so in the long run it might make more money by reducing fees.

5. ADUs max size: this is when the policies of the City go into dishonesty territory, they're so restrictive, they so blatantly make using SB9 financially undesirable, that it seems done on purpose to protect single family zoning. These limits need to be eliminated
6. Minimum lot size: this is the reverse of above, imposing minimum lot sizes that are too high restricts what can be built, especially something that can be cheaper and increase overall supply. These minimums should be lowered across the board for all zones. When I look at the description of the lowest density zones it seems we're talking about a farmers' town, not Walnut Creek, I wonder when was the last time these limits were updated.

### Sites Choice

This is highly related to affordability, equity, and feasibility:

1. Most sites are not vacant, by going through them it seems unrealistic that they are sufficient to meet the target, the assumed conversion rate seems optimistic
2. They're concentrated around downtown where a lot has already been built, the vast majority of the City is low density with tons of opportunities for more housing. Single family zoning needs to go! I understand if a homeowner doesn't want a 5-story building next to them, but if someone complains about some 2 story townhomes, then their selfishness and entitlement shouldn't be reflected in Walnut Creek's policies. If it is legal to build a 4500 square foot, 5-bedroom mansion throughout Walnut Creek, it should also be legal to build four 1000 square foot condos.
3. Many sites planned for low income are specifically very close to highways, this is not as bad as demolishing black neighborhoods to build highways, but it seems that it's 2022 and we're still trying to keep segregation alive

### Additional Proposals

1. **"Essential workers" projects:** One of the things it infuriates me the most about anti housing people is how they benefit from the work of categories like teachers, firefighters, retail and hospitality workers, but don't want to allow them to live in their community, expecting them to just commute hours every day. I would love to see programs tailored for essential workers, from people that work in childcare to the ones that assist seniors.
2. **Tiny homes:** they're a no brainer for homelessness, especially if built on churches properties, I heard some projects had issues in the past (e.g. defending church parking that no one uses), all sorts of obstacles should be removed, including updates to zoning if needed
3. **Office/Retail conversion:** it seems that the Housing Element addresses it, but I just want to reiterate, as someone working for a company that went fully remote and is stuck with tons of empty offices, we need to convert offices into housing. A similar argument can be done for retail, since a lot has been moving to e-commerce.
4. **Update criteria for environmental review:** I am mesmerized that CEQA and environmental laws can be used to block high density housing which is incredibly better for the environment. I wonder if the City can update its criteria for housing and environmental planning, to consider how smaller housing uses less energy, and incredibly lower amount of water (no lawns), to PROMOTE such projects and DISCOURAGE single homes.

Thanks for allowing me to provide feedback, I know it's long but it's an important and complicated issue. One last note about outreach and equity, I hope you realize that very few people, that are not retired

and/or well off financially, have the time to do this and in general provide input to public administrations and lawmakers on housing and other issues. I'm lucky because I can work from home, I don't have children (yet) and I don't have to deal with personal struggles that other people (that are less white and less affluent than me) have. And I try to keep these things in mind in my feedback. However, when you receive input from the community, there is a very good chance it will be skewed towards the ones that are already privileged and want to defend those privileges, unless you make a strong outreach effort.

Best regards,

A solid black rectangular box used to redact the sender's name and signature.





UNITED BROTHERHOOD  
CARPENTERS AND JOINERS OF AMERICA

July 20, 2022

City of Walnut Creek Housing Division  
Attn: Andrew M. Smith, Senior Planner  
1666 North Main Street  
Walnut Creek, CA, 94596  
Via Email: [asmith@walnut-creek.org](mailto:asmith@walnut-creek.org)

Re: City of Walnut Creek 6<sup>th</sup> Cycle Housing Element

Dear Andrew M. Smith,

Please accept these comments on the 6<sup>th</sup> Cycle Housing Element on behalf of the members of Carpenters Local 152, which represents working men and women in the city of Walnut Creek and Contra Costa County. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), it is vital that the City of Walnut Creek support efforts to build the local construction workforce. Local 152 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

To meet its RHNA allocation for the 6<sup>th</sup> Cycle Housing Element, the City of Walnut Creek must produce 5,805 new units of housing between 2023 and 2031.<sup>1</sup> However, neither Contra Costa County nor the City of Walnut Creek have enough skilled, highly productive residential construction workers to build this number of units over an 8 year time period. This is itself a 160 percent increase on the previous Housing Element Cycle's RHNA goals for Walnut Creek.<sup>2</sup> Despite this, as the housing crisis in our communities has continued to deteriorate in recent years, the number of workers employed in building construction in Contra Costa County has actually decreased by 7% since 2018.<sup>3</sup> A continuously shrinking local construction workforce cannot build nearly 6,000 units of housing in 8 years.

To support the policy goals of the 6<sup>th</sup> Cycle Housing Element, Local 152 is requesting that the City add local hire and apprenticeship requirements to its Housing Element for all residential

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<sup>1</sup> Page 25: Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031

<sup>2</sup> Page 44: City of Walnut Creek 5<sup>th</sup> Cycle Housing Element Update, 2015-2023

<sup>3</sup> QCEW data: Difference between 2018 employment and 2020 (latest available non-provisional data) in Private NA/CS 23 Construction for All establishment sizes in Contra Costa County, California, NSA.

construction projects larger than 10 units. The standards Local 152 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce.

**The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements**

The Carpenters propose the following additions to the Municipal Code of the City of Walnut Creek for any residential project larger than 10 units

Permitting requirements in the Municipal Code of the City of Walnut Creek.

A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of the City of Walnut Creek, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

**Apprenticeship:**

For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards **OR** in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

**Local Hire Policy:**

Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within Contra Costa County within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Contra Costa since 2010, rising inequality and displacement adds to the City of Walnut Creek's affordability crisis and threatens to undermine the region's strong economy. Policies that require the utilization of apprentices

and a local construction workforce will - in tandem with programs currently operational by Local 152 outlined below - help improve local access to the type of living wage job the community needs, and also help ensure that the City meet the goals of the City of Walnut Creek Housing Element.

Local 152 has implemented many programs that will enable the City to meet the 6<sup>th</sup> Cycle Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in the City of Walnut Creek, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of the City of Walnut Creek. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by the City of Walnut Creek and Contra Costa County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides City of Walnut Creek residents housing sooner. Local 152 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career.

Local 152 is in a unique position to help the City of Walnut Creek meet its 6<sup>th</sup> Cycle Housing Element goals. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 152 is prepared to assist in closing the affordability gap in the City of Walnut Creek and the wider county. We look forward to engaging City staff and elected leaders as this 6<sup>th</sup> Cycle Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 152.

Thank you for your time and consideration of these comments.



Senior Field Representative



CC:

Housing Division, [housing@walnut-creek.org](mailto:housing@walnut-creek.org)

Suzie Martinez, City Clerk: [CityClerk@walnut-creek.org](mailto:CityClerk@walnut-creek.org)

All local governments are currently going through robust General Plan updates along with their required Housing Elements. We ask that you incorporate climate planning requirements that are measurable, meaningful, and reviewed at least annually. We have identified the ten following areas that must be incorporated into the Housing Element and have sufficient mitigations and be accompanied by an Environmental Impact Report and a detailed Climate Action or Resiliency Plan that has measurable goals and a GHG inventory completed and reviewed on an annual basis to drive and support and ensure the outcomes are achieved.

1. Protect, restore and preserve our natural spaces and water: open space, hillsides, riparian habitats, vernal pools, waterways, shorelines, and wetlands.
2. Plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities.
3. Take bold action to reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy through an adjoining Climate Action Plan
4. Implement policies that reduce energy consumption in existing homes as well as new construction.
5. Strengthen community and natural environment resiliency through climate adaptation and emergency planning efforts.
6. Protect and improve our agricultural lands and associated economy.
7. Ensure transit-oriented development, focus economic development near housing or transit, reduce vehicle miles traveled and promote equitable access to jobs and services, especially for disadvantaged communities.
8. Require innovative sustainable building practices and require design standards to utilize green infrastructure technology.
9. Ensure that policies align with State and Local GHG emissions reduction and climate adaptation strategies.
10. Develop housing policies alongside a draft EIR and CAP and include committal and implementable language.

**1. Protect, restore and preserve our natural spaces and water: open space, hillsides, riparian habitats, vernal pools, waterways, shorelines, wetlands, sloughs, and green infrastructure.**

- Identify and create an inventory of areas with significant natural habitat, open space and recreation resources and require conservation, preservation and environmental rehabilitation of these lands.
- Develop hillside development guidelines that will ensure construction activities retain natural vegetation and topography and minimize erosion of hillside.
- Require all new construction to protect and restore natural features such as waterways, creeks & wetlands in urban areas as a means of connecting residents with nature and reversing damage to natural systems.
- Prohibit the use of [invasive plant species](#) such as broom and ivies, especially adjacent to wetlands, riparian areas, or another sensitive habitat.
- Dissuade large sprawling spread out home and developments.

**2. Plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities.**

- Ensure that housing sites zoned to accommodate lower-income households are not concentrated in lower resource areas, areas of poverty, or racially and ethnically concentrated areas, but rather dispersed throughout the community.
- Develop an economic plan to transition from toxic industries to clean industries that offer good-wage local jobs that are in the community or easily accessible by public transportation. Specifically, plan to include businesses without fossil fuels and encourage those that support clean energy.
- Mitigate historic and current toxic uses adjacent to frontline communities through [brownfield clean up](#), buffer zoning for open space in and around disadvantaged communities and developing high-quality urban parks in disadvantaged communities.
- Work with local Native American tribes to protect recorded and unrecorded cultural and sacred sites and to educate developers and the community at large about the connections between Native American history and the environmental features of our local landscape.

**3. Take bold action to reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy through a Climate Action or Resiliency Plan.**

- It is crucial that a Climate Action Plan (CAP) be developed in conjunction with a Housing Element and general plan updated to mitigate Greenhouse Gas Emissions and target a net zero community.

**4. Implement policies that reduce energy consumption in existing homes, as well as new construction.**

- Develop programs that incentivize residential properties to transition to renewable energy and, where possible, net-zero energy consumption.

- Provide information regarding rebate programs and energy audits available through utilities such as Pacific Gas and Electric and Marin Clean Energy.
- Require funding opportunities for green buildings, including available rebates and funding through the California Energy Commission
- Provide resource materials regarding green building and conservation programs
- Require and incentivize energy and resource conservation among homeowners, property owners and managers, and renters.
- Refer residents and businesses to energy conservation programs and Green Building codes that go beyond CalGreen, such as Build It Green and LEED for Homes
- Ban natural gas in new construction projects and in significant remodels.

**5. Strengthen community and natural environment resiliency through climate adaptation and emergency planning efforts.**

- Position new housing in low-fire risk and low flood risk zones to reduce future impacts of climate change
- Calculate and develop a plan for how more homes will allow for the current homes to all evacuate safely on our roads, while also allowing one lane in so that emergency vehicles can come in.
- Identify all infrastructure, at risk of floods, seismic/liquefaction risk and enhanced wildfire risk due to climate change.
- Require needed safety upgrades identified in hazard mitigation assessment and emergency preparedness policies.

**6. Protect and improve our agricultural lands and associated economy**

- Preserve agricultural lands for sustained crop production, grazing and farming. Encourage local organic food production on commercial farms and through micro farming in community gardens and private yards.
- Protect viable topsoil to ensure working landscapes.
- Incentivize regenerative farming practices.
- Adopt farmland mitigation programs aimed at preserving farmland while giving agricultural landowners the opportunity to recover equity in their property without developing it. These should be coordinated among localities so as to create a level playing field and prevent developers from playing one jurisdiction against its neighbors.
- Encourage and zone for small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the city limits, provided that the operations do not conflict with existing adjacent urban uses.
- Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.



**7. Ensure transit-oriented development, focus economic development near housing or transit, reduce vehicle miles traveled and promote equitable access to jobs and services, especially for disadvantaged communities.**

- Provide incentives for residential and mixed-use development at major transit nodes, along transit corridors, and in other locations suitable for high-intensity housing development, as appropriate.
  - Create a jurisdiction-wide program for mitigating greenhouse gas emissions and vehicle miles traveled that incentivizes carbon sequestration and zero-emission buildings vehicles
  - Coordinate with ride-sharing programs
  - Participation in an [electric bike share program](#)
- Require new affordable housing near transit stations, major transit stops, and along transit corridors. This will reduce the need to commute and thereby reduce associated increased GHG emissions.
  - Reduce mandatory parking minimums to switch to environmentally friendly transit modes like walking, cycling, taking public transit, and purchasing fewer cars.
- Reward technological improvements to mobility, particularly public transportation and shared mobility, that decrease fossil fuel use.
  - Partner with private developers to undertake citywide improvements that make active modes of travel more comfortable and preferable options.
    - Walking
    - Biking
  - Initiate outreach to parents about walking and biking options for their children and develop safe routes for kids to walk and bike to school

**8. Require innovative sustainable building practices that go beyond the State Requirements and require design standards to utilize green infrastructure technology.<sup>1</sup>**

- Incorporate green spaces that can provide carbon capture and cooling in urban environments.
- Incorporate both active and passive [solar designs](#)
- Install [efficient appliances](#) and materials
- Incentivize recycled and renewable [construction materials](#)
- Require the use of energy-efficient lighting (e.g. LED).
- Reduce the waste of potable water by considering [purple pipes](#) in all new construction
- Either locate the Tree Planting Program of the area or [develop a new one.](#)
- Develop housing in conjunction with EV charging stations

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<sup>1</sup> California State Law specifics can be found under California Department of Housing and Community Development, particularly Section 4.408 Construction Waste Management Plan. The climate crisis requires that cities go above and beyond existing regulations and take the next step towards implementing green infrastructure technology in both new and existing housing development.

- Require full electrification with new construction and develop a policy for upgrading and retrofitting current construction

**9. Ensure that policies align with State and Local GHG emissions reduction and climate adaptation strategies**

- Develop policies that help achieve the [California Climate Strategy](#)
- Develop guidelines that implement the [California Environmental Quality Act](#)
- Align GHG emissions reduction targets with California’s [statutory target](#) of 40% below 1990 levels by 2030.

**10. Develop housing policies alongside a draft EIR and include committal and implementable language throughout the entirety of the Housing Element and the other chapters of the General Plan.**

- It is essential that actions for sustainable and equitable development be incorporated throughout all chapters of the General Plan
- Use words like “ensure”, “provide”, and “require” as opposed to non-committal language like “promote”, “support”, and “encourage.”
- Provide strict measurable deliverables with detailed target dates.
- Mandate annual reporting on general plan progress and greenhouse gas reductions be posted on the front page of the county website with a clear dashboard that indicates progress on implementation plans.
  - Include clear visuals of how the county is meeting its greenhouse gas reduction goals.

**From:** [Andrew M. Smith](#)  
**To:** [Hitta Mosesman](#); [Irlanda Martinez](#)  
**Cc:** [Nancy Bragado](#)  
**Subject:** Trinity Center  
**Date:** Wednesday, August 10, 2022 2:43:51 PM  
**Attachments:** [image001.jpg](#)

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Hi all,

I just heard back from [REDACTED] that the Trinity Center space is 4,637 square feet.

Also, on a related note, I'm setting up a time to meet with [REDACTED] next week over lunch or coffee so that I can listen to her thoughts on all things housing.

Cheers,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)



August 12, 2022

Planning Department and City Council  
City of Walnut Creek  
1666 N Main Street  
Walnut Creek, CA 94596

Re: Draft Housing Element Needs Ambitious Parking Updates

Dear Walnut Creek Planning Department and City Councilmembers,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone. We applaud Walnut Creek's work to date on the Draft Housing Element. However, to meet housing, transportation, and climate goals, Walnut Creek needs to expand on its successful programs and initiate some new ones.

In particular, there will need to be an effective mix of:

- Reducing the amount of parking mandated for housing and providing incentives and programs to drive less (Transportation Demand Management or TDM)
- Developing sufficient programs to meet affordable home targets of RHNA

We appreciate Program H-4.B which will complete an ongoing study of the potential for reduced parking provision for certain multi-family developments. However this program lacks specifics on what policies Walnut Creek will look into or when they plan to implement new policies. Walnut Creek does allow reduced parking provision for affordable developments, and certain developments within 0.5 miles of BART, and we do support the work Walnut Creek has done in this area. However, as the housing crisis grows and as we see stronger, newer models of parking policy it is indeed time for a more robust review with a specific timeline and goal.

The need to eliminate or greatly reduce parking minimums is more important than ever. **Each new parking space costs \$30,000-\$80,000.**<sup>1</sup> With inflation driving up construction costs since these estimates, two spaces may now cost up to \$200,000. Beyond construction costs, parking takes up essential space that could provide more homes, services, or community amenities.

TransForm recommends that Walnut Creek consider the following policies in the Housing Element:

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<sup>1</sup> <https://www.shoupdogg.com/wp-content/uploads/sites/10/2016/05/Cutting-the-Cost-of-Parking-Requirements.pdf>

1. Develop a clear timeline for an implementation of parking reforms, using results from Walnut Creek's parking program H-4.B parking study.
2. Requiring unbundled parking for certain transit oriented developments. This is easier for building managers to implement now with new parking tech tools like [Parkade](#).
3. Encouraging developments to subsidize transit passes in return for reduced parking provision.
4. Expand the reduced parking provision beyond 0.5 mile radius of the BART station for developments in the North and West Downtown Specific Plan.

To show the tremendous transportation and climate benefits of these policies, as well as some of the financial savings for residents and reduced costs for development, we have used our GreenTRIP Connect tool to [create scenarios](#) for a potential future development site at **1973-1977 Dora Avenue**. This site is identified in Walnut Creek's draft Housing Element Site Inventory as a vacant potential future opportunity site for this RHNA cycle. The California Office of Planning and Research recommends GreenTRIP Connect as a tool to use while developing General Plans and is especially useful during the development of Housing Elements (the tool is free to use and supports better planning at the site and city-wide level).

By implementing the strategies above at **1973-1977 Dora Avenue**, GreenTRIP Connect predicts:

1. Implementing unbundling and providing transit passes at this site would decrease demand for parking by 38% and result in resident transportation savings of \$840 per year.
2. With right-sized parking, incorporating the benefits of unbundled parking and free transit passes, the development would cost \$8,065,000 less to build relative to current parking standards.
3. When combined with 100% affordable housing these strategies resulted in an incredible 59% reduction in driving and greenhouse gas emissions for the site, compared to the city average.
4. If an affordable development with smart parking strategies were built on this site each household would drive 6,121 less miles per year creating a greener and safer community.

Through eliminating the high costs of parking, homes can be offered at more affordable prices, reducing the number of community members that face extreme housing cost burdens, getting priced out of their community, and/or becoming unsheltered. Residents, new and old alike, will greatly benefit from the reduction in vehicle traffic and associated air pollution (see scenarios [here](#)).

In addition to parking and transportation strategies, we applaud some of the proposed strategies to support more affordable homes, since these would have such tremendous benefits as noted in the GreenTRIP scenario. Two of the most important are Programs H-2.M and H-2.N which expedites review of affordable housing projects and changes the fee deadlines with the hope of eliminating fees for affordable developments, respectively. These programs are a cost-effective complement to strategies focused on housing production.

The GreenTRIP scenarios and the chart on the final page of our Scenario document also show the imperative of programs to accelerate development of affordable homes, like Programs H-2.M and H-2.N. Not only do these households use transit more and drive much less than average, but success in this

area can help provide homes for unsheltered individuals and families. A commitment to these programs will show that Walnut Creek is committed to planning for all levels of the 3,051 RHNA BMR units anticipated in this cycle.

Please let me know if you have any questions. TransForm hopes this information explains why Walnut Creek should make parking reform and affordable housing development a priority in the Housing Element update.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]

**City of Walnut Creek**  
**Housing Element Update (HEU)**  
**Prepared by: [REDACTED], Walnut Creek Homeless Task Force**

To: Andrew M. Smith, Sr. Planner  
Community Development Department  
City of Walnut Creek

Dear Mr. Smith:

I recently learned of Housing Elements from 11 cities that were rejected and researched the findings of the HCD review team. I reviewed the HEU draft through this lens with the goal of helping to ensure certification by HCD. My comments are organized as follows:

1. HCD Statement on Cycle 6 of the Housing Element
2. HEU Common Pitfalls Cited by HCD and,
3. AFFH Policies
4. Recommendations for Walnut Creek HEU Goals and Programs

**Statement from HCD:** A housing element is no longer a paper exercise – it’s a contract with the state of housing commitments for eight years and the Housing Accountability Unit will hold jurisdictions to those commitments.

Each jurisdiction plans for their RHNA in the housing element of the general plan

- Develops an action plan to “set the table for development”
- HCD reviews housing elements for compliance with state law

**Comments from Review Team from 11 HEU’s submitted and rejected**  
**Key Findings and Recommendations**

Many assumptions that jurisdictions made in previous Housing Elements will not be possible this cycle. Local jurisdictions will want to ensure that their Housing Elements are thorough, with more robust descriptions of housing needs, more inclusive outreach, a stronger focus on fair housing, more specific policies and programs, and strong justification for sites included in the inventory. Although the types of comments received by each jurisdiction varied based on their particular demographic and economic characteristics and planning contexts, the most frequent comments can be grouped into five major categories (including the percentage of letters that contained comments on each topic):

- Affirmatively Further Fair Housing (AFFH) (94%);
- Public Participation (67%);
- Sites Inventory (94%);
- Government Constraints (58%);
- Policies and Programs (55%).



## **Common Pitfalls**

Source: HCD Review Team

- Housing element does not support assumptions.
- Analysis seeks to support existing conditions rather than guide solutions.
- Programs are status quo, do not support the narrative in the housing element, or do not have specific actions and timelines to demonstrate a beneficial impact in planning period. Lack of clear commitments (e.g., “uses Explore, Consider, Evaluate the feasibility, Study....”) or objectives.
- Little or incomplete public participation has led to more third-party comments for HCD to consider.
- Public Participation did not address how it specifically made a diligent effort to reach all economic segments of the population including lower-income households. Did not consider outreach in a matter that affirmatively furthers fair housing.

## **Affirmatively Furthering Fair Housing (AFFH)**

- Sites inventory is developed independently of the AFFH analysis and does not show how conditions are improve or exacerbated.
- Analysis consists of data but not analysis for patterns and trends over time.
- Only relies on maps. No Local data, knowledge, or relevant factors included in the analysis.
- Contributing factors not tied to identified fair housing issues and analysis and are not reflected in program solutions.
  - Programs do not work to overcome patterns and trends, are status quo, and lack metrics and milestones.
- Public Participation did not have affirmative actions to include all segments of the population or seek to consider AFFH.

## **Sites Inventory**

- Factors and assumptions are not supported with data, development and market trends, and analysis.
- Market and Development Trends (when included) do not relate to the sites inventory.
- No discussion of actual existing uses of the site and how they would impede development or why they are good opportunities.
- Lack of clear substantial evidence that uses will likely discontinue in the planning period (think in three buckets: a) site-specific information relating to use, b) market and development trends to support, c) programs to facilitate redevelopment).

## **Constraints**

- Describes but does not analyze as a constraint (think impact on cost, supply, timing, certainty, transparency).
- Puts off analysis to a “study.”
- Seeks to justify rather determine if there is a constraint.
- Does not analyze development standards of zones identified in the inventory.
- Does not actually describe and analyze what it takes to go through the planning approval process.

## AFFH Reviews of 11 Cities (drafts rejected)

Source: ABAG HEU Review

Based on the review of 11 Housing Elements and HCD response letters, below are five recommendations from HCD:

1. Include place-based strategies, naming specific neighborhoods or geographies and articulating why certain strategies are best suited to tackle geographically-specific problems. *Do we articulate which neighborhoods these activities target and how they will tackle geographically-specific issues?*
2. Ensure that strategies will address the disparate outcomes and segregation patterns of impacted racial and ethnic groups identified in the Assessment of Fair Housing portion of the Housing Element. *Identify housing issues that disproportionately impact communities of color and racialized households (e.g., housing cost burden, lack of homeownership opportunities, etc.) and incorporate policy responses that — while not racially targeted — address these issues.*
3. Include actions that are specific and time bound with commitments, metrics and milestones. **Avoid policies with vague words like “explore” that are unaccompanied by more detailed, concrete actions.** *HCD requires time bound actions with “specific commitments [from local actors], metrics, and milestones.” Example: By 2023, complete equity audit of all land use plans and zoning code. Amend land use plans and zoning code to address findings of the equity audit and to ensure consistency with racial justice initiatives. By October 2029, achieve a 10% increase in multifamily housing approvals in high or highest resource areas as determined by TCAC.*
4. Use HCD’s five fair housing categories for goals, policies and actions: (i) Outreach Capacity and Enforcement; (ii) Segregation/Integration Patterns; (iii) Racially and/or Ethnically Concentrated Areas of Poverty; (iv) Disparities in Access to Opportunity; and (v) Disproportionate Housing Need for Low-income Households and Protected Classes.
5. Follow HCD’s AFFH guidance closely, making sure to include each section and subsection in the outlined order.

Use HCD’s five fair housing categories to organize multiple sections of AFFH analysis: fair housing assessment, contributing factors, and goals/policies/actions.

Housing Needs: RHNA for the 5<sup>th</sup> Cycle show that Walnut Creek has a significant imbalance of Very Low, Low, and Moderate Income units permitted to Above Moderate: **1:15 ratio. For every 15 above moderate units, 1 unit of very low, low and moderate were permitted/built.**

Goal Setting: Each goal, each action needs a timeline and commitment (see recommendation 3 above.)  
Avoid words like: continue – see Common Pitfalls on page 1 above

**Recommendations:** Revise goals

H-1.B. Encourage and Incentivize Accessory Dwelling Units (ADUs):

Pre approved ADU construction plans address only one type of ADU. Add pre-approved, pre-built units to lower income homeowners who may not be able to afford to build but wish to add an ADU. Consult Casita Coalition for recommendations.

H-2.8-12: Reduce the imbalance between very low, low, moderate income units and above moderate units to achieve more inclusive housing community. Specifics: within 1 year of HEU certification, host an annual stakeholder meeting to review sites inventory and develop a plan to increase the number of affordable units.

H-2.2: The City shall encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing including tiny homes and/or micro homes:

***Allowance for Innovative or Unconventional Housing Types.*** *The city shall allow innovative or unconventional housing types and pilot programs to address the growing affordability, displacement and homeless crisis. Innovative or unconventional housing can include but is not limited to facilities such as tiny homes or micro-housing villages, co-housing, small homes and commercial modular buildings*

*H-6.4: Ensure current zoning is not segregated by income. To take meaningful actions that overcome patterns of segregation, we recommend you: Look at rezoning if needed to correct racial/income segregation. Review annually and report achievements.*

H-2.B. Local Funding for Affordable Housing, H-2.O. Funding: Add a fee on all real estate transactions.

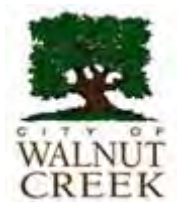
## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Wednesday, December 7, 2022 8:09 AM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado; Erika Vandenbrande; Stefanie Brynen  
**Subject:** FW: 2048 Hermine Ave parcel

FYI

I'm assuming that this is in reference to his previous comments on our Housing Element.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**Sent:** Tuesday, December 6, 2022 9:35 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Subject:** 2048 Hermine Ave parcel

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**Warning: this message is from an external user and should be treated with caution.**

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I used this parcel twice as an example of large development occurring on single family parcels. I made the classic mistake which I'm sure you picked up on, which is this parcel is actually in unincorporated Walnut Creek where you do not control land use. I regret the error.

That said, I think the general point is fairly easy to grasp and I am sure I could find similar examples of recently developed parcels within City boundaries. To the extent this erodes my credibility that's something I have to live with.

We are making similar points to the County (as well as every other city bordering Walnut Creek) about their land use policies in wealthy single family areas.

██████████

## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, September 8, 2022 5:41 PM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: Equity Focused Input for Housing Elements  
**Attachments:** PBF Priority Policies 082022.pptx; PBF HE priorities - Walnut Creek.pdf

Hi all,

I'm going back through my backlogged inbox from when I was on vacation and found that I had skipped past this one that came in on the 26<sup>th</sup> (though still after our comment period). The original e-mail and my response is below.

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
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---

**From:** Andrew M Smith  
**Sent:** Thursday, September 8, 2022 5:40 PM  
**Cc:** [REDACTED]  
**Subject:** RE: Equity Focused Input for Housing Elements

Dear Mr. [REDACTED]

Thank you for your comments. The public comment period for the draft Housing Element Update ended on August 19<sup>th</sup>, and we have since transmitted the updated draft to the California Department of Housing and Community Development for their review. We will address your comments in the final draft Housing Element Update that will be reviewed by the Planning Commission and City Council early next year.

Thanks again,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

[REDACTED]  
**Sent:** Friday, August 26, 2022 11:55 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
[REDACTED]  
**Subject:** Equity Focused Input for Housing Elements

**Warning: this message is from an external user and should be treated with caution.**

Dear City of Walnut Creek:

Thank you for the opportunity to provide input on the city of Walnut Creek's housing element. The Partnership for the Bay's Future ("PBF") is a public-private-nonprofit partnership working to create a more livable Bay Area in which diverse people of all walks of life can afford to live and thrive. To do so, we address the challenges of housing and protecting tenants through the support of equitable policy change as well as investing in the production and preservation of affordable housing.

In consultation with government leaders, housing policy experts, and communities, we have compiled a list of equitable housing priorities that we hope Walnut Creek will consider incorporating into the new housing element. We are including the following resources for your review and consideration:

- a slide deck covering each priority policy idea, with template language for your jurisdiction to consider,
- examples of places where the policy has been adopted, and
- additional links and resources.

We believe that your current efforts already include many of the listed policies, which we applaud. In addition to the attached equitable policy resources, we are offering technical assistance from Baird + Driskell Community Planning if your jurisdiction is interested in exploring or developing some of these policies even further. If you have any questions, please contact me ([krusso@sff.org](mailto:krusso@sff.org)) and our colleagues at Baird + Driskell (Kristy Wang, [wang@bdplanning.com](mailto:wang@bdplanning.com), and Joshua Abrams, [abrams@bdplanning.com](mailto:abrams@bdplanning.com)).

Thank you again for the opportunity to provide input into Walnut Creek's housing element. We appreciate all your efforts to address the housing needs of Bay Area and California residents.

Sincerely,

Khanh Russo  
Vice President of Policy and Innovation  
San Francisco Foundation



[REDACTED]  
[REDACTED]  
One Embarcadero Center, Suite 1400 | San Francisco, CA 94111  
T: (415) 733-8570 |  
[krusso@sff.org](mailto:krusso@sff.org) | [www.sff.org](http://www.sff.org)



Pronouns: He, Him, His

Please follow the **Partnership for the Bay's Future** on [Twitter](#)  [Facebook](#)  [LinkedIn](#) 



## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, October 25, 2022 4:14 PM  
**To:** Hitta Mosesman; Irlanda Martinez  
**Cc:** Nancy Bragado  
**Subject:** FW: Housing in the San Miguel area behind the Safeway

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hi all,

Here's another public comment on the HEU along with my response.

-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
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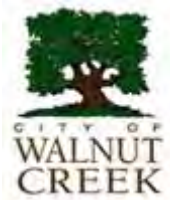
**From:** Andrew M Smith  
**Sent:** Tuesday, October 25, 2022 3:49 PM  
[REDACTED]  
**Subject:** RE: Housing in the San Miguel area behind the Safeway

Hello Mr. [REDACTED]

Thank you for providing your individual comments on Walnut Creek's Housing Element Update; we will respond in the next draft. Also, congratulations on buying a home in Walnut Creek!

Speaking to your new neighborhood, about a quarter of the area you highlighted on the aerial photograph is located in the unincorporated county, however about half of the portion that is in the city is already zoned multifamily residential (mostly the flatter areas to the west). In fact, we've seen quite a bit of new residential development in this area in recent years, particularly along San Miguel Drive and Walker Avenue (and with more on the way). The areas along Oak Knoll Loop and El Camino Corto have greater topographic challenges and poorer access to downtown, and as such we don't currently have any plans to rezone there.

Thank you again for your comments,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

**Sent:** Thursday, October 20, 2022 10:58 PM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>

**Subject:** Housing in the San Miguel area behind the Safeway

**Warning: this message is from an external user and should be treated with caution.**

Hi Mr. Smith,

In the interest of full disclosure (and to let you know!) my wife and I bought a house in Walnut Creek and we are moving from San Francisco next week. Mainly to be closer to our parents who live in Alamo and San Ramon respectively (I grew up in Alamo) since we are expecting another baby in March.

We put the offer in on September 8 and it was accepted the same day; when I was drafting the Housing Element feedback for East Bay for Everyone the week of August 19th, we were still looking for a house in a pretty wide swath of the 680/24 corridor, so I wasn't drafting the Walnut Creek letter with a particular motive or neighborhood in mind, any more than when I drafted our org's letters to Lafayette, Danville, Concord or Contra Costa County.

That said... **I think it would make a lot of sense to rezone this neighborhood for multifamily housing?** It is walking distance to downtown and a grocery store, it is reasonably flat, it is not located next to the freeway, the lot sizes are large so you could actually get multifamily without doing lot consolidations, the existing FAR's are low, and there is a fair amount of existing multifamily here, so I don't think people could claim that it's totally unexpected for more to happen.

Or rezone for, say, 8 du/ac instead of R15; I think the County has the right idea here switching to density per acre everywhere in the zoning code from minimum lot sizes.



I'm sending this from my personal account and not our organization's account, because our new house is right in the middle of the pink circle. If you/WC did do a rezoning, we'd financially benefit from the increased value of the land we just bought, so, I wanted to disclose that conflict of interest. I don't think I would ever put this request in a letter from our organization's letterhead (and I am not, for example, CCing [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov) on this email).

Given the Council's votes on e.g. SB 9 limiting legislation I am aware that this is an unlikely outcome. But I do think it would be a good idea, and it would both help hit the RHNA number, add missing middle housing, and help with critiques about fair housing and locations.

Best,

## Irlanda Martinez

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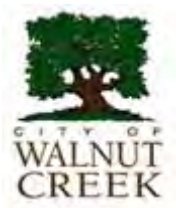
**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, September 8, 2022 2:21 PM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: Response to the City's Draft Housing Element Plan

Hi all,

Here's another comment that came in last week, along with my response.

Thanks,

-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** Andrew M Smith  
**Sent:** Thursday, September 8, 2022 2:21 PM  
**Subject:** RE: Response to the City's Draft Housing Element Plan

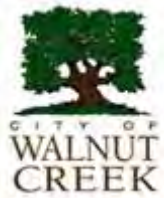
Dear Ms. Fujii,

Thank you for your comment. Specific to the issue of ADUs, the City does allow other forms of ADUs, beyond those included in the upcoming Permit Ready ADU (PRADU) program, including garage conversions. Additionally, in some cases the City's regulations are less stringent than the ADU standards contained in state law. For example, state law allows the City to require parking for many ADUs, but the City's regulations doesn't require any at all. The PRADU program is something "extra" that the City has undertaken to try and reduce the cost of developing ADUs within the city.

The public comment period for the draft Housing Element Update ended on August 19<sup>th</sup>, and we have since transmitted the updated draft to the California Department of Housing and Community Development for their review. Your previous comments are included on pages A-318 through A-320 of Appendix A in the updated Housing Element Update that is now available for download at [www.walnut-creek.org/heu](http://www.walnut-creek.org/heu). We considered all public comments, and edited the draft Housing Element Update accordingly. We will address your new comments in the final draft Housing Element Update that will be reviewed by the Planning Commission and City Council early next year.

Thanks again,

-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

**Sent:** Tuesday, August 30, 2022 9:06 PM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>

**Subject:** Response to the City's Draft Housing Element Plan

**Warning: this message is from an external user and should be treated with caution.**

August 31, 2022

TO: Andrew Smith, Senior Planner

Community Development Department

City of Walnut Creek

FR: Mary Fujii, Walnut Creek resident and member of the Homeless Task Force (Housing and Shelter Committee)

RE: response to the City's Draft Housing Element Plan

Dear Mr. Smith,

I am a long-time resident of Walnut Creek who cares about affordable housing and the City's efforts to provide it. I understand that the City does not build housing, but the City can have zoning, permitting and other policies and procedures which either provide a path to affordable housing or makes it very, very difficult to accomplish.

I found in reading the Draft Housing Element for Walnut Creek, lists of goals and proposed assistance where no specific numbers or benchmarks are given. How will you know if you reach your goals? How will the public see your efforts? Chapter 2 (2.6.2.2.) declares admirable intentions to increase housing opportunities through increased supply of rental housing and assistance along with increased home ownership opportunities, down payment assistance and funding for critical and supportive services. The city's provision of grants and loans for preservation and maintenance of existing housing stock for lower income homeowners also sounds very helpful. However, **there are no specific numerical goals and benchmarks indicators to evaluate efforts and report outcomes in these areas.** Without this, these statements of intentions appear to be without substance.

The RHNA information in Table 1-3. 2015–2023 RHNA Progress – Permitted Units illustrates the past practices of the City's planning. **The 200 units of affordable housing permitted in that time period is just 15% of the RHNA goal!** Without major streamlining of the permitting process, changes in the zoning regulations and assistance to those entities wanting to develop affordable housing, it's hard to see how the city will get closer to its current RHNA goals.

Of particular interest is the City's efforts to facilitate homeowners' efforts to increase housing available to extremely low-, very low- and low-income potential renters. Regarding HEU H1B content: The City needs to expand their definition of ADU's beyond the pre-approved plans for detached new builds already allowed. An ADU can be any additional housing on the homeowner's lot whether it's a conversion of a pre-existing building, like a garage or subdividing their house to create a separate housing unit or building a new home on the lot separate from the existing home. The State has resources for cities, contractors and homeowners to provide for creative and innovative ways to increase the number of housing units on existing lots.

ADU's can be a real asset for the lower income homeowner, increasing their stability with increased income. The City's planning department should be familiar with various funding assistance for homeowners and potential renters to increase the number of housing units for our most vulnerable residents.

I look forward to seeing public updates from the City on progress on the next RHNA goals showing more equitable distribution of permits across the income groups. Walnut Creek needs more affordable housing!

Sincerely,



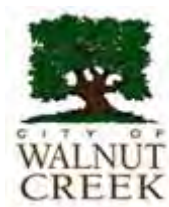
## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Wednesday, September 7, 2022 5:02 PM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: RCAA definition

Here's another comment from Mr. Burke, along with my response.

Thanks,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Wednesday, September 7, 2022 5:02 PM

**Subject:** RE: RCAA definition

Hi Kevin,

Thanks - I hadn't heard of this change. I'll share it with our consultants.

Regards,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**Sent:** Wednesday, September 7, 2022 8:58 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** RCAA definition

**Warning: this message is from an external user and should be treated with caution.**

Hi Andrew,



Rereading the appendix today I noticed these paragraphs, which I think are slightly out of date (though not your fault at all):

### **Racially Concentrated Areas of Affluence (RCAs)**

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to "Racially Concentrated Areas of Affluence: A Preliminary Investigation" authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota (a policy paper published by HUD), RCA is defined as an affluent, White community. The policy paper goes on to state that "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAs have not been studied extensively or defined precisely by the HCD or HUD. The Housing Element uses a definition recommended by Veronica Tam & Associates, based on her extensive coordination with HCD. That definition uses the percent of White population (i.e., 40%) and median household income (top quartile) as proxies to identify potential areas of racial concentration and affluence.

According to the 2020 ACS 5-Year Estimates, White, non-Hispanic households in the City have a median annual income of approximately \$104,571, or \$4,118 (3.8%) less than the median income of all Walnut Creek households. In the County, White, non-Hispanic households have a median annual income of approximately \$115,457, or \$11,460 (11.0%) more than the median income of all households in Contra Costa County. This data indicates that White households in Walnut Creek are not as affluent (based on median income) as compared to White households in Contra Costa County. As shown on Figure B-9, Racially Concentrated Areas of Affluence, census tracts with a White, non-Hispanic population over 40% and household income in the top median-income quartile of all City census tracts (greater than \$140,875), are mostly located in the eastern and northwestern portion of the city.

HCD released a draft RCA tool very recently (almost certainly during the comment period or just before it). You can find a link to it here: <https://abag.ca.gov/technical-assistance/racially-concentrated-areas-affluence>

TBH, we have some concerns with it - it does not flag Cupertino as a "racially concentrated area of affluence," for example - but it is an official tool and likely better than the consultant definition.

Best,

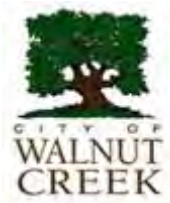
[REDACTED]

## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, December 19, 2022 8:58 AM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado; Erika Vandenbrande; Stefanie Brynen  
**Subject:** FW: RHNA credit for missing middle

FYI



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**Sent:** Friday, December 16, 2022 10:19 PM

[REDACTED] Finney, Connor@HCD <connor.finney@hcd.ca.gov>; McDougall, Paul@HCD <paul.mcdougall@hcd.ca.gov>; Andrew M Smith <AMSmith@walnut-creek.org>

**Subject:** Re: RHNA credit for missing middle

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**Warning: this message is from an external user and should be treated with caution.**

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I think Culver City counted fourplexes based on a sketchy p(dev) estimate. It's tough when the city have no experience to generalize from.

One possibility would be to use economic feasibility data (e.g., from Tener's studies). You'd count only those parcels where a plex is economically feasible and more profitable than flipping/redevelopment of the site as a fancier single-family home, and you'd discount those "feasible" parcels by the rate at which SFHs turn over. I.e., if typical homeowner holds their property for 15 years, the discount factor for the RHNA period would be  $8^{*}(1/15)$ . This would probably yield a pretty optimistic projection of plex units, since not every site that's estimated to be plex-feasible will in fact be sold to a plex developer when it turns over. So you'd want to have a strong mid-cycle adjustment provision too. (See action 8.1.5 in San Francisco's draft housing element for an example.)

I think it's probably way too late in the cycle to expect HCD to issue formal guidance on this issue, but I also think HCD is flexible enough that they would accept a city's reasonable analysis along these lines. At least if it's coupled with a strong mid-cycle adjustment in case the projections don't pan out.

Best,

[REDACTED]

---

**Date:** Thursday, December 15, 2022 at 4:52 PM

To: Finney, Connor@HCD <[connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)>, McDougall, Paul@HCD <[paul.mcdougall@hcd.ca.gov](mailto:paul.mcdougall@hcd.ca.gov)>, Andrew M Smith <[amsmith@walnut-creek.org](mailto:amsmith@walnut-creek.org)>

Cc: [REDACTED]

**Subject:** RHNA credit for missing middle

Hi Connor and Paul,

We met with Walnut Creek planning staff today. One thing that came up during the meeting is that you can't really get RHNA credit for SB 9 units,[1] and it's awkward to get RHNA credit for any broad based missing middle rezoning.

Right now there are basically two ways to get RHNA credit

- ADU's which use historical yield instead of looking at specific parcels.
- Specific sites which you plan to get developed, plus a 15-50% buffer.

Missing middle is awkward for this because if you rezone every single family parcel for fourplexes, you'd probably expect *some* fourplexes but it's impossible to know ahead of time which parcels or which developers would go for it.

I'm concerned that this might be leading staff in Orinda/Lafayette/Contra Costa/Danville/Pleasant Hill (the other cities I am looking at) to focus on downtown multifamily and ADU's at the expense of most things in between.

**To the extent that RHNA credit would help cities develop more friendly SB 9 policies, and consider broader rezonings for missing middle housing, we'd be open to using some kind of yield based formula to count any ie. triplex/fourplex rezoning toward RHNA.**

I believe Professor Elmendorf (cc'd) has had thoughts here as well.

Kevin

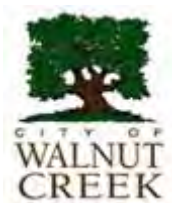
[1] Walnut Creek has had zero SB 9 applications in part because their development standards are very strict. They are preparing their (non-emergency) ordinance and I am curious whether being able to count units toward the RHNA could influence the proposed standards in a development friendly way.

## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Wednesday, August 24, 2022 2:35 PM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado  
**Subject:** FW: Japanese Christian Church

Here's an interesting follow-up e-mail from East Bay for Everyone.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**Sent:** Wednesday, August 24, 2022 2:33 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Subject:** Re: Japanese Christian Church

**Warning: this message is from an external user and should be treated with caution.**

to be slightly more specific, I think he's interested in building housing but the decision might not entirely be up to him, and now I am concerned I put those potential plans in jeopardy. Perhaps it would help to reach out from the City.

Kevin

On Wed, Aug 24, 2022 at 2:30 PM East Bay for Everyone <[info@eastbayforeveryone.org](mailto:info@eastbayforeveryone.org)> wrote:

Shoot... I got over my skis - I talked to the pastor at this church, and he told me that he's interested in housing on his property, but I think wanted to keep those discussions private for now, and I missed that, or he told me and I forgot it.

I do hope you could move forward with housing there but maybe it would be good to reach out directly.

[REDACTED]

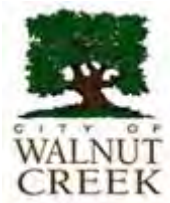
[REDACTED]

## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, September 8, 2022 8:57 AM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: Power lines running over downtown Walnut Creek

FYI, here's the response to my response.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**Sent:** Wednesday, September 7, 2022 8:28 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** housingelements@hcd.ca.gov  
**Subject:** Re: Power lines running over downtown Walnut Creek

**Warning: this message is from an external user and should be treated with caution.**

Hi Andrew,  
Thanks for the reply! This is really helpful context, and I'm glad to hear the transmission lines are not as much of an impediment as I thought.

Agreed to hear “none of these problems are insurmountable” is good news from Trinity Church. Though I'd probably assign a development probability of around 25%, versus the 88% or so implied in the Sites Inventory.

Thanks for the pointer to the updated Housing Element draft document, I am excited to look through it soon.

Best,  
[REDACTED]

On Wed, Sep 7, 2022 at 4:59 PM Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> wrote:

Dear M [REDACTED]

Thank you for your e-mail. The high-voltage electrical transmission line you referenced has been in existence for approximately 110 years, and the City has long taken it into consideration for city planning purposes in general, and housing sites analysis in particular. The transmission line is located within a 100-foot wide right-of-way easement that generally precludes any new structures, however, in accordance with the Walnut Creek Zoning Ordinance, the City does still include the easement area when calculating maximum density and FAR for the site as a whole.

Regarding the used car dealership at 1890 N Main Street, our department has received multiple recent inquiries from developers seeking to build housing on that lot, and who are aware of the transmission line and plan to build around it. Regarding the potential future redevelopment of 1717 N California Boulevard, the existing office building on this lot demonstrates its development feasibility, and we did take into account the transmission line when determining the realistic carrying capacity for new residential development.

Over the past half-century, higher-intensity development of the properties affected by this transmission line has consistently demonstrated the feasibility of construction on the lots upon which it crosses, despite the presence of the transmission line and related easement. Such examples include the 3-story townhouse development at 1800 Cole Avenue (constructed in 1972), the 3-story office building located at 1777 N California Blvd (constructed in 1978), the 4-story office building with underground parking located at 1981 N Broadway (constructed in 1987), and the former Target Garden Center (constructed in 1999 and soon to be replaced by a new F&M Bank) at 1823 N Main Street.

Additionally, a developer is currently proposing a new 5-story mixed-use development at 1910 N Broadway (the former DMV site), which is bisected by the transmission line in question. The City has already approved a Community Benefits Agreement for the site, wherein the developer will be providing additional off-site bicycle/pedestrian improvements in exchange for additional density and FAR, and we anticipate that they will submit their Design Review application in the coming weeks.

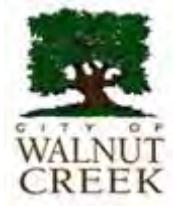
While it would be aesthetically pleasing for the transmission line to be relocated underground, doing so would be prohibitively expensive for either the City or a developer to complete, and the right-of-way easement necessary for an underground transmission line would impose restrictions similar to that of the existing overhead transmission line.

Thank you also for the e-mail from St. Paul's Episcopal Church documenting their interest in partnering to build affordable housing on their parking lot at 1901 Trinity Avenue, and we are happy to see that, in their own words, "none of these problems are insurmountable".

As you are probably aware, the public comment period for the draft Housing Element Update ended on August 19<sup>th</sup>, and we have since transmitted the updated draft to the California Department of Housing and Community Development for their review. Your previous comments are included on pages A-280 through A-286 and A-293 through A-306 of Appendix A in the updated Housing Element Update that is now available for download at [www.walnut-creek.org/heu](http://www.walnut-creek.org/heu). We considered all public comments, and edited the draft Housing Element Update accordingly. Included in these changes, and largely in response to your previous site-specific comments, was the addition of a "Reasons for Selection" column to Table 7-9 (Suitability of Above Moderate and Moderate-Income Sites) and Table 7-16 (Suitability of Lower-Income Sites). The column provides detail on why we chose each site. We will address your new comments in the final draft Housing Element Update that will be reviewed by the Planning Commission and City Council early next year.

Regards,

-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning

Supervisor (acting) – Housing Division

Secretary to the Planning Commission

Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

[REDACTED]  
**Sent:** Monday, September 5, 2022 10:20 AM

**To:** [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov); Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> [REDACTED]  
[REDACTED]

**Subject:** Power lines running over downtown Walnut Creek

**Warning: this message is from an external user and should be treated with caution.**

Hi there,

Our initial site inventory analysis missed the large above ground transmission lines in Walnut Creek. This power line runs through downtown all the way from the 680 freeway to the other side of Ygnacio Valley.





As we understand it, housing cannot be built underneath the power line. Walnut Creek chose nonvacant sites that had low FAR relative to the lot size, but these FAR ratios likely counted the area under the power line, which cannot be improved.

**Does Walnut Creek have a plan for undergrounding or moving the power line?** How would a property owner who wanted to develop their property move or underground the power line?

Here are some examples of properties that are impacted:

**Trinity Church:** This property serves as a safe sleeping site, which is an allowed use under a power line. However, Walnut Creek assumes in the site inventory that this parcel will become about 100 apartments. The property owner is also concerned about the power line impacting the potential for redevelopment; see attached email.

**1717 N. California:** Two story bank property, a big portion of the lot is a parking space, but this is also the portion under the power lines that cannot be built on. Replacing the existing structure with housing becomes a lot less viable if you cannot build on the area under the power line.



**1890 North Main:** To us this was one of the more feasible car dealerships in the area for redevelopment (used cars, no brand name), but the power line runs directly through the lot, which would greatly complicate redevelopment.

Ideally, Walnut Creek would adjust the feasible amount of housing in the Sites Inventory to include only the portion of sites that are not underneath the power line, and also adjust the FAR calculations to include only the portion of sites that can be developed (not under the power line).

We'd also appreciate a discussion of the power line in the constraints section, or a "Program" that discusses the cost or interest in undergrounding or relocating the line.

Thanks,

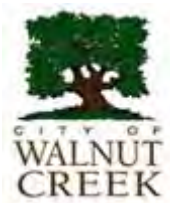


## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, December 19, 2022 11:55 AM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado  
**Subject:** FW: Thanks very much for the meeting today

Here's my response:



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** Andrew M Smith  
**Sent:** Monday, December 19, 2022 11:54 AM  
[REDACTED]  
[REDACTED] Erika Vandenbrande <[vandenbrande@walnut-creek.org](mailto:vandenbrande@walnut-creek.org)>;  
[sbrynen@walnut-creek.org](mailto:sbrynen@walnut-creek.org)  
**Subject:** RE: Thanks very much for the meeting today

Dear Mr. Burke,

Thank you as well for meeting with us last week, it was helpful to hear your thoughts and input.

In response to your e-mail below, you are correct that the darkest green areas on the map are primarily single-family neighborhoods. As described in our draft Housing Element, our General Plan has long focused new residential development to our Core Area, where there is convenient access to shops, services, transit, and parks, without the need for a car (or two, as is the case for most households). With two-thirds of our housing stock consisting of multi-family dwellings, Walnut Creek provides a wide variety of product types at various price points, and we have already rezoned several single-family neighborhoods surrounding the Core Area to multi-family residential (such as the Overlook/Parkside/Buena Vista neighborhood to the west, the Civic/Oak/Walden neighborhood to the north, and the Carmel/Lincoln/Mt. Pisgah and Walker/Sierra/San Miguel neighborhoods to the east).

Regarding the Shadelands Business Park, the City has twice amended its General Plan in the past eight years to allow large residential developments around the eastern and northern edges of the business park. However, the Shadelands is also an important employment center for many local industries that aren't allowed elsewhere in the City (and without the need for employees to commute all the way to Oakland or San Francisco). This also includes some semi-industrial and research & development uses which are not compatible with residential uses due to the use of hazardous materials, among other considerations.

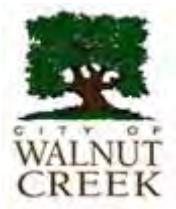
Regarding Site 121 (located at 1200 Alpine Road) the property currently contains a two-story wood-frame apartment building constructed in 1957, consisting of 57 one-bedroom apartments with motel-style balconies, surface parking, and few amenities. Prior to the pandemic, the owner had expressed an interest to staff regarding the redevelopment of this site, and our analysis for the Housing Element took into consideration the age, design, and economic value of the existing apartment building, compared to the larger sized units that are supported in the current housing market, and at the considerable higher density, FAR, and height that is allowed by the current zoning. Furthermore, the draft Housing

Element uses a conservative development assumption predicated on the "base" density, FAR, and height limitations (58 du/ac, 1.5 FAR, 65 feet), rather than what is allowed with developer-provided community benefits (116 du/ac, 3.0 FAR, 89 feet) or through an affordable housing density bonus.

Regarding the EIRs for the West and North Downtown Specific Plans, they did not study and additional development capacity beyond what was ultimately adopted.

Thank you again for meeting with us, and for your investment in the community.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

**Sent:** Thursday, December 15, 2022 7:54 PM

**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; [sbrynen@walnut-creek.org](mailto:sbrynen@walnut-creek.org); Erika Vandenbrande <[vandenbrande@walnut-creek.org](mailto:vandenbrande@walnut-creek.org)>

**Subject:** Thanks very much for the meeting today

**Warning: this message is from an external user and should be treated with caution.**

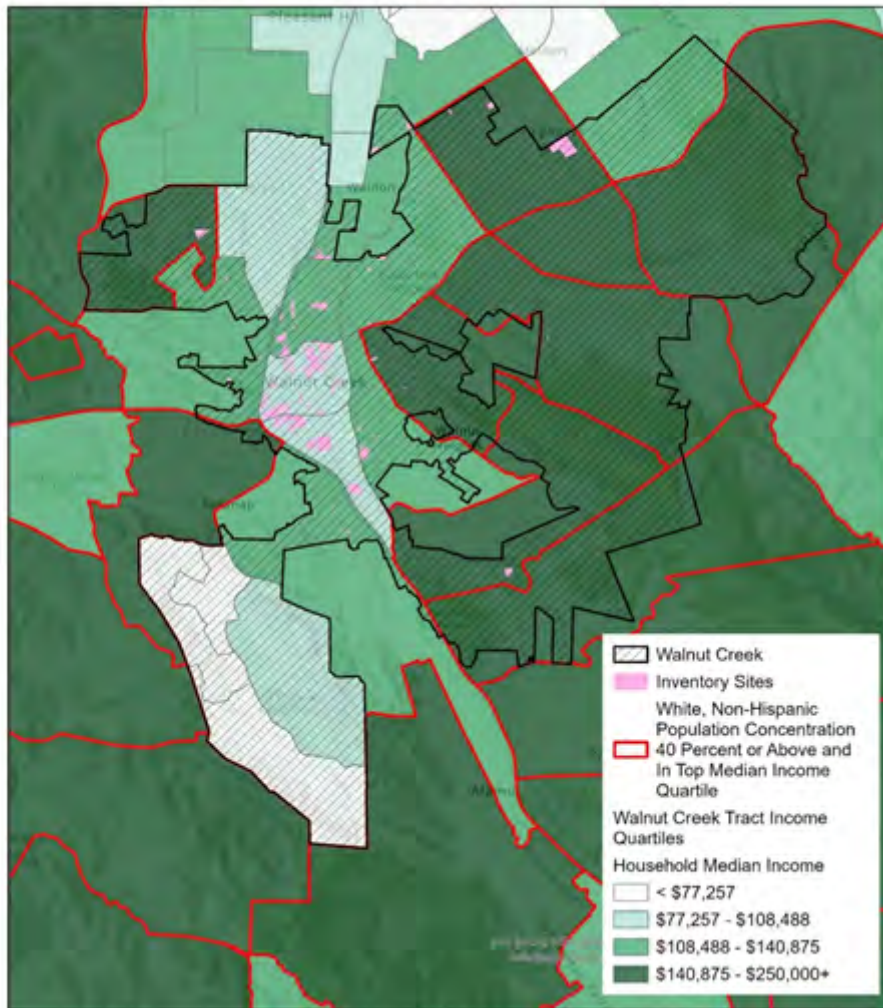
Hi,  
Thanks very much for meeting with us today.

Re: "highest resource" areas, here's a chart from the first draft that I think demonstrates what I was trying to get at - very little of the Sites Inventory (pink) is planned for the darkest green areas. Sure those areas are more single family, but our letter also proposed rezoning:

- all of the Shadelands commercial parcels for increased density
- parcels that abut any of the (very good!) bike trails, and/or
- rezoning parcels in these areas to permit triplexes or fourplexes by right.

This is from Page 25 of the "AFFH" appendix.

Figure B-9. Racially Concentrated Areas of Affluence



The "triangle parcel" I was referring to is this one on Alpine Road ("Site 121"). The developer would need to provide relocation and return for 61 tenants to build a net of 86 new apartments. We are skeptical that would pencil under Walnut Creek's proposed development standards.





The projects that have replaced existing apartments in Walnut Creek tended to have higher ratios of existing to replacement (Vaya replaced 20 apartments with 178, Homestead replaced 2 apartments with 12, Riviera replaced 4 homes with 28). That said if someone is proposing 2.4 new apartments for 1 apartment anywhere in Walnut Creek or nearby cities right now we'd love to take a look at that.

I guess one question I should have asked is whether Walnut Creek could even do additional multifamily density at this point without a new EIR (did you study additional density under the Downtown Plan EIR's that you didn't end up including in the zoning standards)? Obviously you can use SB 10 to do the fourplexes if you want to go that route.

Thanks,  
Kevin



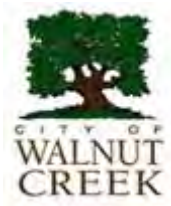
## Irlanda Martinez

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, November 3, 2022 3:50 PM  
**To:** Irlanda Martinez; Hitta Mosesman  
**Cc:** Nancy Bragado  
**Subject:** FW: Trinity Center Homeless shelter - correction and apology

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Here's another comment letter from East Bay for Everyone.



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**Sent:** Thursday, November 3, 2022 2:36 PM

**To:** Andrew M Smith <AMSmith@walnut-creek.org>; Finney, Connor@HCD <connor.finney@hcd.ca.gov>; Housing Elements@HCD <housingelements@hcd.ca.gov>; McDougall, Paul@HCD <paul.mcdougall@hcd.ca.gov>  
**Subject:** Trinity Center Homeless shelter - correction and apology

**Warning: this message is from an external user and should be treated with caution.**

Our comment on the Walnut Creek Housing Element stated that a parking lot parcel owned by Trinity Church was presumed to become housing by 2031. We noted Trinity Church also runs the city's only homeless shelter.

We assumed that this shelter was set up in the parking lot across from the church but it is instead across town at 1800 Carmel Drive. So **housing on the church parking lot - which is included in the site inventory - would not require identification of a new site for homeless services.**

We're really sorry about the error - we're trying our best but we are volunteers.

We stand by our other comments about these two programs:

- Walnut Creek should permit homeless shelter on the 1800 Carmel Drive parcel by right instead of granting a conditional use authorization every single year.

- Housing is a possibility at the Trinity Church parking lot site, but given the overhead transmission lines and need for funding, maybe it has a 20% chance of occurring in the planning period instead of the implied probability of 80-90% presumed by the lack of buffer in the sites inventory.

Best,



## Irlanda Martinez

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, September 20, 2022 4:39 PM  
**To:** Hitta Mosesman; Irlanda Martinez  
**Cc:** Nancy Bragado  
**Subject:** Questions/comments from a councilmember

**Importance:** High

Hi Hitta & Irlanda,

We just received some questions/comments from a councilmember as a sort of heads-up. I believe they are all things that you will answer should they be asked tonight, though I can also answer the one about displacement policies (we require 4 months of relocation assistance for displaced low-income households in the West Downtown Plan Area, as opposed to the standard 2 months required elsewhere).

---

In the executive summary, I have a couple of questions which are probably not worth the distraction at tonight's meeting.

On the top of page xvii, we list White, Black and Latinx our demographics. Why are Asians, Pacific Islanders, and maybe even the significant portion of Russian emigres (largely Jews) not included? (I may ask this one tonight.)

Special Housing Needs. last item..Why are we listing the whole County's homeless numbers? Our number was much smaller and the point in time count just happened.

Chapter 3. The statement says to expect 6 categories of constraints...there are only 5.

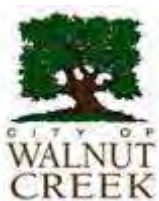
Page 20 (and why did page number scheme slip from Roman numerals to Arabic?) Do I remember that the council has voted to largely fund the low income housing for Habitat for Humanity and at least two buildings near BART and the anticipate low income building on Ygnacio & Civic? At least the latter project was since the last housing element.

Page 28. In my memory there is some language regarding displacement support in the Downtown Specific Fund. Is this where we get to say we have made some progress?

In my scanning the few chapters I've managed to look at, there are several line graphs where the colors are not distinguishable...see page 2-3 of Chapter 2.

---

Thanks,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)



## Irlanda Martinez

---

**From:** Hitta Mosesman  
**Sent:** Friday, June 24, 2022 4:29 PM  
**To:** Irlanda Martinez  
**Cc:** Dima Galkin  
**Subject:** Re: Walnut Creek Housing Element

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Let's confirm with Andy and Nancy. Thanks!

Sent from my iPhone

On Jun 24, 2022, at 1:40 PM, Irlanda Martinez <Irlanda.Martinez@weareharris.com> wrote:

Thanks, Dima.

Hitta – We did not add tiny homes to our Housing Plan, since I didn't get this email before. Are you okay with me just adding a program and flagging staff to it for this next review, given that it will be the first time they see it?

Thank you,

**Irlanda Martinez (She/They)**  
**Project Manager**

---

**From:** Dima Galkin <Dima.Galkin@weareharris.com>  
**Sent:** Friday, June 24, 2022 1:30 PM  
**To:** Irlanda Martinez <Irlanda.Martinez@weareharris.com>  
**Subject:** FW: Walnut Creek Housing Element

Irlanda,

See the email from Cheryl below. I'm forwarding to make sure you have this and can incorporate it as needed.

Dima Galkin  
Senior Project Manager  
Community Development + Housing Consulting



**Harris & Associates**

22 Executive Park, Suite 200  
Irvine, CA 92614  
d: (925) 969-8001  
[www.WeAreHarris.com](http://www.WeAreHarris.com)

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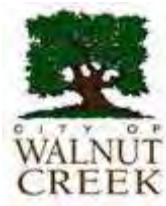
**From:** Nancy Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>  
**Sent:** Wednesday, May 4, 2022 9:15 AM  
**To:** Dima Galkin <[Dima.Galkin@weareharris.com](mailto:Dima.Galkin@weareharris.com)>  
**Subject:** FW: Walnut Creek Housing Element

Hi Dima, I don't remember if I forwarded this to you or not. Nancy

---

**From:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Sent:** Friday, April 15, 2022 1:55 PM  
**To:** Nancy Bragado <[nb@bragadoplanning.com](mailto:nb@bragadoplanning.com)>  
**Subject:** FW: Walnut Creek Housing Element

FYI



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
Secretary to the Planning Commission  
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1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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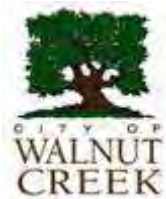
**From:** Andrew M Smith  
**Sent:** Friday, April 15, 2022 1:55 PM  
**Subject:** RE: Walnut Creek Housing Element

Hi Cheryl,

Thank you for your e-mail. I've been watching with close interest the recent innovations in factory-built housing, I've found the small home village concept particularly noteworthy as it combines the reduced costs realized through modular construction and modest home sizes, with a site design that fosters community amongst neighbors (much like the 1920s bungalow court where my friend in Los Angeles lives).

I will be sharing your e-mail with our consultant team, and look forward to seeing you in our workshop on Wednesday.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range & Transportation Planning  
Supervisor (acting) – Housing Division  
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1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**Sent:** Friday, April 15, 2022 1:44 PM

To: Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)> [REDACTED]

Subject: Walnut Creek Housing Element

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy,

As you may remember, I have been working on the Walnut Creek Housing & Shelter Committee with Donna Columbo and you met with our group a few months ago on ADU legislation and SB9. Donna has encouraged us to get involved with the Housing Element discussion. I am also working with HomeAid and Hope Solutions on the Grace Presbyterian Hope Village micro-homes. To that end, we are hoping that the City might consider including tiny homes or alternative types of smaller homes in the new Housing Element to make it easier to consider these types of small home villages on other properties in the City of Walnut Creek in the future.

I have been working with Dan Fitzpatrick of Tiny Home Industry Association for a few years now, leaning on his tiny home expertise to help guide our way to building new tiny home communities around the Bay Area. Dan has been instrumental in advocating for tiny homes and ADU's in many cities in California and around the country. Dan is hoping to connect with you before the April 20<sup>th</sup> meeting and I am including him here on this email. <https://tinyhomeindustryassociation.org/board-of-directors/>

We all plan to attend the Walnut Creek Housing Element meeting on April 20<sup>th</sup>. Thanks so much for your help!

[REDACTED]

[REDACTED]

[REDACTED]

Please Note: As of February 1, 2022, my new email address is [oconnorcheryl2@gmail.com](mailto:oconnorcheryl2@gmail.com)  
(925) 768-0234





[Redacted]

---

**Re: Housing on parking lot**

2 messages

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[Redacted]

Thank you, Kevin for letting us know about this list.

We would welcome an opportunity to be creative and partner with the city just as we did with Trinity Commons. The plot has significant problems for building, such as our church's need for parking and the powerlines that cross the property. None of these problems are insurmountable, but they would take considerable momentum.

The Rev. Krista Fregoso

On Tue, Aug 30, 2022 at 2:38 PM Info StPaulsWC <[info@stpaulswc.org](mailto:info@stpaulswc.org)> wrote:

Sorry- which? You reply from your account or I send it for you?

On Tue, Aug 30, 2022 at 5:37 PM Krista Fregoso <[kfregoso@stpaulswc.org](mailto:kfregoso@stpaulswc.org)> wrote:

Thank you, yes

---

[Redacted]

Totally understandable. Thank you!

[Quoted text hidden]

## Kelly Morgan

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, January 12, 2023 10:02 AM  
**To:** Irlanda Martinez; Hitta Mosesman  
**Cc:** Nancy Bragado; Erika Vandenbrande  
**Subject:** FW: 350CCA Letter on Walnut Creek Housing Element  
**Attachments:** 350CC WC Housing letter 1-12-23.pdf; 350CCA WC Housing letter 8-18-22.pdf

Hi all,

This letter just came in for tonight's HEU hearing.

Thanks,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Thursday, January 12, 2023 9:59 AM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** 350 - [REDACTED]  
**Subject:** 350CCA Letter on Walnut Creek Housing Element

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy,

Attached is a letter from 350 Contra Costa Action regarding the city's Housing Element update. Please share with the Planning Commission.

Please feel free to contact me or [REDACTED] should you have any questions or comments.

Thank you.

[REDACTED] Contra Costa Action  
[REDACTED]



January 12, 2023

Andrew M. Smith, Senior Planner  
City of Walnut Creek

RE: COMMENTS ON FINAL DRAFT WALNUT CREEK HOUSING ELEMENT UPDATE

Dear Andy,

You will recall that 350 Contra Costa Action sent you a letter dated August 18, 2022 about our concerns with the earlier draft Housing Element Update. We have reviewed the final draft, and want to register our disappointment that changes were not made to better address the climate emergency. Most importantly, the plan does not:

- ◆ Ban natural gas in new housing. Doing so is vital to meeting H-7.2 and H-7.4, as well as to align with the guidance of BAAQMD<sup>1</sup> and the clear directive of CARB.<sup>2</sup>
- ◆ Encourage higher density residential and mixed-use buildings downtown and along major arterial streets. As is widely recognized, higher density housing adjacent to transit, commercial, cultural and recreational facilities results in less building and transportation energy, as well as less water demand.

Attached you will find a copy of our August 2022 letter referenced above.

Feel free to contact us should you have questions and/or comments.

[REDACTED]  
for 350 Contra Costa Action

cc: Walnut Creek City Council, via the City Clerk

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1 BAAQMD CEQA Thresholds, April 2022, which on page 12 says “Regarding natural gas usage, new land use development projects must be built without any natural gas infrastructure in order to be consistent with achieving the 2045 carbon neutrality goal.” <https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa-thresholds-2022/justification-report-pdf.pdf?la=en>

2 CARB Scoping Plan for Achieving Carbon Neutrality, Nov. 2022. For example, see Severity of Climate Change Impacts, page 15, and Imperative to Act, page 21. <https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf>

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, January 9, 2023 1:37 PM  
**To:** Irlanda Martinez; Hitta Mosesman; Nancy Bragado  
**Subject:** FW: Civic Park Microgrid Complex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi all,

Here's the comment letter that I received today, along with my response.

Thanks,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** Andrew M Smith  
**Sent:** Monday, January 9, 2023 8:24 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Civic Park Microgrid Complex

Hi [REDACTED]

That is certainly an intriguing suggestion, but it won't be possible as part of the Housing Element Update as we are too far along, and such a change would require significant review under the California Environmental Quality Act (CEQA) for the necessary General Plan and Zoning Ordinance Amendments. Additionally, we would need to conduct significant public outreach and community engagement for a change like that in a City Park.

Thank you for reaching out with your suggestion,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range & Transportation Planning  
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(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Sunday, January 8, 2023 12:27 AM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Cc:** Emlyn Struthers <[struthers@walnut-creek.org](mailto:struthers@walnut-creek.org)>  
**Subject:** Civic Park Microgrid Complex

**Warning: this message is from an external user and should be treated with caution.**

Hi Andy,

A bold idea recently surfaced that identifies the three parking lots at Civic Park to be part of a microgrid housing development with underground parking. The vision is to have three midrise mixed use structures providing affordable housing. The community scaled microgrid/battery backup and the proposed net zero energy components of the project helps in achieving the State's AB 1279 goals, speaks to the Housing Element as well as the Sustainable Action Plan and becomes a new income source for the City.

Is it possible to include the Civic Park Parking lots in the identified property list for the Housing Element?

Kindly,

[REDACTED]

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, January 17, 2023 1:49 PM  
**To:** Hitta Mosesman; Irlanda Martinez; Nancy Bragado; Erika Vandenbrande; Stefanie Brynen  
**Subject:** FW: Comment on Walnut Creek second Housing Element draft  
**Attachments:** 2023-01-17-walnut-creek-second-draft.pdf

FYI



### Andrew M. Smith

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Tuesday, January 17, 2023 1:39 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>; Matt Francois <francois@walnut-creek.org>; Cindy Silva [REDACTED]  
**Cc:** Housing Elements@HCD <housingelements@hcd.ca.gov>; Finney, Connor@HCD <connor.finney@hcd.ca.gov>; McDougall, Paul@HCD <paul.mcdougall@hcd.ca.gov>  
**Subject:** Comment on Walnut Creek second Housing Element draft

**Warning: this message is from an external user and should be treated with caution.**

Hi,  
Attached and at the URL please find our comment on Walnut Creek's second draft. Sorry for not giving you more time to read it before the meeting.

<https://eastbayforeveryone.org/wp-content/uploads/2023/01/2023-01-17-walnut-creek-second-draft.pdf>

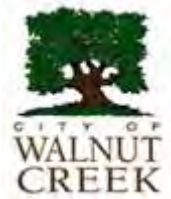
Best,  
[REDACTED]

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, January 17, 2023 8:45 AM  
**To:** Hitta Mosesman; Irlanda Martinez  
**Cc:** Nancy Bragado  
**Subject:** FW: Planning Commission notes

Here's my response to the previously shared e-mail from Kevin Burke.



**Andrew M. Smith**

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** Andrew M Smith  
**Sent:** Tuesday, January 17, 2023 8:44 AM  
**To:** [REDACTED]  
**Subject:** RE: Planning Commission notes

Dear [REDACTED]

Thank you for your comments (and also for alerting me to the redaction issue in your previous e-mail). We have had a number of conversations with our HCD reviewers so that we can adequately address all of their concerns. Regarding the comparison to other cities, while I'm not that familiar with Concord's renter protection regulations, I do think it is fair to say that from a city planning perspective, Walnut Creek has already long since done what many other cities are now proposing to do as part of their 6<sup>th</sup> cycle Housing Element. For example, multi-family residential dwellings have constituted a majority of the homes in Walnut Creek since 1970, and now make up about two-thirds of our existing housing stock. Additionally, approximately a quarter of our existing housing stock is "missing middle" housing, and we still have a large amount of appropriately zoned land that can accommodate even more still (including several single-family neighborhoods that have already been rezoned). While I certainly appreciate the responses from Atherton, South Pasadena, San Ramon, and Concord, each city is unique in its challenges and opportunities, and we feel that the final draft Housing Element Update successfully addresses the needs of Walnut Creek.

Thank you again for your comments, and they will be shared with the City Council and added to the public record.

Regards,  
-Andy



**Andrew M. Smith**

Senior Planner – Long Range Planning  
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Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)



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**From:** [REDACTED]  
**Sent:** Friday, January 13, 2023 3:18 PM  
**To:** Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>  
**Subject:** Planning Commission notes

**Warning: this message is from an external user and should be treated with caution.**

Hi Mr. Smith,

I've been listening to the Planning Commission hearing from last night. I have not been on the calls you've had with HCD, but I guess what I would say is that my interpretation of what HCD has been saying, and what you and the consultants have been saying, are just very different. I would guess you've got about a 15% chance of HCD certifying this draft.

For whatever reason, HCD tends to be vague with its feedback on the first letter. Here for example is the first letter HCD sent to South Pasadena about its sites inventory and then here is the second letter.

<https://www.hcd.ca.gov/community-development/housing-element/docs/LanSouthPasadenaOut122121.pdf>

**Suitability of Nonvacant Sites:** The element lists examples of recent development on nonvacant sites and includes site by site discussion of existing uses. However, the element should provide supporting information to demonstrate the similarity between redevelopment trends and identified sites. For example, the element could explain the characteristics of existing uses on recently redeveloped sites and evaluate how those characteristics relate to identified sites. Further, the element includes site by site descriptions of existing uses (Appendix A) but it must either remove sites or include additional analysis to demonstrate whether existing uses impede additional development in the planning period. Examples of sites to be further evaluated or removed include Sites 22, 23 and 25.

In addition, because the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

<https://www.hcd.ca.gov/community-development/housing-element/docs/LanSouthPasadenaDraftOut070822.pdf>

a lot more feedback about the problems with specific sites.

Suitability of Nonvacant Sites: As found in the prior review, the element must include additional discussion of recent experience in redevelopment and either remove sites or include additional analysis on the extent existing uses impeded additional development. In response, the element does not remove sites and added little to no discussion of existing uses. In addition, HCD has considered significant comments indicating that existing uses impede additional development on many sites, including those noted in the prior review. The element must address HCD's prior finding as well as public comments regarding the extent existing uses impede additional development. For example, Sites 3, 5, 6, 8, 10 should include specific information, such as concrete evidence of owner interest, as well as analysis on how given land use constraints such as height limits and the inclusionary zoning requirements may make development infeasible on sites. For site 9, the element should include evidence development is cleared by Edison. Additional sites warranting evidence the uses will likely discontinue include sites 2, 13, 14, 17, 18, 19, 20, 21, 22, 23, and 24. In some cases, some sites, have had recent renovations, plans on future renovations, new businesses with new leases, healthy and necessary businesses such as grocery stores and malls that serve large populations with busy parking lots. The element should include information addresses these uses and how redevelopment is likely in the planning period.

In addition, because the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be

presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Another confusing thing is that Concord is also not planning to do a EIR, did not do rezoning, but still took its feedback from its first HCD letter and made a ton of changes, including:

- 4 homes on either side of a SB 9 lot split
- Additional missing middle in higher income areas in the southeast
- Higher densities on Clayton Road bus route
- Bringing tenant protection ordinance to the City Council within 12 months.

I think those programs or San Ramon's missing middle program are examples of the things HCD is looking for, not "more education about SB 9." All of the things there either we asked Concord to do or other groups asked for. I think they are going to get certified.

[https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Documents/DownloadFile/Agenda%20Staff%20Report%20for%20-%20Housing%20Element%20HCD%20Comments%20and%20Direction%20\(15591\).pdf?documentType=1&meetingId=924&itemId=15591&publishId=18267&isSection=False&isAttachment=True](https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Documents/DownloadFile/Agenda%20Staff%20Report%20for%20-%20Housing%20Element%20HCD%20Comments%20and%20Direction%20(15591).pdf?documentType=1&meetingId=924&itemId=15591&publishId=18267&isSection=False&isAttachment=True)

Maybe Concord did all of that unnecessarily but I really doubt it.

I would like Walnut Creek to have a compliant Housing Element and I'm pretty concerned this is not going to do it. I find it hard to believe Atherton was scared enough from the first letter to rezone for missing middle but Walnut Creek is fine.

We can wait to see what HCD says but I'd be willing to bet money to the charity of your choice it's not going to be good.

I'm still working on our letter but we will probably need the weekend.

Best,

A solid black rectangular redaction box covering the signature.

## Kelly Morgan

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Thursday, January 12, 2023 3:41 PM  
**To:** Irlanda Martinez  
**Cc:** Nancy Bragado; Erika Vandenbrande; Stefanie Brynen; Claire Lai; Brian Hickey; Hitta Mosesman  
**Subject:** FW: Planning Commission Public Comment, 1/12/23, Housing Element

Hi Irlanda,

This comment letter just came in for tonight's PC hearing.

Thanks,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** Andrew M Smith  
**Sent:** Thursday, January 12, 2023 3:40 PM  
**To:** [REDACTED] [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov); Public Comments  
<[publiccomments@walnut-creek.org](mailto:publiccomments@walnut-creek.org)>  
**Cc:** [REDACTED]  
**Subject:** RE: Planning Commission Public Comment, 1/12/23, Housing Element

Dear [REDACTED]

Your letter will be shared with the Planning Commission for tonight's meeting, as well as being posted online with the meeting agenda.

Regards,  
-Andy



### Andrew M. Smith

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

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**From:** [REDACTED]  
**Sent:** Thursday, January 12, 2023 3:35 PM

To: Andrew M Smith <[AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)>; [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov); Public Comments  
<[publiccomments@walnut-creek.org](mailto:publiccomments@walnut-creek.org)>

Cc: [REDACTED]  
Subject: Planning Commission Public Comment, 1/12/23, Housing Element

**Warning: this message is from an external user and should be treated with caution.**

To whom it may concern,

I am concerned that the Housing Element appears not to be providing items required by HCD in HCD's review letter of December 5, 2022. Please revise the Housing Element accordingly.

**No evidence provided for the suitability of Non-Vacant Sites**

HCD noted that, since nonvacant sites accommodate 50 percent or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site.

In "Attachment 3 - Housing Element Review Table," Walnut Creek purports to respond to the HCD review letter. In the section associated with HCD's demand for "substantial evidence," the Table states "*See Resolution*" - which appears to be a reference to the "Draft Planning Commission Resolution" (there are no other posted Resolutions).

The "Draft Planning Commission Resolution" does not, however, include any statements related to "substantial evidence" for the nonvacant sites.

Because it appears that Walnut Creek has not provided the required "substantial evidence" for the nonvacant sites, it appears that the Housing Element is not in condition for approval.

**Non-Compliance with CEQA deadlines**

HCD's review letter further stated that "the element should discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements and add or modify programs as appropriate." This has not been done.

I appreciate that the Housing Element now includes discussions of SB330 and SB-35. However, those are only a fraction of the actual state housing laws that regulate timeliness.

The present Housing Element includes no discussion of the primary CEQA deadlines. These include the initial study deadline of PRC 21080.1 & 21080.2 and the CEQA document preparation deadlines of PRC 21151.5. It is noted that these deadlines cannot be indefinitely waived by builders, as they serve to protect the public's right to the timely approvals of housing. (Keep in mind, the Housing Accountability Act provides general public standing and also defines violations of the Permit Streamlining Act as illegal denials under the HAA.)

These CEQA deadlines are critical, as completion of the CEQA actions triggers approval deadlines under the Permit Streamlining Act. Walnut Creek's refusal to follow CEQA deadlines thus deprives builders of their expected rights for timely approvals.

I have personally represented a developer who faced illegal delay due to Walnut Creek's refusal to follow PRC 21080.1 & 21080.2. In response to my complaints, the City attorney denied that CEQA deadlines were enforceable. That was, and continues to be, an unreasonable constraint.

The Housing Element should not be approved unless amended to include a program promising full compliance with all CEQA deadlines, not just SB-35 and SB-330.

Best,

A solid black rectangular box used to redact a signature.

## Kelly Morgan

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, January 16, 2023 2:57 PM  
**To:** Irlanda Martinez; Hitta Mosesman  
**Cc:** Erika Vandenbrande; Stefanie Brynen  
**Subject:** Fwd: Public Comment on the Housing Element - 1/17 City Council

FYI

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**From:** [REDACTED]  
**Sent:** Sunday, January 15, 2023, 8:41 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Subject:** Public Comment on the Housing Element - 1/17 City Council

**Warning: this message is from an external user and should be treated with caution.**

Andrew -

Please see my comment to the City Council members regarding the Housing Element below, to be included in the written communications.

Members of the City Council –

As a resident, it is disheartening and concerning to review the staff's responses and Planning Commission recommendation for adoption of this Housing Element. The overall spirit and intent of the State's closer scrutiny of local housing regulations is for local jurisdictions to work towards undoing the harm caused by exclusionary zoning and work towards allowing more types of housing by-right. With that goal in mind, the resources expended on this cycle's Housing Element should have been directed to reflecting on how existing measures and regulations are a constraint toward achieving these goals and drafting bold programs to undo those constraints. Instead, it appears that staff used the City's resources to justify - illogically - how the valid concerns raised by the State are not actually constraints. The revised Housing Element is misleading to the public and does not seem to have been undertaken with a good faith effort to address the State's concerns. For example, the reasons staff have provided for why Measure A is not a constraint to housing development is that no developer has asked to exceed that height, and that if they have, they used State Density Bonus to get around it. Inexplicably, the staff's response is that Measure A "provides residents with an opportunity to take an active role in the planning of their community." One could argue that there are plenty of authentic ways residents take an active role in planning their community, and this is not one of them – this is a roadblock. The uncertainty and additional cost borne by the developer in this case effectively makes Measure A a deterrent to developing housing. The Element should instead include a program to remove the constraint produced by Measure A. Another example is staff's response to the comment regarding PD zoning – it's not a constraint because developers have been using State streamlining laws to avoid it, and recent developments have been above the permitted density. This statement simply does not make sense, as it confirms PD zoning is a constraint. Further, it is misleading because it doesn't address the additional costs and time borne by the developer to obtain a permit in a PD district, the subjective findings, nor whether the additional density of recent developments is due to State Density Bonus law. I would hope that instead this section be revised to provide an accurate, honest assessment of how PD zoning adds uncertainty, cost and time to the entitlement



process, and what has been the experience of project developers who have not used State Density Bonus law in these districts. Then, the section should refer to a new program that will either remove the PD districts entirely or amend it to become a 100% voluntary process.

## Kelly Morgan

---

**From:** Irlanda Martinez  
**Sent:** Tuesday, January 17, 2023 1:05 PM  
**To:** Irlanda Martinez  
**Subject:** FW: Public Comments: Walnut Creek City Council meeting  
**Attachments:** 2nd draft comments final wc housing element doc.docx

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**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Monday, January 16, 2023 3:00 PM  
**To:** Irlanda Martinez <Irlanda.Martinez@weareharris.com>; Hitta Mosesman <hitta.mosesman@weareharris.com>  
**Cc:** Nancy Bragado <nb@bragadoplanning.com>; Stefanie Brynen <brynen@walnut-creek.org>; Erika Vandenbrande <vandenbrande@walnut-creek.org>  
**Subject:** Fwd: Public Comments: Walnut Creek City Council meeting Tuesday, Jan. 17, 2023 Item: a. Final Draft 6th Cycle housing element

FYI

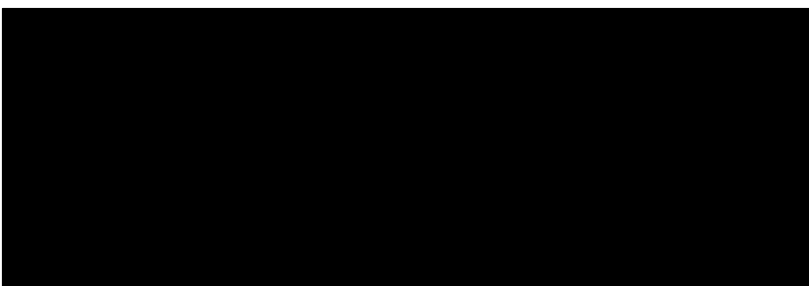
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**From:** [REDACTED]  
**Sent:** Monday, January 16, 2023, 12:16 PM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** [connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov) <[connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)>; [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov) <[housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)>; Contact Us City Clerk <[contactusclerk@walnut-creek.org](mailto:contactusclerk@walnut-creek.org)>  
**Subject:** Public Comments: Walnut Creek City Council meeting Tuesday, Jan. 17, 2023 Item: a. Final Draft 6th Cycle housing element

**Warning: this message is from an external user and should be treated with caution.**

To Whom it Might Concern:

Letter attached for public comments for City of Walnut Creek City Council Meeting, January 17, 2023, agenda item a



January 16, 2023

Attention: Andrew Smith, Senior Planner at City of Walnut Creek

To: [AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)

Cc: [connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)

CC: [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)

CC: [cityclerk@walnut-creek.org](mailto:cityclerk@walnut-creek.org)

Public Comments: Walnut Creek City Council meeting Tuesday, Jan. 17, 2023

Item: a. Final Draft 6<sup>th</sup> Cycle housing element

To whom it might concern:

My name is [REDACTED]. My husband and I moved to Walnut Creek in 1985 and raised our 2 daughters here. Our older daughter and husband left for Denver to buy a house and start a family. Our younger daughter is in the Bay Area still living in shared housing and paying off student debt from a master's and doctorate degree.

I Chair the Multifaith Action Coalition Housing and Task Force Committee in Contra Costa County and participate in the Walnut Creek Homeless Task Force. I have supported more housing and affordable housing for years.

Creating the 6<sup>th</sup> Cycle Housing Element has been a herculean task and implementation will also be.

Since Walnut Creek always meets its RHNA numbers for above moderate housing, the primary focus should be on more affordable housing of different types as mentioned by the public.

45% of the housing requirement is for EL, VL and L income.

**Policies and Programs to incentivize more affordable housing**

- Follow the lead of the City of San Ramon and entirely waive some implementation fees
  - Traffic Impact Fee
  - Park and Recreation Facility Impact Fee
- Follow the lead of the City of San Ramon and cap some impact fees @ 25% as applicable
  - Building permit plan fees
  - Building Permit inspection fees
  - Planning Plan check review fees
  - Engineering Plan check fees
  - Engineering inspection fees
- Consider a WC housing trust fund. Commit to a % of the annual sales tax receipts from Measure O to go into a housing trust fund, or be set aside until one is created.
- Consider an implementation tax on completed sale of real estate transactions over \$500,000 to be paid for by the seller.

- Walnut Creek should add a Housing Element program to adequately fund the development department and identify positions responsible for different areas of the Housing Element implementation plan.

### **Fair Housing – Highly Sourced City**

- A focus on downtown housing also creates more housing near freeways with health impacts
- Downtown has fewer parks and a higher concentration of people
- With improved transit other areas in the City could also benefit from a variety of housing options
- Different housing construction throughout the City would help build community, rather than separate single-family housing on one end of town and high density downtown
- Low barrier shelter as described in AB 101 in 2019 sounds like something we should look into. The capacity Trinity Center was created for has been exceeded
- I would like to see TOPA (Tenant Co-op Association) language to encourage home ownership.
- Under Appendix B: Affirmatively Furthering Fair Housing Analysis, Table B-11 LL and Tenant Complaints in WC 2015-2021. There are no real tenant protections in WC, not for harassment, not for evictions, not for harassment, not for illegal entry, etc. Receiving help to fill out an application, or receiving advice, is not tenant protection. I ask you not to go another 8 years without even a promise to address these issues in the housing element.

### **Government Constraints**

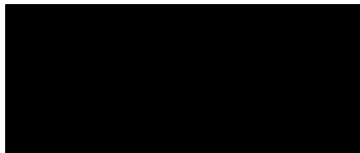
- It would be helpful for the City to create a chart that shows the commitments made in the 6<sup>th</sup> Housing Element Cycle by action, targeted implementation date, and completion date.
- When looking at goals, and there are a lot of them, the dates overlap depending on the category.
- As I look at the Goals the column on the right indicates whether funding is required. If there is funding, the source of the funding is listed. In some cases, there is a N/A listed. The majority; however, list no funding required.
- I ask for accessibility and transparency by creating a document that shows the progress of projects as they go through the process. The public should be able to track where the projects are in the process and when completed, and the number of various levels of AMI units created.
- The communication on the 6<sup>th</sup> Housing Element to the residents has not been timely or always easy to find.
  - The City of Walnut Creek received the response letter from HCD on December 5.
  - The winter nutshell newsletter went out to the residents with a nice article “Together for housing”. The article mentioned the draft element that was submitted to the State and Next Steps. We were asked to continue to provide comments on the draft Housing Element. It was stated that the City Council adoption was anticipated in the spring.
  - The draft Housing Element was listed at [walnut-creek.org/HEU](http://walnut-creek.org/HEU). There was no mention of the December 5 letter from HCD.
  - People who are signed up to receive updates received an email about the final housing element going before the Planning Commission on January 12, and to

the City Council on January 17. There is no mention of the final housing element on the Walnut Creek homepage.

### **Sites Inventory**

- Since nonvacant sites accommodate 50 percent or more of the lower-income need, the housing element must describe “substantial evidence” that the existing use does not contribute an impediment for additional residential use on the site. Inventory is using a lot of the same nonvacant sites from Housing Element 5, expecting a different outcome.
- We seem to think that as long as we offer density bonuses all housing units are possible.
- “Quoting from the HCD Sites Inventory Memo from June 10, 2020: The analysis of “appropriate zoning” should not include residential buildout projections resulting from the implementation of a jurisdiction’s inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households.”
- I support ADUs and JADUs. It is questionable how many can be built or installed that actually offer lower income housing.
- In this extensive document I found that WC created an inclusionary housing ordinance in 2004. Since then, 79 additional affordable units have been constructed. It’s something; however, nothing compared to the required RHNA numbers of 2,611 for EL, VL, L income affordable housing.
- 34 suitability sites are listed for moderate-income housing that allow at least 4 units on each parcel. We need more missing middle housing. I live in a 1,600 sq. ft. home. Most housing today is either small or larger than a lot of folks need. How can we incentivize smaller townhomes that allow people to purchase a home, build equity and then move to a larger home if desired?
- I’m disappointed no additional sites were identified or zoning changes were made.
- Besides retail and restaurants, it appears that a lot of the job opportunities are currently tied to the hospitals, medical field, City jobs and education. Where are the “living wage” jobs that the housing downtown will fill? If more people can work from home, can some of the additional housing be outside of the downtown area?

Thanks for your consideration,





January 17, 2023

To: AMSmith@walnut-creek.org  
Community Development Department  
1666 North Main St.  
Walnut Creek 94596  
Cc: Honorable Members of the Walnut Creek City Council:  
Cc: [connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)  
CC: [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)  
CC: [cityclerk@walnut-creek.org](mailto:cityclerk@walnut-creek.org)

RE: Housing Element Update

Dear Mr. Smith:

Top priorities of the Walnut Creek Homeless Task Force are permanent housing and emergency shelter. Therefore, we are pleased to see some zoning changes were made for various housing types; however, we were disappointed to find several other areas outlined in a letter dated December 5<sup>th</sup> from HCD were not addressed. We are concerned that this may cause Walnut Creek's Housing Element to be deemed noncompliant. Therefore, we ask that you complete another review of the comments in the December 5<sup>th</sup> letter to ensure the necessary changes to bring the housing element into compliance are made before final submission

We understand that many of the areas outlined require time and staff to complete but it may be sufficient to add required tasks to programs and goals with target dates for completion now that a new Director of Community Development and Housing Manager are in place. Please note that our task force is standing by to assist where needed to help position the city of Walnut Creek as a city with 'housing abundance.'

Below are additional comments and recommendations.

### **Zoning for Housing Types & Emergency Shelters**

We are pleased to see that the city is updating emergency shelter zoning. We believe that the Armory is no longer an adequate site for an overnight shelter due to the expense, limited dates available, and restrictions of use requiring transportation and "lockdown" of participants. We ask that the city add a goal to identify an alternative site. *Example: Walnut Creek to identify a replacement site for homeless shelter to accommodate 100 people by November 1, 2026.*

While we support ADUs and JADUs, it is questionable how many can be built that offer lower income housing. However, we are pleased to see that a review and update of the City's ADU ordinance has been added to programs. As stated in our August letter, we ask that the city make available a listing of prefab ADU's to residents. Prefab units are more affordable compared to "stick built" and may increase the number of units that can be installed.

### **Sites Inventory**

- We believe many sites in the inventory are not realistic for housing development. In addition, most of the sites are in the downtown area. A focus on downtown housing



creates housing near freeways that may have health impacts. We would like to see sites added/distributed throughout the city. *Example: Site 89 is St. Paul's parking lot. Two issues with this site are that there is an electrical transmission line running over the middle of the lot. The city states that this is not an issue: "The City did receive a public comment expressing concern over Sites 55, 89, and 94, as they are located near an electrical transmission line. However, the electrical transmission line is not a concern."* St. Paul's has already given up 21 parking spaces in this lot for St. Paul's Commons. The remainder of the spaces serve church programs and a day school and preschool across the street.

- Nonvacant sites represent 50% of the sites in the inventory. HCD requires substantial evidence that the existing use does not constitute an impediment for additional residential use on the site." The final draft does not provide substantial evidence that the use will discontinue for many of the sites listed.
- We would like to see an inventory that is more realistic and expansive. Adding time delineated goals with major milestones could address this issue for both vacant and nonvacant sites. *Example: Housing Manager will schedule an in-depth review of the Sites Inventory by June 2023 and a subsequent goal to validate and/or "add to" the inventory by December 2023 and publish the revised inventory by early 2024.*
- Consider adding a mid-cycle rezoning review like San Francisco's commitment to mid cycle rezoning if it does not issue a target number of permits by 2027.

### Density Bonuses

Reliance on density bonuses to avoid rezoning does not mean more affordable housing will be built and is not compliant with HCD guidelines. From HCD's memo, "zoning should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households."

### Policies and Programs to incentivize more affordable housing

- **Reduce or waive impact fees for 100% affordable development.** Fees include
  - Building permit plan fees
  - Building Permit inspection fees
  - Planning Plan check review fees
  - Engineering Plan check fees
  - Engineering inspection fees
  - Traffic Impact Fee
  - Park and Recreation Facility Impact Fee
- **Permit Streamlining:** Add a timeline to review and discuss compliance with the Permit Streamlining Act and intersections with CEQA and add or modify programs as appropriate.
- **Housing Trust Fund:** Create a WC housing trust fund. Commit to a % of the annual sales tax receipts from Measure O to go into a housing trust fund or be set aside until one is created.





- **Funding for Housing Programs:** Over the past few years, Walnut Creek has experienced significant staff vacancies making completion of goals difficult. Add a Housing Element program to adequately fund the development department and identify positions responsible for different areas of the Housing plan.
- **Missing Middle Program:** add a missing middle program similar to Concord and San Ramon proposing to establish a targeted number of units: *i/e. 150-200 units*. This may require rezoning but could add a significant number of homes for young families that are currently faced with moving out of the area due to the lack of affordable housing.

Sincerely,



## Kelly Morgan

---

**From:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Sent:** Tuesday, January 17, 2023 11:38 AM  
**To:** Hitta Mosesman; Irlanda Martinez  
**Cc:** Nancy Bragado; Erika Vandenbrande; Stefanie Brynen  
**Subject:** FW: Walnut Creek Housing Element Feedback  
**Attachments:** WCHTF comments final wc housing element doc.pdf

This just came in.



### Andrew M. Smith

Senior Planner – Long Range Planning  
Secretary to the Planning Commission  
Community Development Department  
1666 N. Main Street, Walnut Creek, CA 94596  
(925) 943-5899 x2213 [www.walnut-creek.org](http://www.walnut-creek.org)

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 17, 2023 11:32 AM  
**To:** Andrew M Smith <AMSmith@walnut-creek.org>  
**Cc:** Mayor - City Council <Mayor@walnut-creek.org>; housingelements@hcd.ca.gov; connor.finney@hcd.ca.gov  
**Subject:** Walnut Creek Housing Element Feedback

**Warning: this message is from an external user and should be treated with caution.**

To: [AMSmith@walnut-creek.org](mailto:AMSmith@walnut-creek.org)  
Community Development Department  
1666 North Main St.  
Walnut Creek 94596

Cc: Honorable Members of the Walnut Creek City Council:

Cc: [connor.finney@hcd.ca.gov](mailto:connor.finney@hcd.ca.gov)

CC: [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)

CC: [cityclerk@walnut-creek.org](mailto:cityclerk@walnut-creek.org)

RE: Housing Element Update

Dear Mr. Smith:

Top priorities of the Walnut Creek Homeless Task Force are permanent housing and emergency shelter. Therefore, we are pleased to see some zoning changes were made for various housing types; however, we were disappointed to find several other areas outlined in a letter dated December 5<sup>th</sup> from HCD were not addressed. We are concerned that this may cause Walnut Creek's Housing Element to be deemed noncompliant. Therefore, we ask that you complete another review of the comments in the December 5<sup>th</sup> letter to ensure the necessary changes to bring the housing element into compliance are made before final submission.

We understand that many of the areas outlined require time and staff to complete but it may be sufficient to add required tasks to programs and goals with target dates for completion now that a new Director of Community Development and Housing Manger are in place. Please note that our task force is standing by to assist where needed to help position the city of Walnut Creek as a city with 'housing abundance.'

Please see attached document for comments and recommendations.



[WALNUT CREEK HOMELESS TASK FORCE - Home \(wchomelesstaskforce.org\)](http://wchomelesstaskforce.org)

## **APPENDIX B. AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS**

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Assembly Bill 686 (AB 686), passed in 2018, requires cities and counties to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes.

AB 686 requires that all housing elements prepared on or after January 1, 2021, include a program with the following:

- An assessment of fair housing within the jurisdiction that includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.
- Affirmatively Further Fair Housing as part of achieving the goals and objectives.
- The Sites Inventory in all housing elements incorporate affirmatively furthering fair housing.

The City of Walnut Creek (City) has completed the following outreach and analysis to inform the Housing Element and all housing goals, policies, and programs to meet State (State or California) law housing requirements. The City’s objective is to promote and Affirmatively Further Fair Housing opportunities throughout the community for all people regardless of age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, and genetic information.

It should be noted that some of the statistics referenced in this appendix might differ from those in Chapter 2, Housing Needs Assessment, of the Housing Element. The data in the Housing Needs was largely obtained from the Association of Bay Area Governments (ABAG) reporting for each community that has been pre-certified by the California Department of Housing and Community Development (HCD). However, additional data research and analysis beyond these

## **2023–2031 Housing Element**

### *Appendix B. Affirmatively Furthering Fair Housing Analysis*

parameters of the pre-certified data was required for this appendix. The data utilized in several portions of this appendix are more current than that in the pre-certified data.

## **Outreach**

As discussed in Appendix A, Public Engagement, the City held two community workshops and several stakeholder meetings; passed out flyers; created a dedicated website; sent out updates to City list-serve accounts, reached out individually to various fair housing providers and developers; posted information at City facilities; and conducted an online public survey (see Appendix A for more in-depth descriptions). In addition, email blasts were sent out to notify people of the opportunity to provide comment at Planning Commission and City Council meetings as a part of the public hearing process. Outreach efforts are summarized below and in detail in Appendix A.

## **Community Survey**

A public survey was conducted and was available on the City's website from March 4 through May 31, 2022. The results of the survey (contained in Appendix A) indicate lack of affordable housing as the primary issue identified by survey respondents.

## **Community Workshops**

Community workshops were held on March 21 and April 20, 2022, with notice provided at the February 10, 2022 Planning Commission meeting, the February 15 City Council meeting, at the City's Farmer's Market on March 29, April 3, and April 10, 2022, through the City's HEU project website ([www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)) social media announcements, fliers, and the City's email notification system to the affordable housing, housing policy, and housing element update list-serve mailing lists on March 11 and April 10, 2022. Due to the ongoing COVID-19 pandemic, the workshops were held virtually via Zoom on weekday evenings to facilitate participation. During the workshops, public input received clearly indicated that a lack of affordable housing is the primary housing issue facing Walnut Creek from the community's perspective. Appendix A contains the presentations from each workshop, the live polling results, and the minutes from each workshop. The graphic below has been available on the City's website since March 4, 2022.

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### Appendix B. Affirmatively Furthering Fair Housing Analysis



## Stakeholder Outreach

### Walnut Creek Homelessness Task Force

The City's consultant, Harris and Associates, attended the May 4, 2022, Walnut Creek Homelessness Task Force meeting to present information on the Housing Element Update and request input from the Task Force. A summary of this meeting (including input received) is provided in Appendix A.

### Stakeholder Focus Group Meetings

Three stakeholder meetings were held with housing advocacy groups, nonprofit service providers, property managers for affordable housing projects, and market rate and affordable housing developers. The meetings were held to obtain input on housing needs/opportunities, as well as ways the City can encourage housing (including affordable housing).

### **Fair Housing Providers, Housing Advocacy Groups, Non-Profit Service Providers and Affordable Housing Project Property Managers**

The City made an intentional effort to reach fair housing organizations. City staff invited the Trinity Center, the Eden Council for Hope and Opportunity (ECHO Housing), Shelter Inc., Greenbelt Alliance, Faith Alliance for a Moral Economy, East Bay Housing Coalition, Hope Solutions, Winter Nights Family Shelter, Ensuring Opportunity Ending Poverty, Covia (Home Match)/Front Porch, and Multifaith Action Coalition to meet and discuss housing issues in Walnut Creek. Of the 10 groups, the City met with five housing advocacy groups and non-profit service providers, and two affordable housing property managers on May 25, 2022. Attendees included:

## **2023–2031 Housing Element**

### *Appendix B. Affirmatively Furthering Fair Housing Analysis*

- Leslie Gleason, Trinity Center of Walnut Creek/member of Walnut Creek Homelessness Task Force
- Doug Leich, Multi-Faith Action Coalition/member of East Bay Housing Coalition and Walnut Creek Homelessness Task Force
- Kristen Richard, Property Manager at Oaks Apartments (EAH Housing affordable property)
- John Eckstrom, Shelter Inc./member of Walnut Creek Homelessness Task Force
- Jessica Boyd, Property Manager at Ivy Hill Apartments (affordable property)
- Delia Pedroza, HUD certified mediator with ECHO Housing
- Reverend Sophie DeWitt, East Bay Housing Organization

City staff called the property management entities for projects identified as having affordable units expiring during the 8-year Planning Period (2023–2031) and obtained email addresses. City staff sent an email to the property managers of these projects on May 19, 2022, to invite them to the May 25, 2022, stakeholder meeting with fair housing providers and non-profit service providers. The email also included the webpage address for the Housing Element Update, City staff contact information and requested input from all residents on housing needs.

The minutes from this meeting are included in Appendix A. Local housing needs and solutions were discussed. The major themes were that more affordable housing units are needed (including extremely low and low-income), there is a high demand for affordable senior and family units, zoning overlays would help to simplify affordable housing development on properties owned by religious institutions, higher grants amounts are needed (City grants), it is important to preserve naturally occurring affordable housing where possible, coordination with developers is needed to preserve at-risk affordable units and rehabilitate properties.

#### **Market Rate Housing Developers**

City staff invited 13 local market rate housing developers, including Hall Equities Group, Brad Griggs Properties, Anton Development, LCA Architects, Align Real Estate, Volkmann Architecture, Vital Building & Enterprises, Douglas Pancake Architects, Perry Architects, Bayrock Multifamily, LLC, Kissane Company, Edward Novak, and Calibr Ventures, to meet to discuss discussing challenges and opportunities when developing affordable housing and providing related services in Walnut Creek. Of the 13 developers, the City met with four market-rate housing developers on May 25, 2022. Attendees included:

- David Balducci, Align Real Estate



## **2023–2031 Housing Element**

### *Appendix B. Affirmatively Furthering Fair Housing Analysis*

- Andy Byde, Calibr Ventures
- Brandon Dinon, Anton Development
- Brandon Griggs, Brad Griggs Properties

The minutes from this meeting are included in Appendix A. The comments and recommendations included reworking the development entitlement and application process to streamline and reduce the time and expense, by-right residential zoning, allowing higher density bonuses than State law allows, capacity building and training for City staff in regard to state housing legislation, reductions to City impact fees, and the facilitation of commercial conversions to residential.

#### **Affordable Housing Developers**

City staff invited two affordable housing developers, including Satellite Affordable Housing Associates and Resources for Community Development, to meet and discuss challenges and opportunities when developing affordable housing and providing related services in Walnut Creek. On May 26, 2022, City staff met with both housing developers. Attendees included:

- Eve Stewart, Satellite Affordable Housing Associates
- Norma Guzman, Resources for Community Development

The minutes from this meeting are included in Appendix A. The comments and recommendations included looking for a local Senate Bill (SB) 35 replacement to extend streamlining after its sunset, reduction of parking minimums, increase of height allowances, reduction/removal of City impact fees for affordable housing, general streamlining for project entitlements, by-right zoning for affordable developments, language clarification for overlay districts that allow residential developments in commercial areas, and collaborations with faith-based organizations to develop affordable housing.

#### **Additional Developer Outreach**

Following the focus group meetings, the City met one-on-one with Stuart Greundi of Bayrock Multifamily, LLC on May 31, 2022. In addition, the City facilitated a follow-up meeting held June 15, 2022 with interested developers and religious institutions to foster potential partnerships pursuant to AB 1851.

The City also benefited from outreach led by the Contra Costa County Collaborative (C4). On April 20, 2022, C4 held a panel discussion with affordable housing developers. Panelists were Elizabeth Kuwada, Mercy Housing; Dixie Baus, Eden Housing; Sarah Walker, National Community Renaissance; and Parker Evans, Mutual Housing. The panelists discussed the

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

challenges of building affordable housing, and identified incentives, solutions, and project characteristics most conducive to realizing affordable housing. Overall, the developers sought support from City staff for streamlining and flexibility in project design. Please see Chapter 3, Housing Constraints, for additional information and insights from the developer panel.

## Assessment of Fair Housing Issues

### Summary of Data Results and Findings

As detailed in the data and analysis presented in this section of the Housing Element, Walnut Creek faces the following fair housing issues:

- **A lack of affordable housing (which in turn results in a lack of housing choice) is a high-priority fair housing issue.** As shown in the data presented in this section of the Housing Element, Walnut Creek residents are significantly cost-burdened. Specifically, 42.8% of renters and 28.4% of homeowners spend more than 30% of their income in housing costs. While the Walnut Creek has lower percentages of cost-burdened households than Contra Costa County (Contra Costa or County) as a whole, this represents a significant amount. The Housing Plan contained in Chapter 8 of this Housing Element includes 20 programs to encourage, facilitate and expand affordable housing in the City at all income levels. These programs are also listed in **Table B-24** of this Appendix.
- **Income Segregation within Walnut Creek’s neighborhoods is a high-priority housing issue.** Analysis from the ABAG/MTC AFFH Segregation Report for Walnut Creek indicates that Above Moderate-income residents are the most isolated income group in Walnut Creek, with the average Above Moderate-income resident residing in a neighborhood that is 60.8% Above Moderate-income. Among all income groups, Moderate Income population has changed the most over time, becoming more segregated from other income groups between 2010 and 2015. Segregation between lower-income residents and residents who are not lower income, however, decreased during that same time period. This underscores the need for programs that address increasing Moderate Income housing unit production in Walnut Creek neighborhoods.
- **Displacement is a medium-priority fair housing issue in Walnut Creek.** Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. As housing costs increase, displacement has become a greater concern in the Bay Area. According to research from the University of California, Berkeley, Walnut Creek has communities sensitive to displacement risk. However, this is a regional

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

phenomenon linked to the broader economic pressures of housing costs and job markets. Regardless, in an effort to proactively address displacement in Walnut Creek, Chapter 8 of this Housing Element includes nine programs to help address the risks of displacement. These programs are also listed in **Table B-24** of this Appendix B.

- **Fair housing enforcement and outreach capacity is another issue in the City.** The City of Walnut Creek contracts with ECHO Housing, a Department of Housing and Urban Development (HUD)-approved housing counseling agency dedicated to affirmatively furthering fair housing choice through fair housing counseling, investigation, mediation, enforcement, and education. While residents are provided fair housing services, the 2020-2025 Contra Costa AI suggests that fair housing service providers may not be able to meet existing needs of residents due to a lack of capacity. To help increase capacity for ECHO Housing and other fair housing organizations, the City has included four programs. These programs are also listed in **Table B-24** of this Appendix B.
- **Exposure to Environmental Hazards is a secondary fair housing issue in Walnut Creek.** According to the U.S. Department of Housing and Urban Development's Environmental Health Hazard Index, the downtown and western areas of Walnut Creek have a higher exposure to environmental hazards (air quality), while those further to the east have lower exposures. The City has already taken several steps to reduce pollutants and greenhouse gas emissions. However, in an effort to continue to mitigate air pollution, the Housing Plan includes five programs. These programs are also listed in **Table B-24** of this Appendix B.
- **Lack of Regional and Local Cooperation.** The US Department of Housing and Urban Development (HUD) and other local data sources show that census tracts with the highest numbers of Black and Hispanic residents have the lowest scores of access to opportunity. Among other contributing factors, lack of regional and local cooperation plays a role in lack of access to opportunity. To mitigate this, the City included five programs in Chapter 8 of this Housing Element to help encourage regional and local collaboration. These programs are also listed in **Table B-24** of this Appendix B.

## Housing Element Requirement

California Government Code, Section 65583(c)(10)(A)(ii), requires all counties in California to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk.

California Government Code Section 65583(c)(1)(C)(10)(A)(ii) requires the City of Walnut Creek to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

According to the California Tax Credit Allocation Committee (TCAC)/HCD 2020 Opportunity Areas Map, of the 21 census tracts in Walnut Creek, 18 are High or Highest Resource areas with only 3 tracts designated as Moderate Resource areas. There are no Low Resource areas or Disadvantaged Communities within Walnut Creek.

Highest and High Resource areas are those with the highest index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentrations of poverty, and low levels of environmental pollutants, among other factors. The designations of predominantly Highest and High Resource areas across the City of Walnut Creek is likely a result of a strong business core, access to large employers, access to public transportation, and good environmental indicators in most, if not all, of the City, which have resulted in high property values.

To assist in this analysis of integration and segregation, HCD and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the State “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low-income Housing Tax Credits (LIHTCs).” The maps are created using composite scores of three different “domains,” each consisting of a set of indicators. The maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30% of population under federal poverty line.
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for African Americans, Hispanics, Asians, or all people of color in comparison to Contra Costa County high segregation and poverty census tracts are, therefore, areas of over-concentrated low-income and minority households with limited access to resources and pathways to success.

## Data Sources

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues in addition to the designations provided by the 2022 TCAC/HCD Opportunity Area Map (described in the next section). Data for disability was available at the City and regional (County subdivision) levels, while data for poverty rates, opportunity areas, housing cost burden, jobs proximity, and diversity were available at the block group level, and data for familial status was available at the zip code level. The City used the

## 2023–2031 Housing Element

### *Appendix B. Affirmatively Furthering Fair Housing Analysis*

most localized levels of data available for this analysis and the 2020 American Community Survey (ACS) 5-Year Estimates for consistency with the demographic data prepared in the Bay Area Association of Governments pre-certified data packet and incorporated into the Housing Element. The City also benefited from the “Assessment of Fair Housing: Contra Costa County Regional Analysis” prepared by MIG for C4. Information from the 2020-2025 Analysis of Impediments to Fair Housing Choice for Contra Costa County (Contra Costa AI) was also used for the analysis.

HCD provides a statewide AFFH Data Viewer (AFFH Data Viewer) that assembles various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The City used the AFFH Data Viewer in combination with other local and regional data as directed by HCD. The AFFH map data layers are organized by:

- Fair Housing Enforcement and Outreach Capacity,
- Segregation and Integration,
- Disparities in Access to Opportunity,
- Disproportionate Housing Needs, including Displacement Risks,
- Racially and Ethnically Concentrated Areas of Poverty and Affluence, and
- Supplemental Data.

## **California Tax Credit Allocation Committee/California Department of Housing and Community Development Opportunity Areas Map**

### **Background**

The 2022 TCAC/HCD Opportunity Area map uses composite index scores of three different domains (economic, environmental, and education) to categorize tracts as low, moderate, or high resource. TCAC and HCD identify between one and five indicators for each domain. The indicators are:

- Poverty,
- Adult education,
- Employment,
- Job proximity,
- Median home value,

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

- Exposures and environmental effects, as measured for CalEnviroScreen 3.0,
- Math proficiency,
- Reading proficiency,
- High School graduation rates, and
- Student poverty rate.

Higher index scores indicate higher levels of access to opportunity. Scores are displayed in “Disparity in Access to Opportunity” AFFH map data layers. As described in this appendix, the City analyzed several additional factors to assess patterns that may further fair housing issues and to identify actions to combat these barriers to accessing opportunities. Categorization is based on percentile rankings for census tracts within the Contra Costa County region and higher composite scores mean higher resources.

#### **Walnut Creek Opportunity Map Scores and Categories**

Of the 21 census tracts in Walnut Creek, 18 are High or Highest Resource areas with only 3 tracts designated as Moderate Resource areas. There are no Low Resource areas or Disadvantaged Communities (per the TCAC/HCD Opportunity Map) within Walnut Creek. Within Contra Costa County, most of the high and highest resource areas are located within the southern and central parts of the County.

Table B-1, Opportunity Area Map Scores and Categorization, shows the scores by domain for each census tract. Figure B-1, TCAC/HCD Opportunity Area Map (located at the end of this appendix), illustrates the categorization of resource areas in and around the City.

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-1. Opportunity Area Map Scores and Categorization**

CENSUS TRACT	ECONOMIC DOMAIN SCORE	ENVIRONMENTAL DOMAIN SCORE	EDUCATION DOMAIN SCORE	COMPOSITE INDEX SCORE	FINAL CATEGORY
06013325000	0.440	0.706	0.781	0.312	High Resource
06013334200	0.627	0.547	0.819	0.421	High Resource
06013337300	0.372	0.867	0.602	0.140	Moderate Resource
06013338201	0.414	0.828	0.623	0.188	High Resource
06013338203	0.600	0.316	0.576	0.133	Moderate Resource
06013338204	0.592	0.751	0.686	0.336	High Resource
06013338301	0.589	0.889	0.789	0.451	High Resource
06013338302	0.648	0.913	0.842	0.550	Highest Resource
06013339001	0.450	0.450	0.819	0.295	High Resource
06013339002	0.449	0.330	0.855	0.306	High Resource
06013340001	0.330	0.406	0.789	0.161	Moderate Resource
06013340002	0.705	0.484	0.815	0.445	High Resource
06013341000	0.776	0.552	0.867	0.576	Highest Resource
06013343001	0.620	0.688	0.850	0.490	Highest Resource
06013343002	0.572	0.691	0.913	0.533	Highest Resource
06013343003	0.724	0.625	0.845	0.533	Highest Resource
06013346101	0.638	0.843	0.845	0.528	Highest Resource
06013351101	0.300	0.970	0.947	0.477	High Resource
06013351102	0.135	0.909	0.921	0.272	High Resource
06013351103	0.203	0.944	0.894	0.327	High Resource
06013355302	0.694	0.879	0.811	0.533	Highest Resource

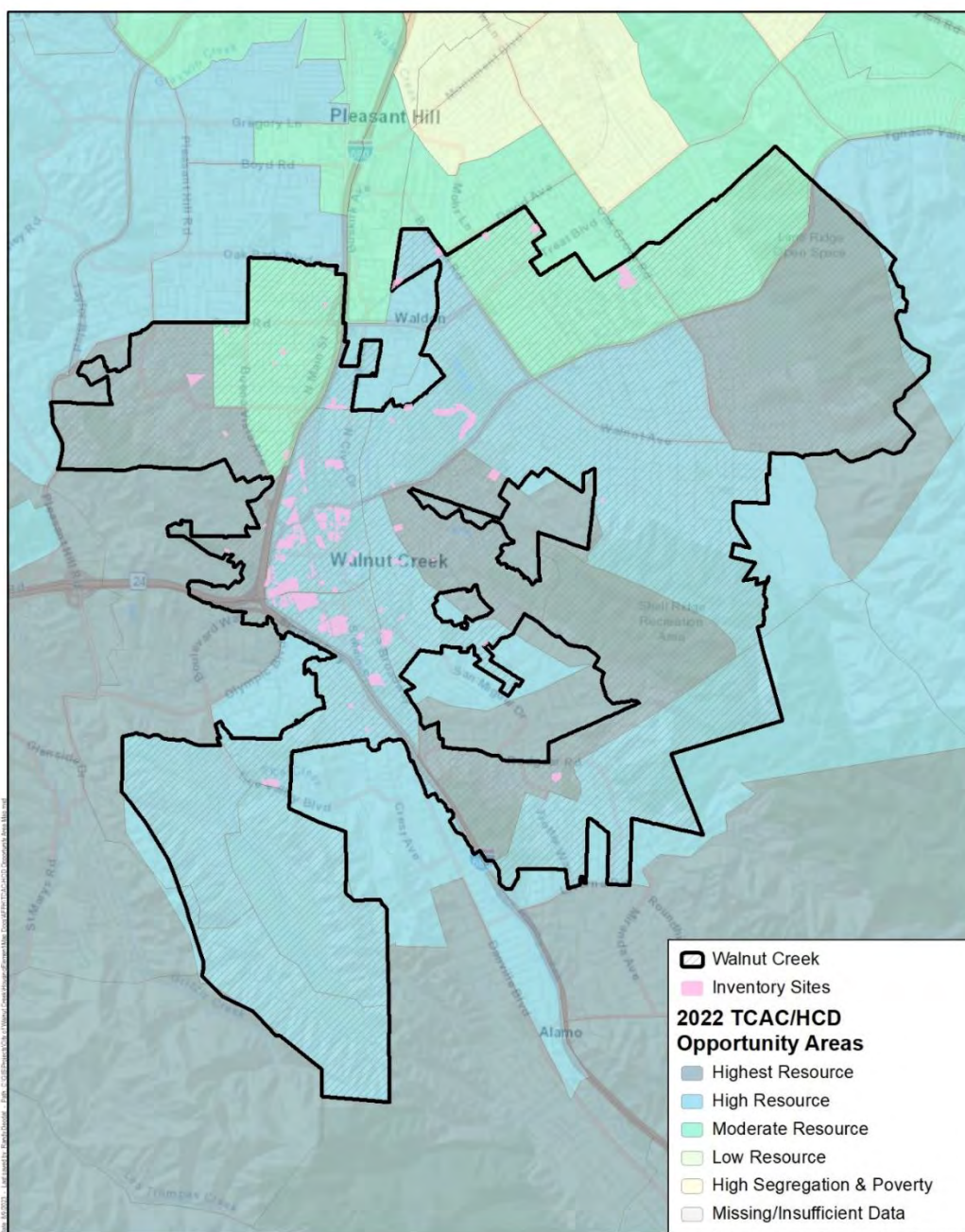
Source: 2022 TCAC/HCD Opportunity Area Maps.



## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

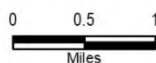
Figure B-1. TCAC/HCD Opportunity Area Map



Source: California Tax Credit Allocation Committee 2022.



Harris & Associates



**2022 TCAC/HCD  
Opportunity Map**

City of Walnut Creek Affirmatively Furthering Fair Housing

## Patterns of Integration and Segregation

Segregation is defined as the separation or isolation of a race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealings between persons or groups, by separate educational facilities, or by other discriminatory means. To measure segregation in a given jurisdiction, HUD provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community.

### Segregation Patterns in the Bay Area

Across the Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Black and White populations. As indicated by the AFFH Segregation Report prepared by ABAG and the University of California Merced (UC Merced), the amount of racial segregation within Bay Area cities and across jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at the University of California Berkeley (UC Berkeley). UC Berkeley concluded that:

*“Although seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”<sup>1</sup>*

Furthermore, the AFFH Segregation Report found the following:

- Walnut Creek has a higher share of White residents than other jurisdictions in the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents (See Table B-2).
- Regarding income groups, Walnut Creek has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-

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<sup>1</sup> *The Most Segregated Cities and Neighborhoods in the San Francisco Bay Area*, UC Berkeley Othering and Belonging Institute, 11 Oct. 2021, <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

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income residents, a similar share of moderate-income residents, and a higher share of above moderate-income residents.

**Table B-2. Racial Isolation Index Values for Segregation Within Walnut Creek**

Race	Walnut Creek			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.109	0.138	0.172	0.245
Black/African American	0.013	0.022	0.030	0.053
Latinx	0.080	0.108	0.122	0.251
White	0.812	0.746	0.651	0.491

Source: IPUMS National Historical Geographic Information System, U.S. Census Bureau, 2020 Census, UC Merced Urban Policy Lab and ABAG/MTC AFFH Segregation Report.

Segregation in the Bay Area is generally more pronounced than in other jurisdictions. Specifically, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups than in other regions in the State.

### Concentrations of Minority Population

There are no census tract block groups designated by TCAC/HCD maps as “High Segregation & Poverty” in Walnut Creek. The 2022 TCAC/HCD Opportunity Areas map combines both poverty and patterns of minority concentrations. Those census tracts that have both a poverty rate of over 30% and are designated as racially segregated are filtered into the “High Segregation & Poverty” category. The term “concentration” is defined as a census tract block group with a proportion of a particular race/ethnic group greater than that of the countywide average for that group.

Per the 2020 ACS 5-Year Estimates, the City has three block groups where the minority population made up over 40% of the population. These groups are located in the north-central portion of the City along Ygnacio Valley Road, and in the northwest corner of the City near Larkey Lane. The majority of the City had block groups where the population is a White majority. There are only two areas in the City where the census tracts have a gap of less than 10% between White and minority populations. Walnut Creek does not have any census tracts with an Asian, African American, Hispanic, or Native American majority. Figure B-2 through Figure B-5 illustrate the concentrations of minorities in general, as well as African American, Hispanic, and Asian populations.

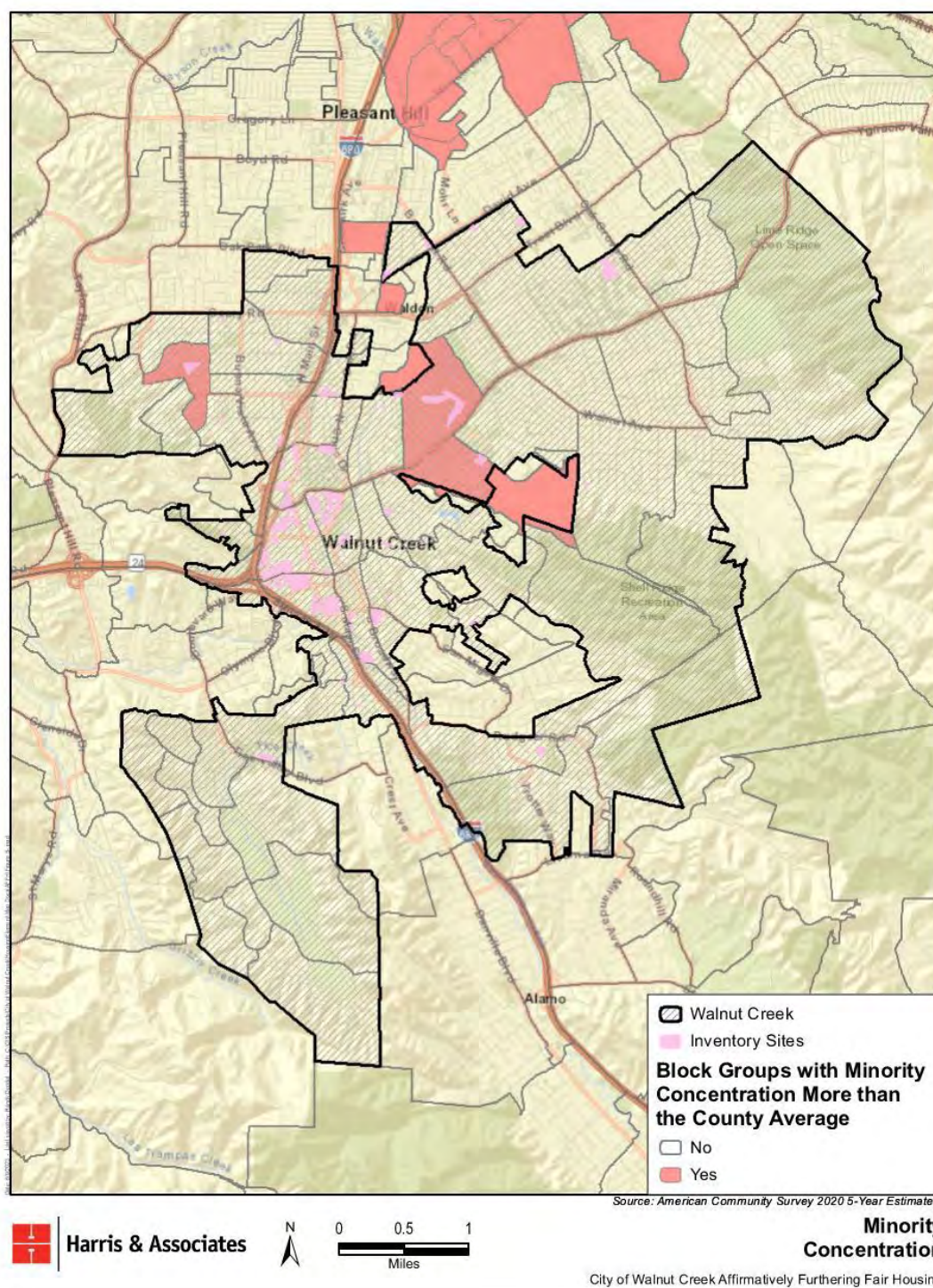
According to the 2010 census data in the AFFH Mapping resources, there were no block groups with minority concentrations or non-White concentrations over 40%. Therefore, the number of census tracts with minority concentrations has increased in the last 10 years.



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Figure B-2. Minority Concentration Map





## Appendix B. Affirmatively Furthering Fair Housing Analysis

**Walnut Creek**

**Inventory Sites**

**Block Groups with Asian, Non-Hispanic Concentration More than the County Average**

Legend:

- No
- Yes

Source: American Community Survey 2020 5-Year Estimate

**Asian**

**Non-Hispanic Concentration**

City of Walnut Creek Affirmatively Furthering Fair Housing



Figure B-4. Hispanic Concentration Map

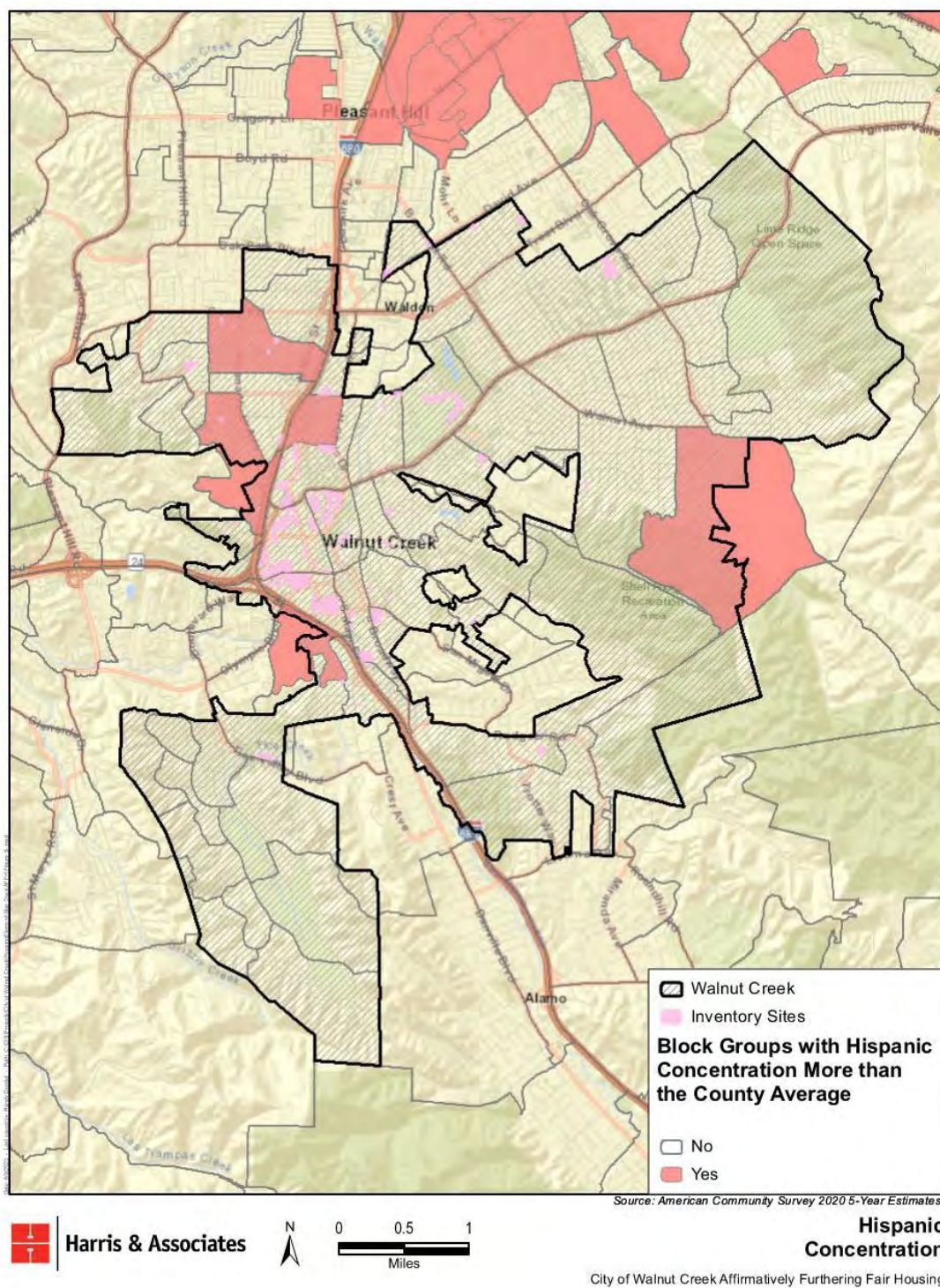
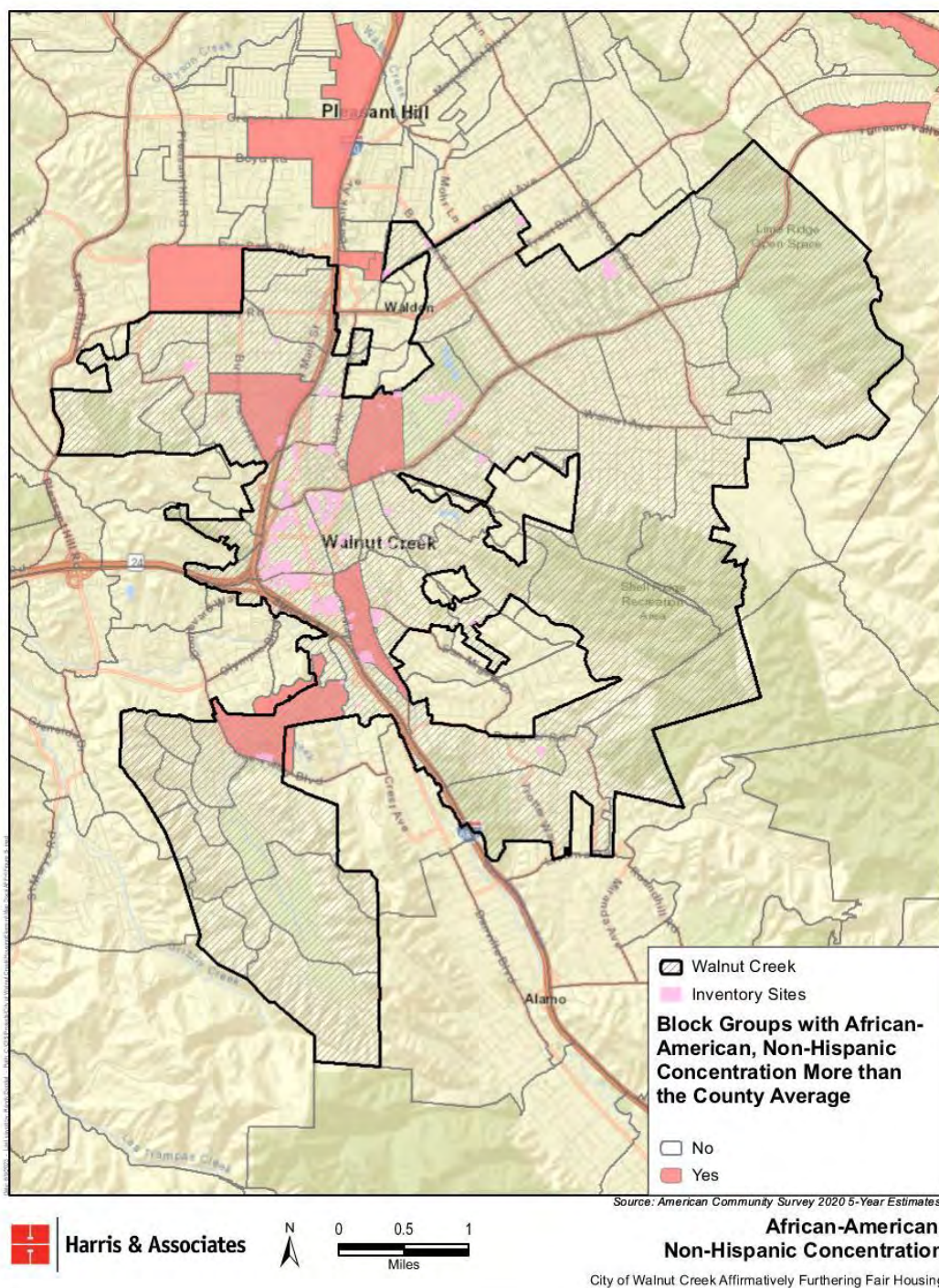




Figure B-5. African American, Non-Hispanic Concentration Map





#### Areas with Limited English Proficiency

California, and specifically the Bay Area, has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have Limited English Proficiency (LEP).

This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns. Those with LEP may be more susceptible to discrimination due to limited English proficiency.

According to the 2020 5-Year ACS Estimates, approximately 23.8% of Walnut Creek residents were foreign born. This data is important so the City can ensure residents are treated fairly in housing regardless of national origin. The foreign-born portion of the population may be more susceptible to discrimination due to limited English proficiency. The U.S. Census Bureau defines a “linguistically isolated household” as a household in which all members aged 14 years and older speak a non-English language and also speak English less than “very well.” The ACS provides information on households with populations five years of age and over who speak English “less than very well.” In Walnut Creek, the percentage of linguistically isolated population is an estimated 9.1% of the population which is lower than the County rate of 12.9%. The most spoken language for those in Walnut Creek with Limited English Proficiency (LEP) are Asian and other Pacific Islander languages – distinct from the most common language spoken by those with LEP in the County (Spanish).

Language barriers may not only prevent residents from accessing services, information, and housing but may also affect educational attainment and employment.

In order to ensure that residents can access services, information and housing, the City contracts with a service to provide translation and interpretation services. More specifically, per the 2019 Contra Costa AI, “Walnut Creek uses Language Line, a language translation and interpretation service for LEP Persons. Local organizations such as ECHO Housing provides information in Spanish and Bay area Legal Aid used volunteer interpreters/translators to help provide language access and its legal advice line provides council and advice in different languages.”

#### Language Access in the County

The 2019 Contra Costa AI identified that the lack of meaningful language access for individuals with limited English proficiency (LEP) may be a significant contributing factor to fair housing issues in Contra Costa County. The 2019 Contra Costa AI notes, “The County has a Language Access Plan and provides language assistance to persons upon request; however, given the diversity and size of the LEP population in Contra Costa County, a lack of language access in a

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

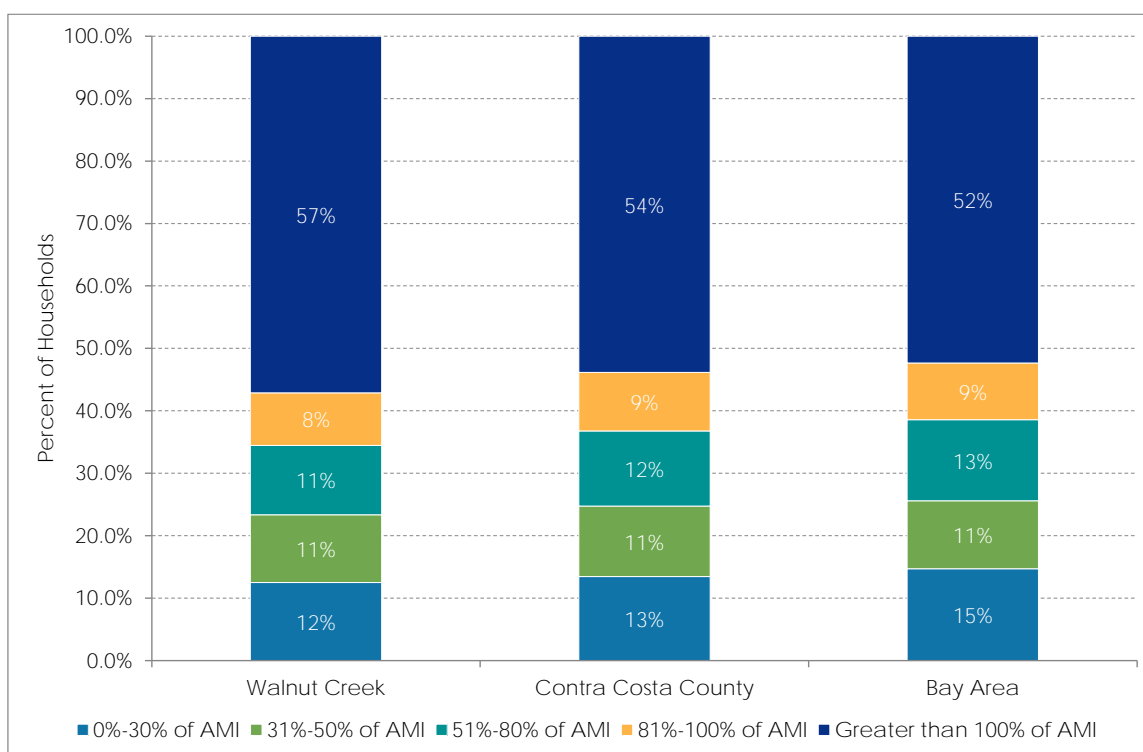
broad range of languages may still limit fair housing outreach efforts.” Walnut Creek and the County as a whole are dedicated assisting LEP individuals in order to achieve fair housing.

## Income Trends and Patterns

The Bay Area is commonly known for its booming economy, highly skilled workforce, competitive wages, and soaring housing costs - Walnut Creek is no exception to this trend. Similarly, to the Bay Area and Contra Costa County, over half of Walnut Creek’s households have a median income greater than Area Median Income (AMI). According to the HCD “Revised State Income Limits for 2021” letter dated December 31, 2021, the 2021 AMI in Contra Costa County was \$125,600.

As shown on Figure 2-22, Households by Household Income Level, 34% of Walnut Creek households had lower incomes, 8% had below median incomes, and 57% of households had above median incomes. **The City has slightly less lower-income households than the County (36%) and the Bay Area (39%) and a higher percentage of above-median income households than the County (54%) and the Bay Area (52%).**

**Figure 2-22. Households by Household Income Level**



Source: HUD, CHAS ACS tabulation, 2013–2017 release.

## **2023–2031 Housing Element**

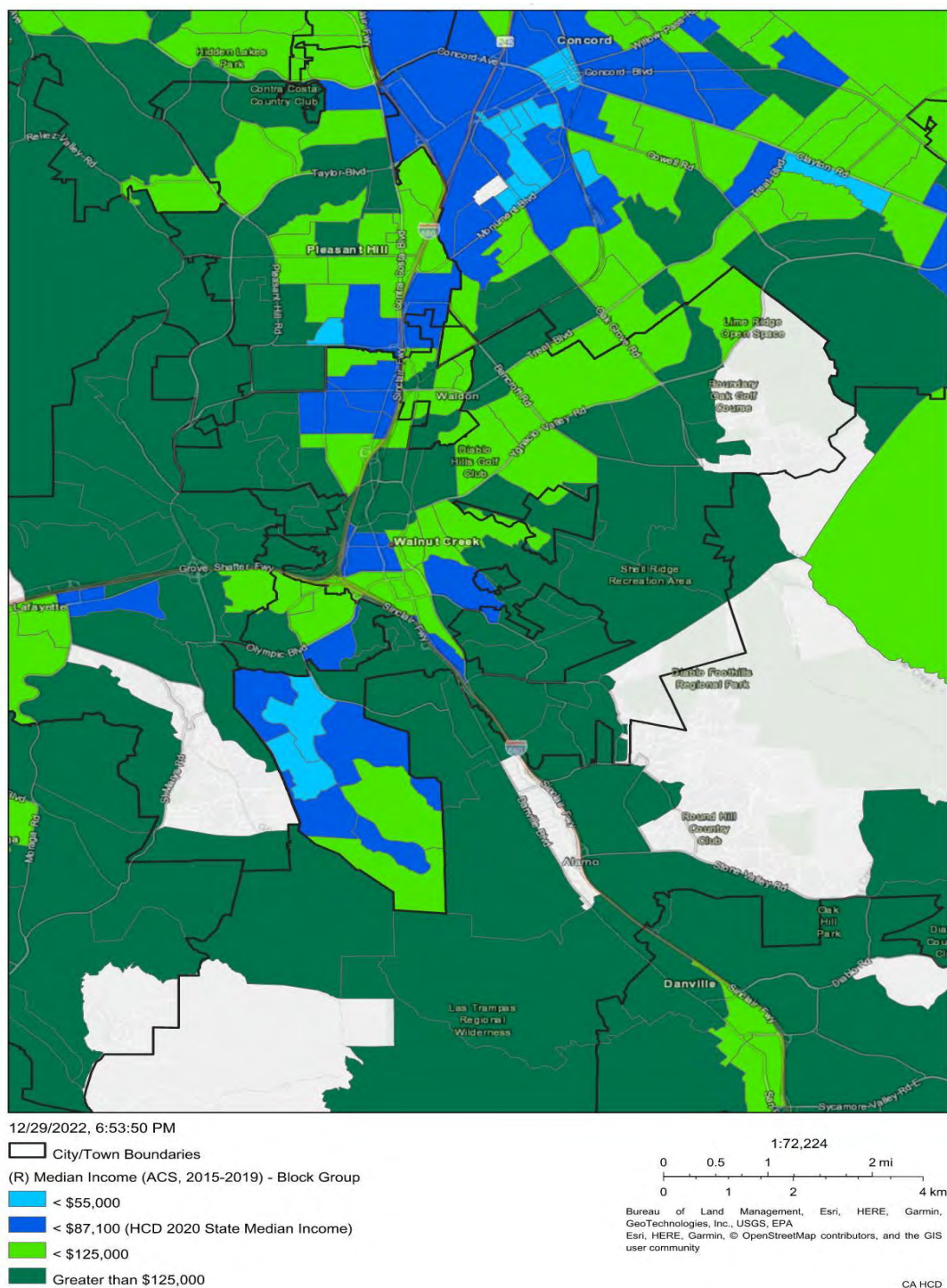
### *Appendix B. Affirmatively Furthering Fair Housing Analysis*

As shown in Figure 2-22, Median Income by Block Group (2015-2019), the lowest incomes in Walnut Creek are concentrated in the Southern and Downtown areas of the City. The Southern portion of the City encompasses the Rossmoor Community, an award-winning active senior adult community. This is an important consideration, as residents of the Rossmoor community are typically seniors on fixed incomes that own their own homes. This provides residents of the community with stability and predictability of housing expenditures. Furthermore, the Downtown area of the City includes three Block Groups that range between \$79,700 and \$81,157 and fall below the HCD 2020 State Median Income (\$87,100).

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Figure B-6. Median Income by Block Group (2015-2019)



Source: HCD AFFH Data Viewer, U.S. Census 2015-2019 5-Year American Community Survey

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HCD's Intersectional Policy Work webpage asserts the following regarding housing and transportation:

*“After housing, transportation is the second-largest household expense... People who live near transit and job centers drive less, particularly lower income residents. More recently, however, those areas have become less and less affordable. Housing near transit is in high demand, and rents and property values near transit are 10 to 20 percent higher on average than similar homes further from transit. Modeling and analysis by the Legislative Analyst’s Office suggest ‘California’s high housing costs cause workers to live further from where they work, likely because reasonably priced housing options are unavailable in locations nearer to where they work.’ When households move further from job- and transit-rich areas to find more affordable homes, they encounter higher transportation costs and longer commutes. Beyond the quality-of-life consequences for individual households, longer commutes also increase greenhouse gas emissions and decrease productivity.”*

As stated by HCD, lower-income households benefit from housing near transportation, which provides accessibility to jobs, amenities, and services. Due to the increased demand for housing near transit, lower-income households are much more vulnerable to displacement and housing cost burden. In order to mitigate the effects of increased development near amenities, services, and transportation, Walnut Creek planned for the development of affordable housing near the Downtown area, where lower income families would be less vulnerable to extreme housing cost burden and displacement.

Prioritizing the City's available sites closest to transportation and job centers for lower-income families is an important goal of this Housing Element. However, the City also considers housing mobility to be an important element of helping our community thrive.

To continue its efforts to increase housing mobility, the Housing Plan contains the following programs:

- **H-2.Q.** Faith-Based Properties
- **H-2.R.** Amend Density Bonus Ordinance
- **H-6.G.** Codify Senate Bill 9
- **H-6.H.** Missing-Middle Housing and Housing Mobility Education
- **H-6.I.** Enhance Core Area Connectivity
- **H-6.J.** Housing Mobility
- **H-6.M.** Capital Improvement Program

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- **H-8.A.** Housing Element Annual Progress Report and Mid-Cycle Monitoring

To address prior trends that deterred persons with lower incomes from living in the City, increased development of affordable housing is critical. The Housing Element therefore includes the following programs:

- **H-1.B.** Technical Assistance to Developers
- **H-1.D.** Provide a Menu of Incentives/Concessions for Developers
- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.D.** Facilitate Access to Affordable Housing for Residents
- **H-2.E.** Community Housing Engagement
- **H-2.F.** Mortgage Credit Certificate Program
- **H-2.G.** Improve First Time Homebuyer Assistance Program
- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-2.J.** Legislative Advocacy for Affordable Housing
- **H-2.K.** Coordinate with Contra Costa County for Affordable Housing
- **H-2.L.** Regional Collaboration on Affordable Housing and Homelessness
- **H-2.M.** Prioritize Review and Expedite Development of Affordable and Special Needs Projects
- **H-2.N.** Assist with Development of Affordable Housing
- **H-2.O.** Funding, Incentives, and Concessions for Extremely Low-Income Developments
- **H-2.P.** Advertise Available Resources
- **H-2.Q.** Faith-Based Properties
- **H-2.S.** Previous Sites Inventory
- **H-3.F.** Identify Incentives for Larger Housing Units

## Concentration of Poverty

Concentrations of poverty are not prominent in the city. The city's northwestern and southwestern area block groups are the only block groups in the city where 10-20% of households have incomes below the poverty level. No block group in the city approaches the U.S. Department of Housing and Urban Development (HUD) definition of a concentrated area of poverty. Figure B-7, Poverty Concentration Map, identifies concentrations of poverty in Walnut Creek by census block group per the 2020 ACS 5-Year Estimates.

A concentrated area of poverty is defined by HUD as a census tract where the percentage of individuals living in households with incomes below the poverty rate is more than the lesser of



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40% or three times the average poverty rate for the metropolitan area. The City is within the San Francisco-Oakland-Berkeley metropolitan area, where the average household poverty rate (according to 2020 ACS 5-Year Estimates) is approximately 8.57%.

While census data cited above does not indicate concentrations of poverty in the city, other data and analysis presented in this section of the Housing Element indicate that the primary fair housing issue in Walnut Creek is a lack of housing choice and mobility caused by a lack of affordable housing. To address this ongoing issue, the Housing Plan contains 20 programs specifically targeted to encourage and facilitate the development of affordable housing units in the City. This effort will increase the number of affordable housing units and support access to resources such as housing choice vouchers, thereby alleviating the lack of housing choice and fostering greater housing mobility. These programs include the following:

- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.C.** Allocate CDBG Funding for Housing
- **H-2.D.** Facilitate Access to Affordable Housing for Residents
- **H-2.E.** Community Housing Engagement
- **H-2.F.** Mortgage Credit Certificate Program
- **H-2.G.** Improve First Time Homebuyer Assistance Program
- **H-2.H.** Housing Choice Voucher Program
- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-2.J.** Legislative Advocacy for Affordable Housing
- **H-2.K.** Coordinate with Contra Costa County for Affordable Housing
- **H-2.L.** Regional Collaboration on Affordable Housing and Homelessness
- **H-2.M.** Prioritize Review and Expedite Development of Affordable and Special Needs Projects
- **H-2.N.** Assist with Development of Affordable Housing
- **H-2.O.** Funding, Incentives, and Concessions for Extremely Low-Income Developments
- **H-2.P.** Advertise Available Resources
- **H-2.Q.** Faith-Based Properties
- **H-2.R.** Amend Density Bonus Ordinance



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- **H-2.S.** Previous Sites Inventory
- **H-2.T.** Clarify Mixed-Use Commercial Requirements

### **Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)**

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are geographic areas with significant concentrations of poverty and minority populations. Identifying R/ECAPS facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws. To identify R/ECAPs, HUD has identified census tracts with the majority of non-White population (greater than 50%) and a poverty rate that exceeds 40% or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord. There are no R/ECAPs in Walnut Creek, as shown on Figure B-8, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map.

Figure B-7. Poverty Concentration Map

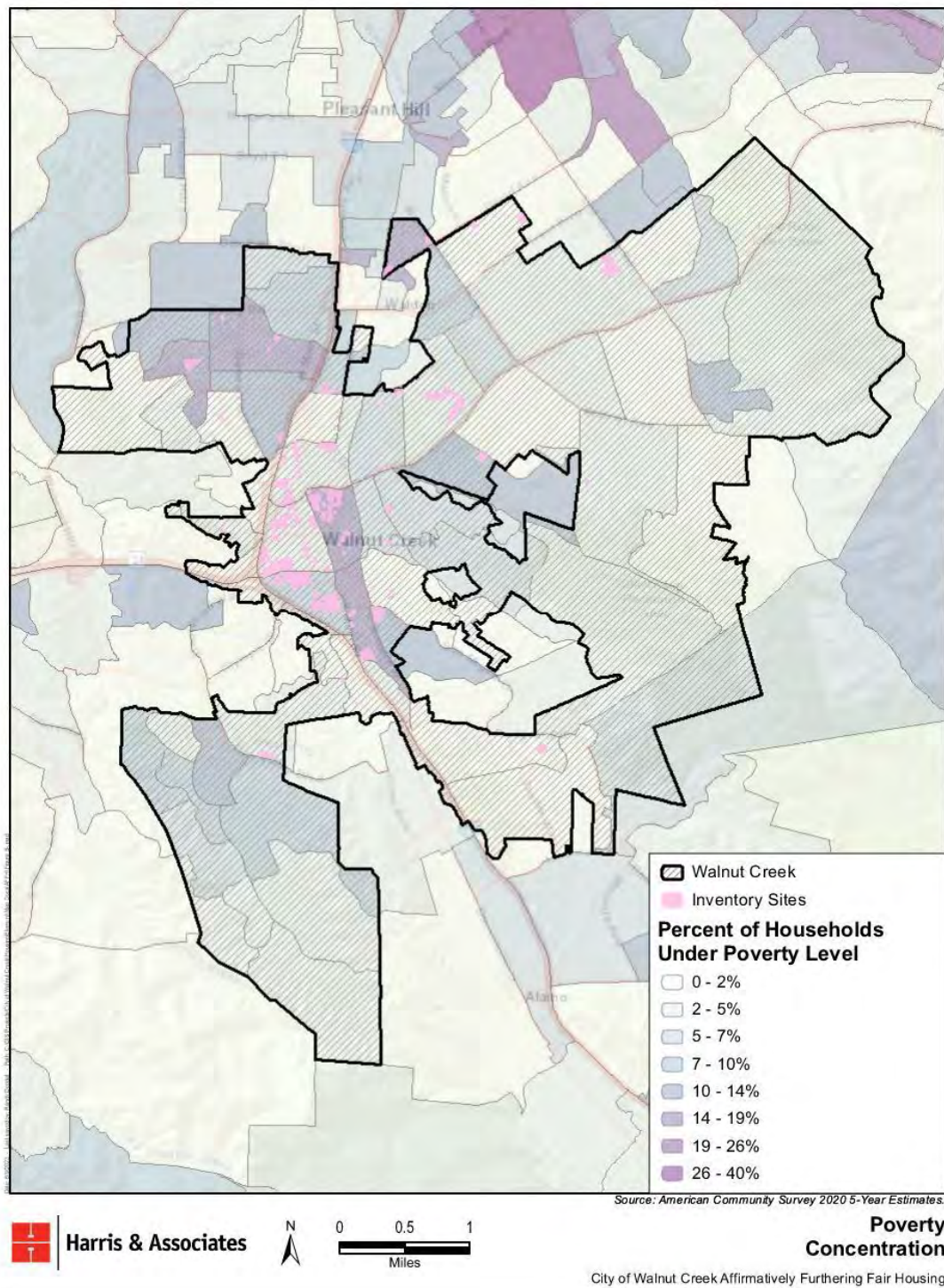
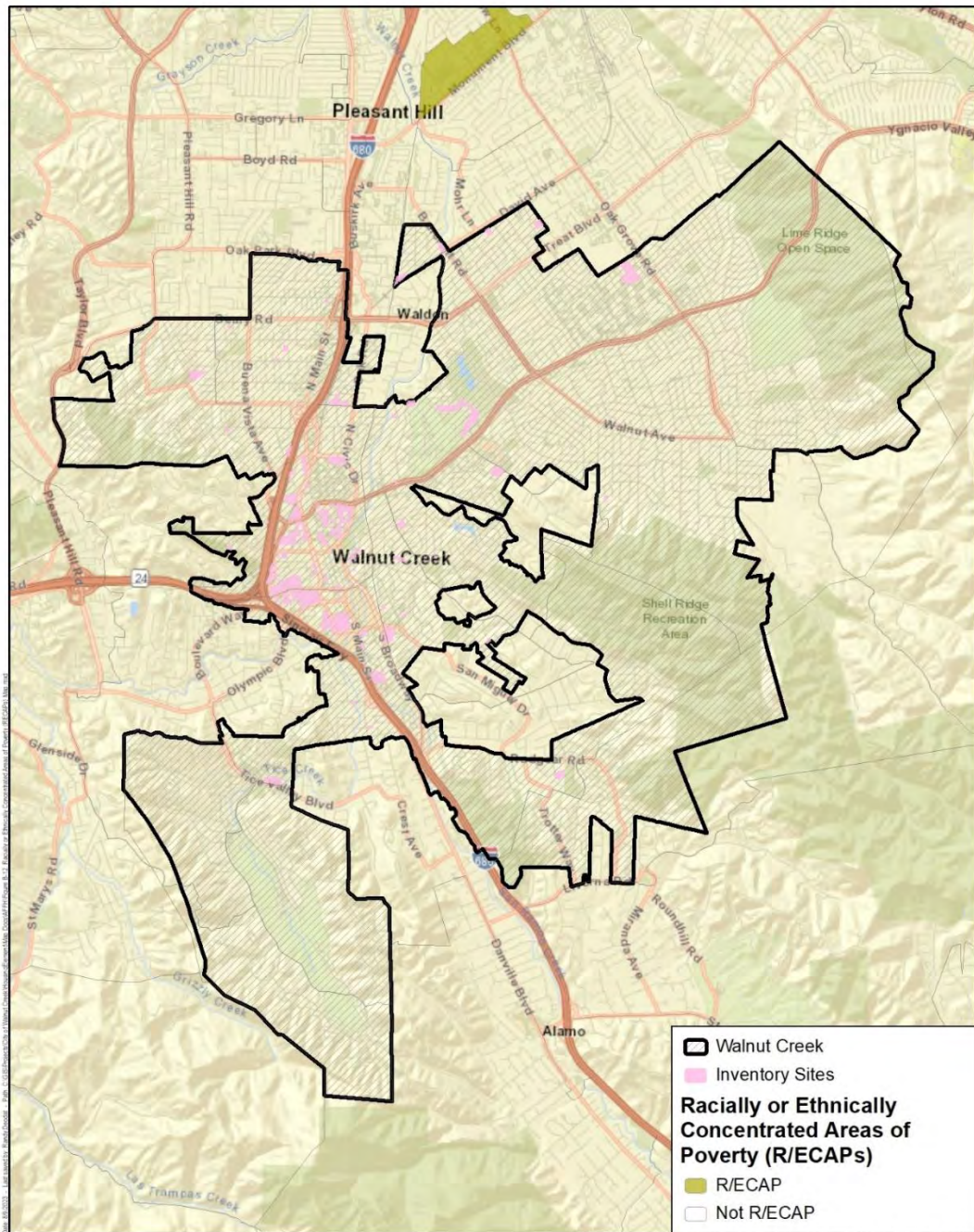




Figure B-8. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map



Source: California Tax Credit Allocation Committee 2022.

## Diversity Index

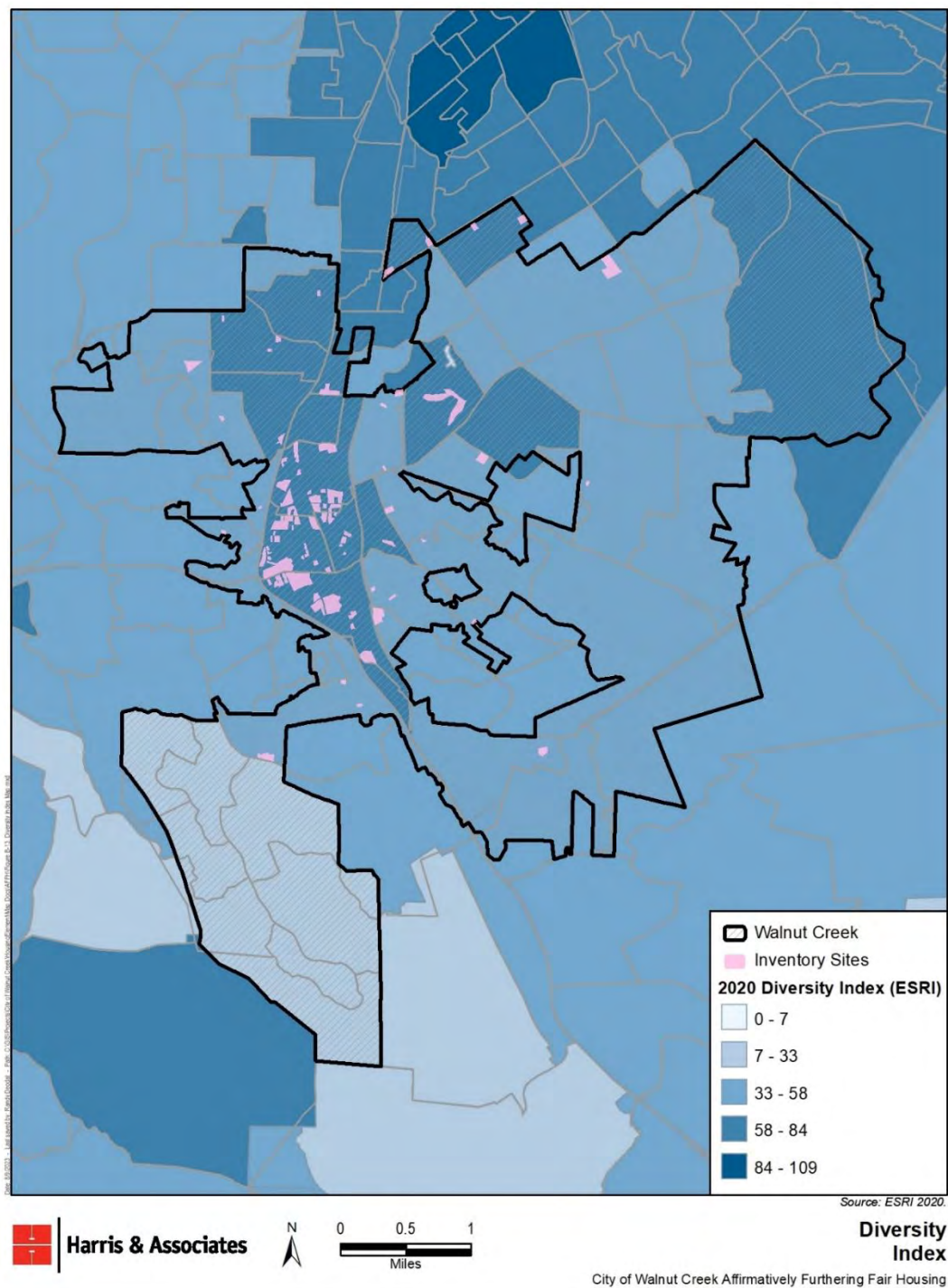
The Diversity Index from ESRI, an international supplier of geographic information system (GIS) software, web GIS, and geodatabase management applications, represents the likelihood that two people, chosen at random from the same area, belong to different race or ethnic groups. The Housing Element utilizes ESRI's definition of the Diversity Index - ethnic and racial diversity. ESRI's diversity calculations accommodate up to seven race groups: six single-race groups (White, African American, Native American, Asian, Pacific Islander, Some Other Race) and one multiple-race group (two or more races). Each race group is divided into two ethnic origins, Hispanic and Non-Hispanic.

If an area is ethnically diverse, then racial diversity is compounded. The Diversity Index ranges from 0 (no diversity) to 100 (complete diversity). If an area's entire population belongs to one race group and one ethnic group, then an area has 0 diversity. An area's Diversity Index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

The relative diversity of different areas of the City is illustrated through the 2020 Diversity Index by block group seen in Figure B-9, Diversity Index Map. The City has 64 block groups (23 census tracts), which indicate that Walnut Creek has mid-low to mid-high levels of diversity. Specifically, the southwestern area of the city has lower diversity levels on the diversity index. There are 11 census block groups (four census tracts) with a diversity index of 55-85 along the Interstate Highway 680 corridor, and there are eight block groups (three census tracts) near the Boundary Oak Golf Course and Lime Ridge Open Space with a diversity index of 55-70.



Figure B-9. Diversity Index Map



#### Racially Concentrated Areas of Affluence (RCAAs)

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to “Racially Concentrated Areas of Affluence: A Preliminary Investigation” authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota (a policy paper published by HUD), RCAA is defined as an affluent, White community. The policy paper goes on to state that “Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAAs have not been studied extensively or defined precisely by the HCD or HUD. The Housing Element uses a definition recommended by Veronica Tam & Associates, based on her extensive coordination with HCD. That definition uses the percent of White population (i.e., 40%) and median household income (top quartile) as proxies to identify potential areas of racial concentration and affluence.

**According to the 2020 ACS 5-Year Estimates, White, non-Hispanic households in the City have a median annual income of approximately \$104,571, or \$4,118 (3.8%) less than the median income of all Walnut Creek households. In the County, White, non-Hispanic households have a median annual income of approximately \$115,457, or \$11,460 (11.0%) more than the median income of all households in Contra Costa County. This data indicates that White households in Walnut Creek are not as affluent (based on median income) as compared to White households in Contra Costa County.\_As shown on**

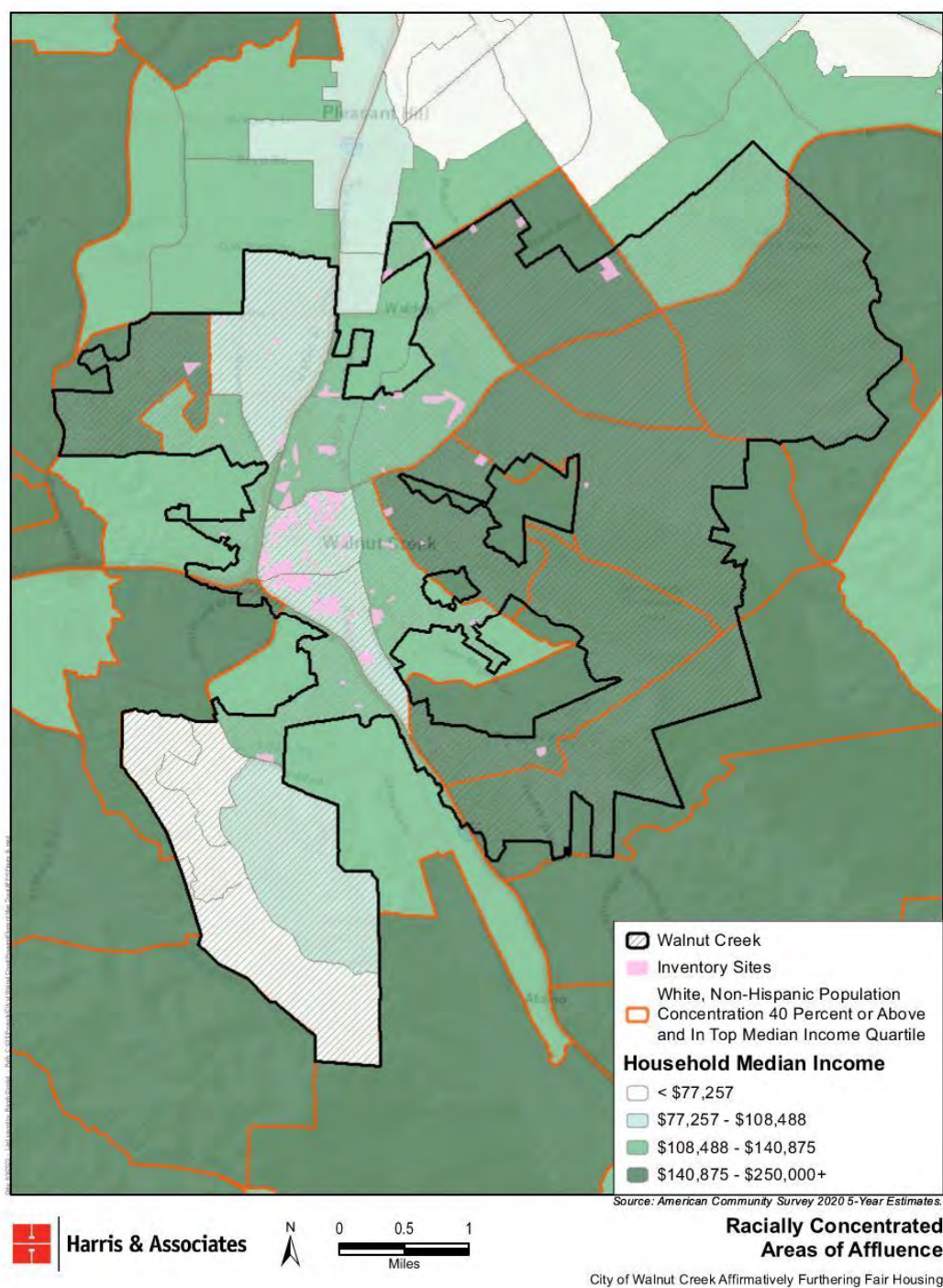
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Figure B-10, Racially Concentrated Areas of Affluence, census tracts with a White, non-Hispanic population over 40% and household income in the top median-income quartile of all City census tracts (greater than \$140,875), are mostly located in the eastern and northwestern portion of the city.



Figure B-10. Racially Concentrated Areas of Affluence



#### Regional Income Segregation (between Walnut Creek and other jurisdictions)

As discussed in the “Patterns of Integration and Segregation” section of this AFFH, ABAG and UC Merced prepared an AFFH Segregation Report for the City of Walnut Creek. According to the AFFH Segregation Report, White residents and above moderate-income residents across the Bay Area are significantly more segregated from other racial and income groups. However, the amount of racial segregation within Bay Area cities and across jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley. UC Berkeley concluded that:

*“Although seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”<sup>2</sup>*

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. When looking at income segregation between jurisdictions in the Bay Area, one can examine how Walnut Creek differs from the region. The income demographics in the City for 2010 and 2015 are shown in Table B-3, Population by Income Group, Walnut Creek and the Region. Through these findings, the AFFH Segregation Report found:

- Walnut Creek had a lower share of very low-income residents than the Bay Area in 2015, a lower share of low-income residents, a similar share of moderate-income residents, and a higher share of above moderate-income residents.

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<sup>2</sup> *The Most Segregated Cities and Neighborhoods in the San Francisco Bay Area*, UC Berkeley Othering and Belonging Institute, 11 Oct. 2021, <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

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**Table B-3. Population by Income Group, Walnut Creek and the Region**

Income Group	Walnut Creek		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	16.52%	20.48%	28.7%
Low-Income (50%-80% AMI)	11.32%	9.58%	14.3%
Moderate-Income (80%-120% AMI)	15.05%	16.86%	17.6%
Above Moderate-Income (>120% AMI)	57.11%	53.08%	39.4%

Source: 2006-2010, 2011-2015, and 2015-2019 5-Year ACS Estimates, HUD, UC Merced Urban Policy Lab and ABAG/MTC AFFH Segregation Report.

Those same data sources show that the above moderate-income residents are the most isolated group at the neighborhood level. Further, the income segregation in Walnut Creek between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions, indicating that lower-income residents are more segregated from other residents within Walnut Creek compared to other jurisdictions in the region.

Furthermore, a regional AFFH analysis prepared by the Contra Costa County Collaborative (C4) found “a string of RCAAs running from Danville to Lafayette and that tapers off towards Walnut Creek.” The C4 analysis found that the reduced areas of affluence in Walnut Creek is aligned with the cities’ racial demographics and median income based on data showing that Walnut Creek’s White population (74.05%) and 2019 median household income (\$105,948) was less than that of Danville (80.53% and \$160,808) and Lafayette (81.23% and \$178,889).

Table B-4. White, Non-Hispanic Household Income and Household Percentage, presents data from the 2020 ACS 5-Year Estimates. As indicated in Table B-4, White, non-Hispanic households make up approximately 72.3% of Walnut Creek households, compared to approximately 52.4% of County households, according to the 2020 ACS 5-Year Estimates.

**Table B-4. White, Non-Hispanic Household Income and Household Percentage**

MEDIAN HOUSEHOLD INCOME	CITY OF WALNUT CREEK	CONTRA COSTA COUNTY
All Households	\$108,689	\$103,997
White, Non-Hispanic	\$104,571	\$115,457
White, Non-Hispanic Household Percentage	72.3%	52.4%

Source: American Community Survey 2020 5-Year Estimates.

### Neighborhood-Level Income Segregation

The AFFH Segregation Report also discusses neighborhood-level income segregation in the City. According to the report:

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- Above-moderate income residents are the most isolated income group in Walnut Creek.
- Walnut Creek has an isolation index of 0.608 for above-moderate residents, which means the average above moderate-income resident in the City lives in a neighborhood that is 60.8% above moderate-income (See Table B-5. Income Group Isolation Index Values for Segregation Within Walnut Creek).
- Among all income groups, the moderate-income population's isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.

**Table B-5. Income Group Isolation Index Values for Segregation Within Walnut Creek**

Income Group	Walnut Creek		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.251	0.242	0.269
Low-Income (50%-80% AMI)	0.137	0.121	0.145
Moderate-Income (80%-120% AMI)	0.163	0.195	0.183
Above Moderate-Income (>120% AMI)	0.628	0.608	0.507

Source: 2006-2010 and 2015-2019 5-Year ACS Estimates, HUD, UC Merced Urban Policy Lab and ABAG/MTC AFFH Segregation Report.

Furthermore, the AFFH Segregation Report discusses the isolation between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% AMI). This analysis aligns with the requirements described in HCD's AFFH Guidance Memo for identifying dissimilarity for lower-income households. This dissimilarity index shows the percentage of residents that would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction. As shown on Table B-6. Income Group Dissimilarity Index Values for Segregation Within Walnut Creek, Income Group Dissimilarity Index Values of Segregation Within Walnut Creek:

- Segregation in the City between lower-income residents and residents who are not lower-income decreased between 2010 and 2015, while still being higher than the Bay Area.
- Segregation in Walnut Creek between residents who are very low-income (earning less than 50% AMI) and those who are above moderate-income (earning above 120% AMI) also decreased between 2010 and 2015, while still being higher than the Bay Area.

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**Table B-6. Income Group Dissimilarity Index Values for Segregation Within Walnut Creek**

Income Group	Walnut Creek		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.309	0.274	0.198
Below 50% AMI vs. Above 120% AMI	0.387	0.351	0.253

Source: 2006-2010 and 2015-2019 5-Year ACS Estimates, HUD, UC Merced Urban Policy Lab and ABAG/MTC AFFH Segregation Report.

### Neighborhood-Level Tenure Segregation

Walnut Creek recognizes the importance of promoting fair housing and ensuring that all residents have equal access to safe and affordable housing. As part of the City's efforts to affirmatively further fair housing, this Housing Element examines the concentration of renters and owners in different areas of the City.

According to the 2021 ACS 5-Year Estimates, the Downtown Core Area of Walnut Creek has a higher concentration of renters than the City as a whole, as shown in Table B-7. Tenure Concentration (Core Area vs. Citywide). Specifically, in the Downtown Core Area, 81% of residents are renters, while 35% of all households in the City are renter households. On the other hand, 65% of the households in the City are owner households, while the Downtown Core Area's owner households make up 81% of the total households.

**Table B-7. Tenure Concentration (Core Area vs. Citywide)**

TENURE	DOWNTOWN CORE AREA (Tracts 3390.01, .03, and .04)		WALNUT CREEK	
	#	%	#	%
Owner	1,158	19%	20,735	65%
Renter	4,992	81%	11,391	35%
Total	6,150	100%	32,126	100%

Source: 2017-2021 5-Year ACS Estimates.

This disparity in tenure between the Downtown Core Area and entire City may have implications for fair housing, as renters may face different housing challenges than homeowners, such as affordability, stability, and access to resources. The City of Walnut Creek is committed to addressing these challenges and ensuring that all residents have access to safe and affordable housing. To further our efforts in promoting fair housing, Chapter 8. Housing Plan includes the following goals, policies, and programs to protect renters and provide them with more housing opportunities:



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- **Goal H-2:** Affordable Housing – To facilitate affordable housing opportunities, particularly for Walnut Creek workers, first-time homebuyers, and lower-income renters.
- **Policy H-2.3:** The City shall encourage, streamline, and give high priority to housing that is affordable to Walnut Creek, first-time homebuyers, and lower-income renters.
- **Policy H-2.14:** The City shall assist extremely low-, very low- and low-income renters with securing affordable housing.
- **Policy H-5.6:** If preservation is not possible, the City shall ensure that renters of 1) at-risk units opting out of low-income use restrictions and 2) homes acquired for public improvement projects are properly noticed and informed of resources available to them for assistance.
- **Program H-5.C. Code Enforcement:** "...the City will continue funding ECHO Housing and referring renters for repairs and habitability issues."
- **Program H-5.D. Preservation and Monitoring of Existing and Future Affordable Units:** "...Monitoring: Monitor the units to ensure renters receive proper notifications, education, and support."
- **Program H-5.E. Replacement Housing:** "... To ensure that any demolished units are replaced, the City will review all available information for the property, reach out to existing renters to determine their income levels, calculate the number of units with lower-income households, and determine if the proposed units are sufficient for replacement. The City will coordinate with developers to ensure the appropriate numbers of affordable units are built to replace existing units with lower-income households, pursuant to California Government Code, Section 65915."
- **Program H.5.F Housing Rehabilitation.** Participate in the Contra Costa County Neighborhood Preservation Program (NPP) housing rehabilitation program and publicize the availability of the County's low-interest loan programs for lower income seniors and other households.
- **Program H-6.E. Legal Assistance for Renters:** The City will continue to contract with ECHO Housing and provide information on housing services provided by ECHO Housing and other nonprofits, such as Centro Legal and Senior Legal Services. Information will be provided on the City's website, social media outlets, and to community organizations that work with different populations through targeted emails.

Additionally, The Housing Plan contained in Chapter 8 of this Housing Element includes 20 programs to encourage, facilitate and expand affordable housing in the City at all income levels. These programs are also listed in Table B-24. AFFH Contributing Factors and Programs of this

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Appendix B. We believe that by addressing the concentration of renters in the Downtown Core Area and promoting equitable housing opportunities across the City, we can help create a more inclusive and equitable community for all residents of Walnut Creek.

#### Displacement in the Downtown Corridor

As discussed in the previous section, the Downtown Corridor of the City is primarily made up of renter and, therefore, lower-income households. In addition, this Housing Element plans for the majority of its lower income sites to be located in the Downtown Corridor. With the concentration of new housing in the Walnut Creek Downtown Corridor, the displacement of residents in the Walnut Creek Downtown Corridor is a concern that needs to be addressed.

High costs of living, which includes exorbitant rents and property prices, has resulted in the displacement of low-income households across California, affecting the social fabric and economic stability of communities, including Walnut Creek. In 2019, the National Low Income Housing Coalition (NLIHC) published an article titled “Gentrification and Neighborhood Revitalization: What’s the Difference?” (2019 Article). In this 2019 Article, NLIHC states the following:

*One case of extreme gentrification is the Bay Area in California, which is undergoing a radical makeover due to the rise in technology companies replacing old industries and jobs. New people moved in to work for these companies and replaced the pre-existing residents. Land values and housing prices increased dramatically, as did the pressure for property owners to get the most out of rents on urban spaces. The Bay Area has become the second densest urbanized area in the country after Los Angeles.*

*The Bay Area has grown radically wealthier, but the newfound wealth coming from the tech, medicine and finance businesses goes to a small percentage of people. (The area has more millionaires and billionaires than New York City.) The upper layers of the labor force are getting paid very well, allowing them to outbid ordinary working people, the elderly, and people with disabilities for homes. This increased competition for housing has left areas like Oakland and the San Francisco Mission less affordable for long-term residents.*

In recent years, California has prioritized Transit Oriented Development (TOD) as a way to reduce greenhouse gas emissions and promote sustainable urban development. TOD is a planning approach that emphasizes the development of compact, mixed-use communities around public transit stations. TOD has become a key component of California's housing policy. In 2018, the state passed Senate Bill 828, which requires cities to plan for their fair share of housing, including affordable housing, and to prioritize the development of housing near transit.



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The State has also allocated funds for TOD projects through its Affordable Housing and Sustainable Communities (AHSC) program.

While TOD has many benefits, it can also lead to the displacement of lower-income families who live near public transportation. The 2021 UCLA Institute of Transportation Studies (2021 UCLA ITS) publication, “Transit Oriented Development Without Displacement: Strategies to Help Pacoima Business Thrive,” speaks to this conundrum:

*TOD, while seeking to advance equitable outcomes for low-income communities of color suffering the brunt of air pollution, climate change, and traffic violence, carries the inherent risk of exacerbating gentrification and displacement in those same communities.*

Local jurisdictions must now balance the need for greenhouse gas emission reductions and proximity to public transit for lower-income families with the obligation to produce affordable housing and protect residents from displacement. To do so, policymakers and planners must prioritize affordable housing and anti-displacement measures in areas near public transportation. According to the 20201 UCLA ITS publication, this can include requiring developers to include affordable housing in new developments through inclusionary housing requirements or density bonus incentives. In addition, jurisdictions can encourage the preservation and development of affordable housing in areas near transportation hubs.

Development for the sake of increasing supply will not protect lower-income families from the effects of gentrification and displacement in the Downtown Corridor. As such, this Housing Element prioritizes the development of lower-income housing in the Downtown Corridor, where families can become vulnerable to displacement resulting from the demand of TOD. Lower-income families are in need of affordable housing at the lowest levels in order to have the opportunity to remain in their communities, while spending a reasonable amount on housing costs and, therefore, finding financial stability.

### Exclusionary Housing Practices

Research on past exclusionary housing practices in the San Francisco Bay Area was also reviewed to learn if such practices were a part of Walnut Creek’s history, and to investigate if past practices have contributed to current housing conditions and areas of affluence. The publication “Roots, Race, & Place – A History of Racially Exclusionary Housing in the San

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Francisco Bay Area<sup>3</sup> (Roots, Race & Place Report) identified a timeline of racially exclusionary policies and practices in the Bay Area which identified 1880-1966 as a time when racially restrictive covenants and homeowner association (HOA) bylaws resulted in deed restrictions prohibiting the sale or lease of homes to specific racial groups, and bylaws restricting HOA membership by race. The Roots, Race & Place Report identified some municipalities in the Bay Area as among the earliest adopters of explicitly racial exclusionary zoning in the nation and reported that racially restrictive real estate covenants were common across the Bay Area. The Root, Race and Place Report authors also identify implicitly racial zoning, public housing policies, and urban renewal policies that have continued post 1970, as well as “low-density development patterns, consumer preferences for suburban neighborhoods and low tax rates” as exclusionary tactics.

The City of Walnut Creek was incorporated in 1914 as the eighth city in Contra Costa County. At the time, the City had a total land area of 482 acres (compared to 12,700 acres today), consisting primarily of the now-older portion of downtown, plus some residential and industrial areas to the north and west<sup>4</sup>. While rapid suburban development in surrounding communities began with the end of World War II (and benefitted from the opening of the San Francisco-Oakland Bay Bridge in 1936 and the Caldecott Tunnel in 1937, which allowed central Contra Costa County residents to travel by car or bus to San Francisco in under an hour), the strong agricultural economy in Walnut Creek delayed significant suburban development in the city until the mid-1950s.

Walnut Creek adopted its first single-family zoning in 1954, when the City’s population was about 3,000 (compared to approximately 70,000 today), and its first major residential subdivision was developed in 1955 in a former walnut orchard located a couple of miles east of downtown in the Ygnacio Valley. Other single-family residential neighborhoods in the valley continued to develop over the next 20 years, with some multifamily neighborhoods developed in the 1970s and 80s closer to downtown and the Pleasant Hill BART station. In 1964, Rossmoor, a gated retirement community on a 2,200-acre site located a few miles southwest of downtown, opened and

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<sup>3</sup> Moore, Eli, Nicole Montojo, and Nicole Mauri. "Roots, Race, and Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area." Haas Institute for a Fair and Inclusive Society, University of California, Berkeley. October 2019. [haasinstitute.berkeley.edu/ rootsraceplace](https://haas.institute.berkeley.edu/rootsraceplace)

<sup>4</sup> Walnut Creek Historical Society. "Walnut Creek’s History: A Look Back." <https://wchistory.org/history/local-history/>. Accessed 12/12/2022.

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continues to serve seniors with about 6,700 residences. These developments were part of the 4,791 units built in Walnut Creek prior to 1960, and another 8,271 units were built between 1960 to 1969 (ACS, 2019). Thus, 13,062 units, or about 39.3% of Walnut Creek's current stock of 33,157 housing units, were built prior to 1970 (ACS, 2019).

Walnut Creek was only specifically mentioned once in the Roots, Race & Place Report (p. 52) where it is cited as one of several East Bay cities where “the Black population did not rise above a half of a percent through the early 1970s.” The report links this outcome to the racial steering, blockbusting, and other exclusionary tactics being practiced at the time. Given the history of racially exclusionary practices in the Bay Area, it is possible that Walnut Creek's development and population were influenced by these past practices. However, the impact of these practices has been reduced in part because approximately 95% of the City's housing stock was built after the 1948 Supreme Court case *Shelley vs. Kraemer* (which rendered racially restrictive real estate covenants unenforceable), and over 60% of the City's housing stock was built after the passage of the Fair Housing Act of 1968.

Though racial and income segregation persists, the City's leaders have long been aware of this issue and have made attempts to address it through housing policy. For example, on September 2, 1964, the Walnut Creek City Council voted unanimously to oppose Proposition 14, a state initiative that allowed property owners and agents to discriminate based on race in the rent or sale of housing. This initiative was passed by the state's voters but was ultimately struck down by the Supreme Court in 1967.

In 1971, the City stated in its first General Plan:

*Unlike the stereotyped image of many suburban communities, Walnut Creek is providing variety in housing choice today. Slightly less than two-thirds of the 22,700 dwelling units within the Planning Area in 1970 were single dwelling units. Of the 15,000 dwelling units within the City today, 45% are single family, 32% multiple family and 23% Rossmoor.*

The City's first General Plan also stated:

*In order to provide home ownership opportunities for more people in broader income ranges, conventional single family detached dwellings on relatively large lots should be supplemented with the choice of clusters of attached single family dwellings with common open spaces and recreation facilities. Apartment residents who either prefer or need to rent their homes should have a choice of convenient outlying locations, as well as Core Area locations. And, if the above choices were provided, not only in Walnut Creek but in all suburban portions of the Bay Region, there would be increased opportunities for integration of minority groups throughout the region.*

Walnut Creek made significant progress towards this goal over the 18-year planning period of the 1971 General Plan, as the City successfully shifted away from detached single-family

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residential development, and towards denser development primarily consisting of townhouse and large apartment/condominium developments. This pattern has continued in the decades since, as new development has provided increased housing choices through the construction of denser multifamily residential housing, in a larger region still typified by detached single-family homes.

With the goal of providing further choices in housing, and increased housing mobility into the City's highest-resource areas, programs have been added to support development of 200 units in single-family zones and areas of affluence. These programs include streamlining the approval of additional homes in existing Planned Development Districts, facilitating the construction of Accessory Dwelling Units and SB 9 Units, and reducing the minimum lot area requirements in most of the City's single-family zones (with the greatest reductions occurring in areas of affluence which currently have the largest minimum lot area requirements).

According to the 2020 Census, 66% of Walnut Creek residents identify as White. This compares to 79% in 2010, 84% in 2000, 91% in 1990, 94% in 1980, and 98% in 1970. As can be seen, the racial makeup of the city is changing with increasing speed, particularly as generational turnover occurs, and the city attracts new residents. Additionally, the City's diverse housing stock offers opportunities for all races in a range of product types and price points. Notably, the city's single-family neighborhoods share a similar demographic profile as the city as a whole, with White residents making up a slightly smaller percentage of the residents in these neighborhoods than in multifamily neighborhoods. For example, 64% of the residents in Census Tracts 3373, 3382.01, 3382.02, and 3553.02 (which consist almost entirely of single-family neighborhoods in the Ygnacio Valley, and approximately a third of the city's population) identify as White, compared to the aforementioned citywide figure of 66%.

## **Familial Status**

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household.

### **Adults Living Alone or With Spouse**

The percentage of adults living with their spouse or partner in the city is 3% higher than that of the County. More specifically, according to the 2020 ACS 5-Year Estimates, the percentage of adults living with their spouse or partner is approximately 58.4% in Walnut Creek, compared to approximately 55.3% of adults countywide. Local block groups with the highest shares of adults living with their spouse or partner are located mainly in the City's eastern and north-western areas, as seen on Figure B-11, Percent of Adults Living with Spouse or Partner Map. Approximately 0.9% of households in the City and approximately 1.71% of households in the County are married-couple families living below the poverty line.

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Additionally, 19.8% of Walnut Creek heads of a household and 9.9% of County heads of households live alone. As shown on Figure B-12, Percent of Adults Living Alone Map, adults living alone primarily reside in the southwest and central areas of the city. It is important to note that the majority of the area shown on Figure B-12 represents Rossmoor, a large master planned senior (55 and over) community developed in the 1960s through 1990s.

#### **Children in Married-Couple Households**

The percentage of children in married-coupled households in Walnut Creek is similar to the percentage in the County as a whole. More specifically, according to the 2020 ACS 5-Year Estimates, 78.5% of children under 18 live in married-couple families throughout the City, compared to approximately 77.9% countywide, as shown on Figure B-13, Percent of Children in Married-Couple Families Map. Families with children can have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Families with children and especially teenagers may face discrimination in the rental housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex or unit, limit the time children can play outdoors, or choose not to rent to families with children altogether.

#### **Children in Single Female-Headed Households**

The percentage of children in single female-headed households in the city is also similar to the percentage in the County as a whole. According to the 2020 ACS 5-Year Estimates, approximately 16.1% of children in Walnut Creek under 18 and approximately 16.4% of children in the county under 18 live in female-headed households, as shown on Figure B-14, Percent of Children in Single Female-Headed Households Map. Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. According to HCD, female-headed households with children tend to have lower-incomes, thus limiting housing availability for this group. It is important to note that fair housing laws protect single parent households.



Figure B-11. Percent of Adults Living with Spouse or Partner Map

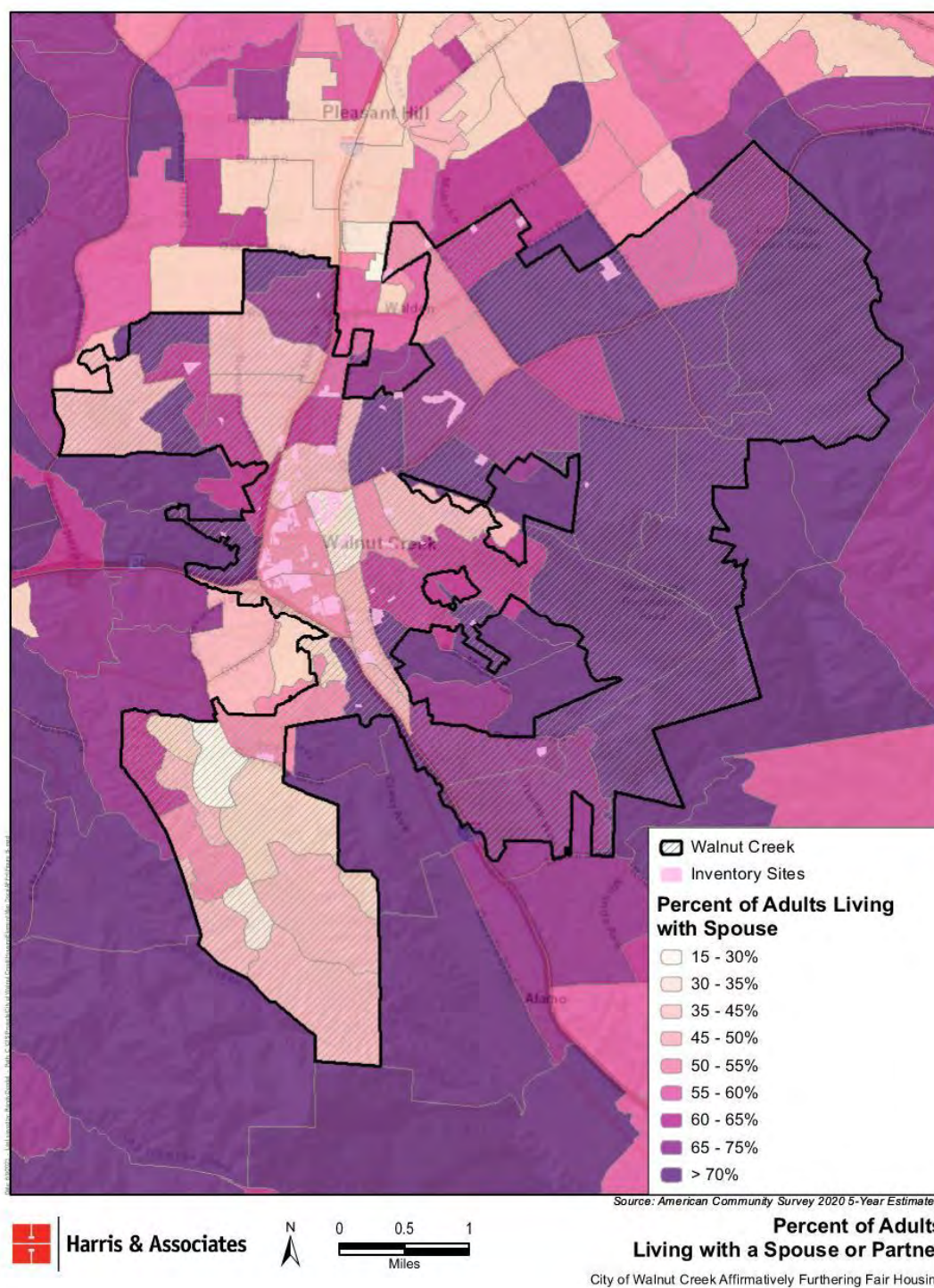


Figure B-12. Percent of Adults Living Alone Map

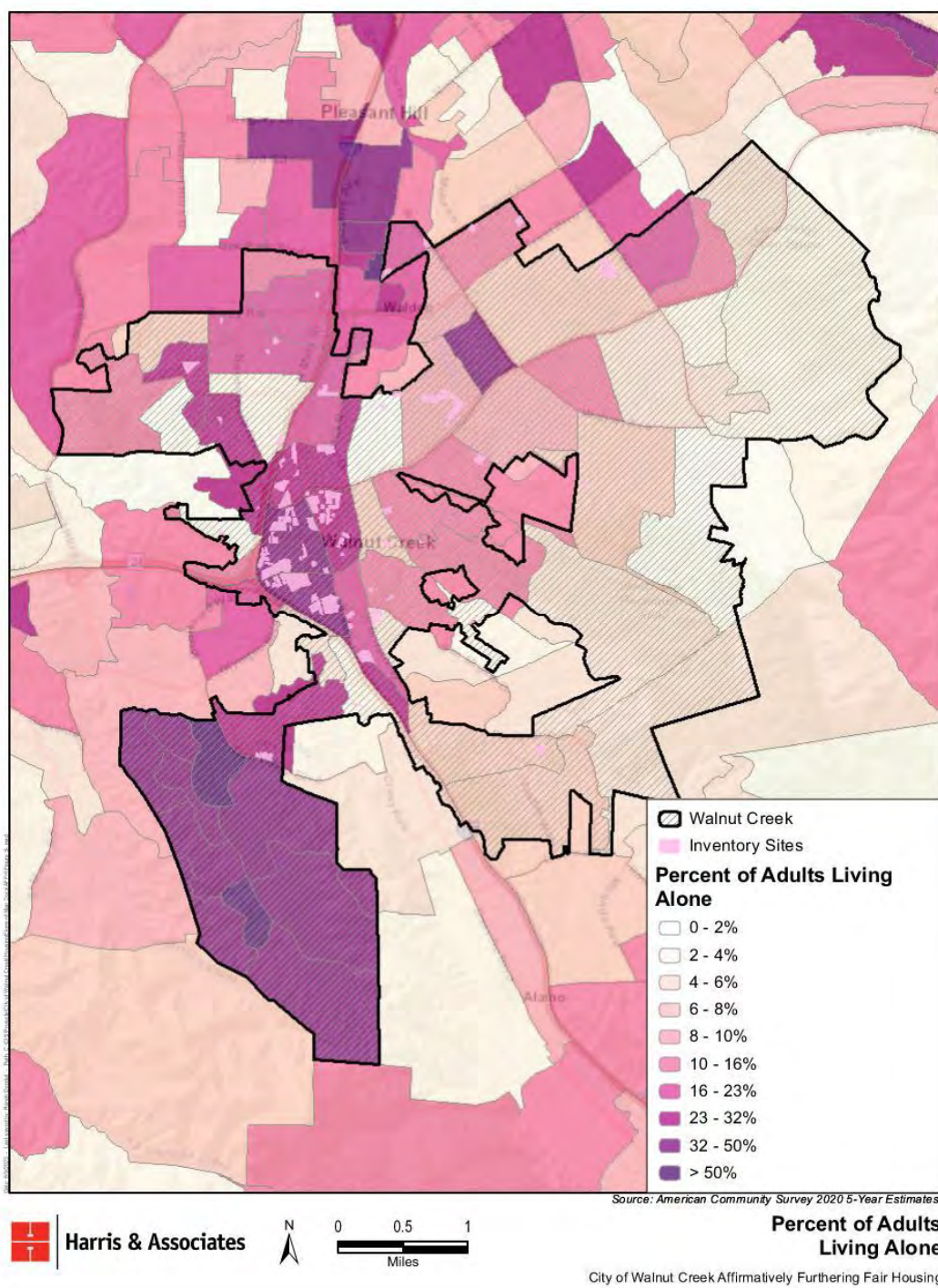




Figure B-13. Percent of Children in Married-Couple Families Map

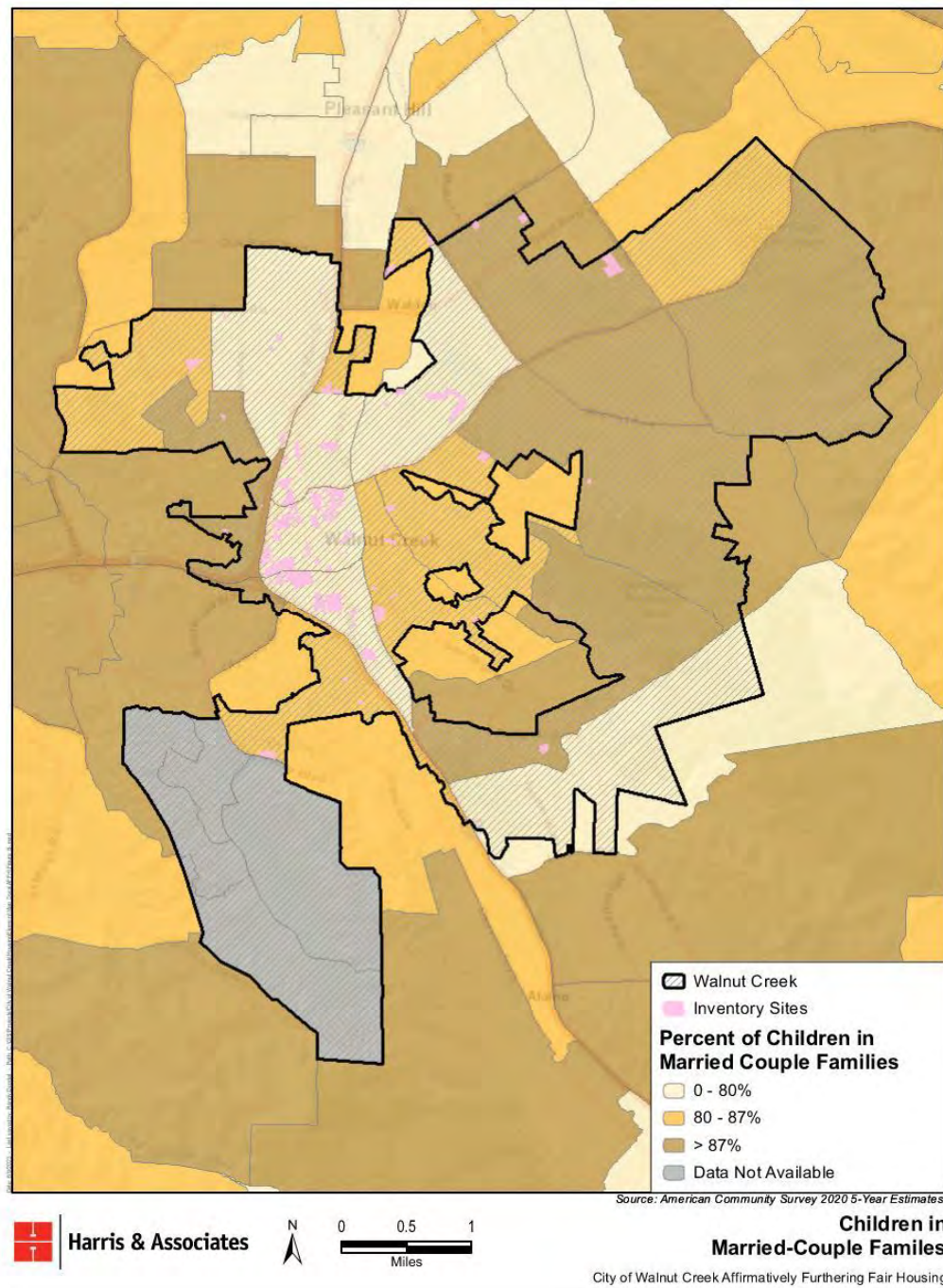
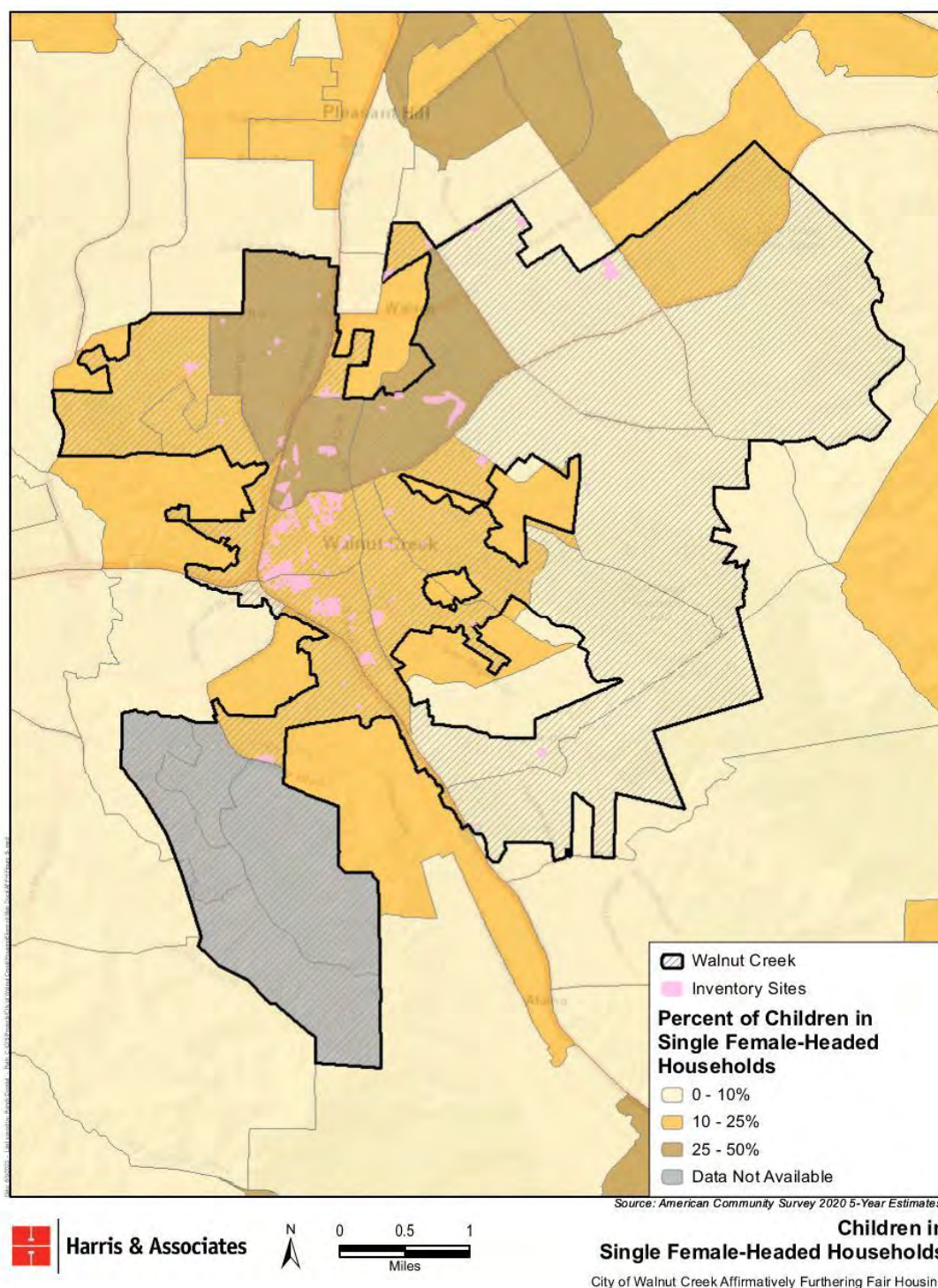


Figure B-14. Percent of Children in Single Female-Headed Households Map



## Access to Opportunity

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

## Environmental Quality

### U.S. Department of Housing and Urban Development's Environmental Health Hazard Index (Ratings on Index)

The Environmental Quality Index (EQI) presents data in five domains: air, water, land, built, and sociodemographic environments to provide a county-by-county snapshot of overall environmental quality across the entire U.S. The EQI helps researchers better understand how health outcomes relate to cumulative environmental exposures that typically are viewed in isolation.

The Environmental Health Hazard Index (EHHI) utilizes Environmental Protection Agency (EPA) data and is a measure of potential exposure to harmful toxins at a neighborhood level. The EHHI measures a linear combination of standardized EPA estimates of cancer causing, respiratory, and neurological air quality hazards by census tract. It does not measure specific environmental hazards, but rather provides a score for the neighborhood's general air quality based on standardized EPA standards. According to HUD, the values are inverted and then percentile ranked nationally, ranging from zero to 100. The higher the index value, the less exposure to toxins harmful to human health and the better the environmental quality of a census block-group.

As of 2018, the City has a wide range of ratings on HUD's EHHI, with northwestern portions of the city rated generally between 38 and 51, while southern and northern-central portions of the city are rated generally around 54. This reflects higher exposure to environmental hazards in the areas closer to downtown neighborhoods and in the western portions of the City, with lower exposure to environmental hazards in the areas closer to preserved open spaces to the east.

The City has taken several steps to both identify climate impacts, reduce pollutants and greenhouse gas (GHG) emissions, and prepare for a climate resilient future by completing the following:

- Enjoy Cleaner Options Department Program (ECO) – The City formed a program with the goal of preserving a higher quality of life in the surrounding area. ECO provides incentives such as rebates and credits for switching to sustainable energy options as well as



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practices aligning with climate action planning, energy innovation, air and water protection, transportation aimed at reducing carbon emissions, improved “green” building practices, and waste reduction.

- Climate Action Plan (CAP) – The City adopted its first CAP in 2012 and has been actively working to reduce its GHG emissions that cause climate change by at least 15% below 2005 levels by 2020.
- The Sustainability Action Plan is based on the 2012 Climate Action Plan and will be the plan used in the future to guide climate action and resilience.
- Sustainability Action Plan – This plan will continue and strengthen citywide efforts to reduce greenhouse gas emissions to address climate change in the short-term, through the year 2030, and in the long-term, out to 2050. This new Plan will look at resilience to climate change as well, addressing the threat posed by climate change and how to stay healthy and safe in a future climate. The Plan will also address other key sustainability topics, such as equity, air pollution, water conservation, and waste.
- Community-Based Electricity – The City partnered with Marin Clean Energy (MCE) as a community-based electricity provider to provide increased access to affordable and 100% renewable electricity to residents, and GHG emissions. In addition, all City-owned facilities now use 100% renewable energy.
- Public Transportation Options – The City has many transportation options available to residents and visitors to reduce traffic and pollution, including County Connection, Free Rides, Bay Area Rapid Transit (BART), and Senior & Paratransit Services.
- Master Plans – The City adopted both a Pedestrian Master Plan and Bicycle Master Plan to create infrastructure that encourages alternative modes of transportation and reduces GHG emissions.
- GHG Emission Reduction Leader – The City has been a long-term leader in greenhouse gas emission reductions and sustainability. Achievements as of 2017 include:
  - Significant transportation and energy GHG reductions from 2005 levels by 27%.
  - Per capita, residential electricity use decreased by 589 kilowatt hours since 2005.
  - Annual BART passenger miles increased by approximately 12.8 million since 2005.
  - 25 miles of new bike lanes constructed.
  - Over 1,000 residences installed solar energy systems.
  - 650 kilowatts of solar systems installed on municipal buildings.

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To further address air pollutant exposure and prepare for emergencies in Walnut Creek, the City will adopt the following programs, shown in the Housing Plan (Chapter 8) of this Housing Element:

- **H-7.A.** Residential Energy Conservation Program
- **H-7.B.** Energy Retrofits Through the Home Rehabilitation Loan Program
- **H-7.C.** Energy Upgrade California
- **H-7.D.** Energy Efficiency and Conservation
- **H-7.E.** Reduce Exposure to Environmental Pollution

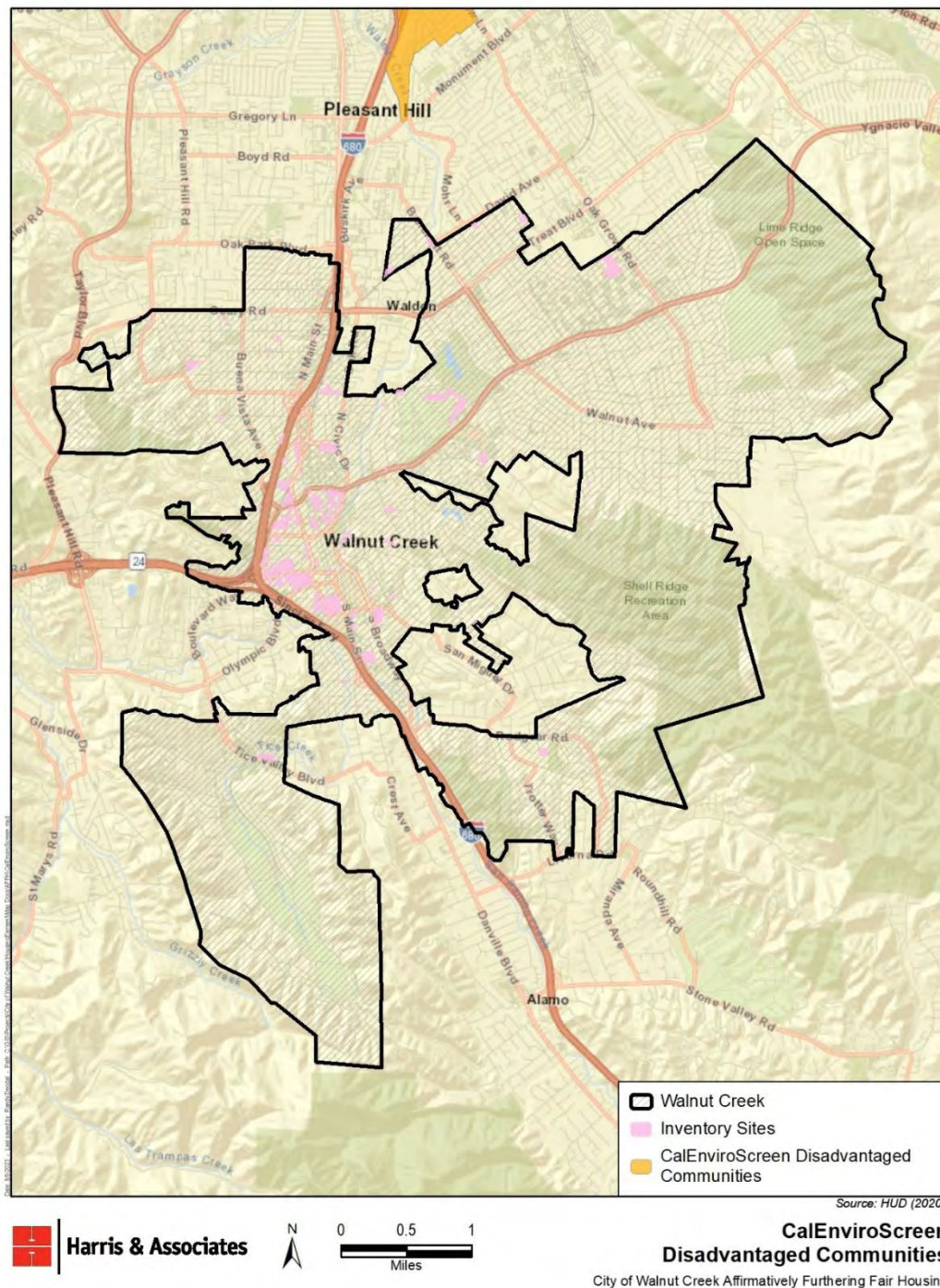
#### **California Communities Environmental Health Screening Tool**

The California Office of Environmental Health Hazard Assessment developed a screening methodology tool called the California Communities Environmental Health Screening Tool (CalEnviroScreen) to help identify California communities disproportionately burdened by multiple sources of pollution. Census tracts with high scores are more burdened by pollution from multiple sources and are most vulnerable to impacts, given the socio-economic characteristics and underlying health data. The CalEnviroScreen 4.0 tool provides scores for all census tracts in Walnut Creek. CalEnviroScreen scores are incorporated into the TCAC Environmental Opportunity Maps. As shown on Figure B-15, CalEnviroScreen Disadvantaged Communities Map, there are no areas with sources of pollution.

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Figure B-15. CalEnviroScreen Disadvantaged Communities Map



#### **TCAC Environmental Score**

In February 2017, HCD and TCAC convened a group of independent organizations and research centers that would become the California Fair Housing Task Force (“Task Force”). TCAC and HCD charged the Task Force with creating an opportunity map to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

TCAC utilizes CalEnviroScreen in their Environmental Score calculations. Variables for the CalEnviroScreen includes ozone diesel drinking water pesticides toxic release traffic children’s lead risk from housing cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

The index scales from 0 to 1 with the lower indexes indicating low environmental scores and more environmental issues present. There are no census tracts with index scores below 0.25 in Walnut Creek as seen in Figure B-16, TCAC Environmental Index Score Walnut Creek Map. Index scores throughout the Contra Costa County region can be seen in Figure B-17, TCAC Environmental Index Score Contra Costa Map.

#### **Location of Environmental Health Hazards (Countywide)**

The 2019 Contra Costa AI identified that the location of environmental health hazards may be a significant contributing factor to fair housing issues in the County. The analysis notes that “non-Hispanic Blacks and Hispanics have access to somewhat less environmentally healthy neighborhoods than non-Hispanic Whites and non-Hispanic Asians.”

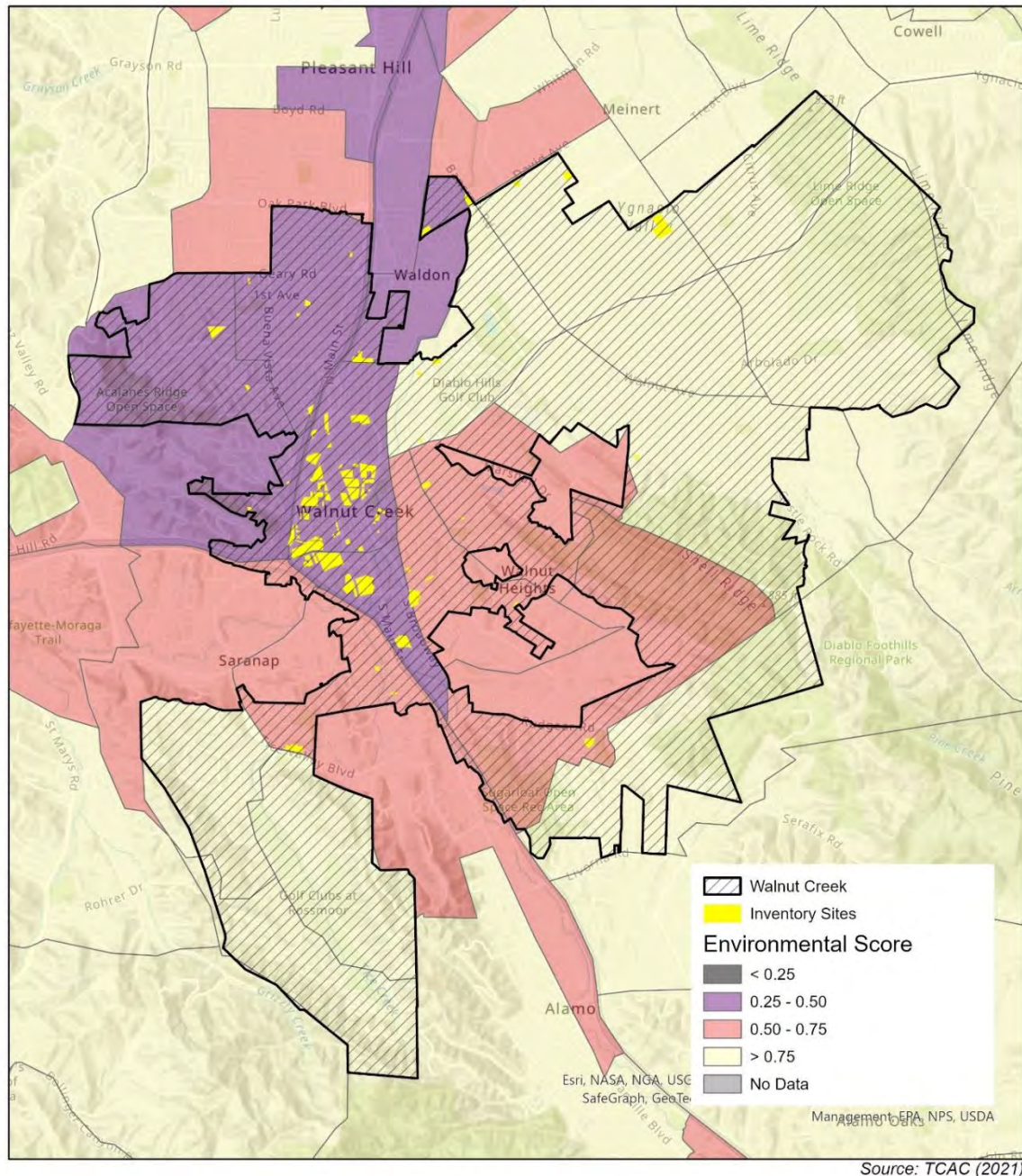
The CalEnviroScreen 4.0 tool provides scores for all census tracts in the County. A score of 100 indicates that an area has a pollution burden of 100%. Countywide, the pollution burden ranges from 10% to 60% with Walnut Creek experiencing a 50–60% pollution burden along the downtown area.



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Figure B-16. TCAC Environmental Index Score Walnut Creek Map



0 0.47 0.95  
Miles

TCAC Environmental Score

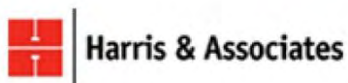
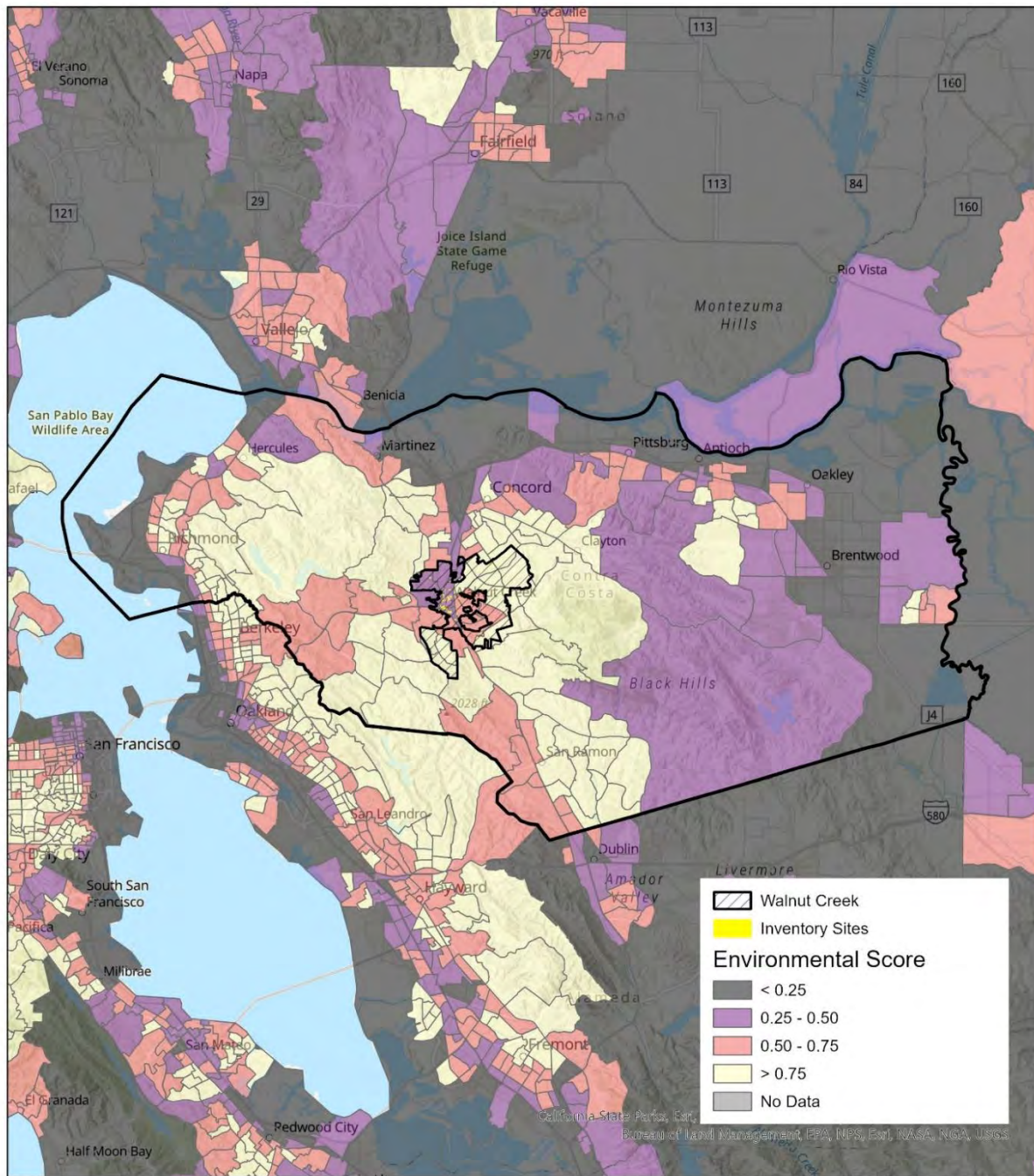
City of Walnut Creek Affirmatively Furthering Fair Housing



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Figure B-17. TCAC Environmental Index Score Contra Costa Map



0 3.5 7 Miles

TCAC Environmental Score

City of Walnut Creek Affirmatively Furthering Fair Housing

#### City Actions to Address Environmental Health Issues

The City has taken several steps to both identify climate impacts, reduce pollutants and greenhouse gas (GHG) emissions, and prepare for a climate resilient future by completing the following:

- **Enjoy Cleaner Options Program (ECO)** – The City formed a program with the goal of preserving a higher quality of life in the surrounding area. ECO provides incentives such as rebates and credits for switching to sustainable energy options as well as practices aligning with climate action planning, energy innovation, air and water protection, transportation aimed at reducing carbon emissions, improved “green” building practices, and waste reduction.
- **Climate Action Plan (CAP)** – The City adopted its first CAP in 2012 and has been actively working to reduce its GHG emissions that cause climate change by at least 15% below 2005 levels by 2020. The Sustainability Action Plan is based on the 2012 Climate Action Plan and will be the plan used in the future to guide climate action and resilience.
- **Sustainability Action Plan** – This plan will continue and strengthen citywide efforts to reduce greenhouse gas emissions to address climate change in the short-term, through the year 2030, and in the long-term, out to 2050. This new Plan will look at resilience to climate change as well, addressing the threat posed by climate change and how to stay healthy and safe in a future climate. The Plan will also address other key sustainability topics, such as equity, air pollution, water conservation, and waste.
- **Community-Based Electricity** – The City partnered with Marin Clean Energy (MCE) as a community-based electricity provider to provide increased access to affordable and 100% renewable electricity to residents. In addition, all City-owned facilities now use 100% renewable energy.
- **Public Transportation Options** – The City has many transportation options available to residents and visitors to reduce traffic and pollution, including County Connection, Bay Area Rapid Transit (BART), and Senior & Paratransit Services.
- **Master Plans** – The City adopted both a Pedestrian Master Plan and Bicycle Master Plan to create infrastructure that encourages alternative modes of transportation and reduces GHG emissions.
- **GHG Emission Reduction Leader** – The City has been a long-term leader in greenhouse gas emission reductions and sustainability. Achievements as of 2017 include:
  - Significant transportation and energy GHG reductions from 2005 levels by 27%.
  - Per capita, residential electricity use decreased by 589 kilowatt hours since 2005.

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- Annual BART passenger miles increased by approximately 12.8 million since 2005.
- 25 miles of new bike lanes constructed.
- Over 1,000 residences installed solar energy systems.
- 650 kilowatts of solar systems installed on municipal buildings.

To further address air pollutant exposure and prepare for emergencies in Walnut Creek, the City will adopt the following program, shown in the Housing Plan (Chapter 8) of this Housing Element:

- **H-7.A.** Residential Energy Conservation Program
- **H-7.B.** Energy Retrofits Through the Home Rehabilitation Loan Program
- **H-7.C.** Energy Upgrade California
- **H-7.D.** Energy Efficiency and Conservation
- **H-7.E.** Reduce Exposure to Environmental Pollution

## Economic Opportunity

### Access to Public Transit

As shown in B-19 the sites contained in the Sites Inventory (Appendix C) are in close proximity to the Walnut Creek BART station. In addition, the city has numerous transportation options available to residents and visitors to reduce traffic and pollution and increase accessibility to jobs, services, and recreation.

The City and its transit providers offer a range of transit options for Walnut Creek residents. Public transit helps people who cannot afford personal transportation or who elect not to drive. Elderly and disabled persons also rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Many lower-income persons are also dependent on transit to go to work. Public transit that provides a link between job opportunities, public services and affordable housing helps to ensure that transit dependent residents have adequate opportunity to access housing, services, and jobs.

### County Connection

County Connection was formed in 1980 as a Joint Powers Agency under the legal name the Central Contra Costa Transit Authority. County Connection provides fixed-route and paratransit bus service throughout the communities of Concord, Pleasant Hill, Martinez, Walnut Creek, Clayton, Lafayette, Orinda, Moraga, Danville, San Ramon, as well as unincorporated communities in Central Contra Costa County.

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County Connection operates a fleet of 121 fully accessible transit buses and 63 paratransit vehicles. Service is provided from approximately 6 AM to 9 PM on weekdays, and from approximately 9 AM to 7 PM on weekends.

#### **Free Routes**

The City of Walnut Creek, in partnership with County Connection and the businesses of the Shadelands Business Park, support a number of free transportation options for residents and visitors to Walnut Creek, including the Route 4 Downtown Trolley, the Route 5 Creekside Shuttle, and the Route 7 Shadelands Shuttle (described below).

#### **Route 4, Downtown Trolley**

The Route 4 Free Downtown Trolley operates seven days a week from the Walnut Creek BART Station and provides complimentary hop-on, hop-off service between various shopping, restaurant, and entertainment destinations in downtown Walnut Creek. The Downtown Trolley encourages residents and visitors to leave the car at home and take the Trolley with bus service every 12 minutes on weekdays and every 20 minutes on weekends.

#### **Route 5, Creekside Shuttle**

The Route 5 Creekside/Walnut Creek BART service operates weekdays from the Walnut Creek BART Station serving destinations along California Boulevard, South Main Street and Creekside Drive, including destinations downtown. This bus provides easy access to Kaiser Hospital - Walnut Creek, Los Lomas High School, and neighborhoods on Creekside Drive.

#### **Route 7, Shadelands Shuttle**

The Route 7 Shadelands Shuttle offers complimentary weekday bus service between the Pleasant Hill/Contra Costa Centre BART Station and the Shadelands Business Park.

#### **Bay Area Rapid Transit (BART)**

The City of Walnut Creek is currently served by two BART Stations:

- The Walnut Creek BART Station, which serves downtown Walnut Creek and major employment and shopping areas; and
- The Pleasant Hill/Contra Costa Centre BART Station, which serves northern portions of Walnut Creek, unincorporated Contra Costa County, the City of Pleasant Hill and the City of Concord.

Both of the area BART stations offer secure vehicle parking and bicycle storage lockers available for public use.



#### **Senior & Paratransit Services**

- **County Connection LINK Paratransit Service.** County Connection LINK paratransit service is an Americans with Disabilities Act (ADA) paratransit service.
- **Senior Helpline Services.** Senior Helpline Services offers home-bound senior residents of Contra Costa County, free one-on-one, door-through-door rides provided by volunteer drivers. These rides are primarily for the purpose of obtaining medical care, groceries, and other basic necessities.
- **Rossmoor Shuttle.** Rossmoor offers a variety of convenient and easy-to-use transportation options to meet the needs of Rossmoor residents. Rossmoor is a master planned, senior community in the city.
- **Expanded Transportation Program for Seniors.** The Senior Mini-Bus Program provides over 3,000 rides per year to seniors in Walnut Creek. It utilizes volunteer drivers and dispatchers to schedule rides. Transportation plays a key role in combating isolation among seniors. The Mini-Bus program helps seniors maintain their independence by allowing them to get to important medical appointments and to do grocery shopping, provides opportunities for socialization, and helps alleviate traffic and parking congestion in Walnut Creek.

The City of Walnut Creek is also utilizing the ride sharing app Lyft to expand its transportation services. In addition to the Senior Mini-Bus program, the Lyft pilot program will provide rides outside of regular Mini-Bus hours, allowing members the freedom to get where they need to be within the borders of Walnut Creek.

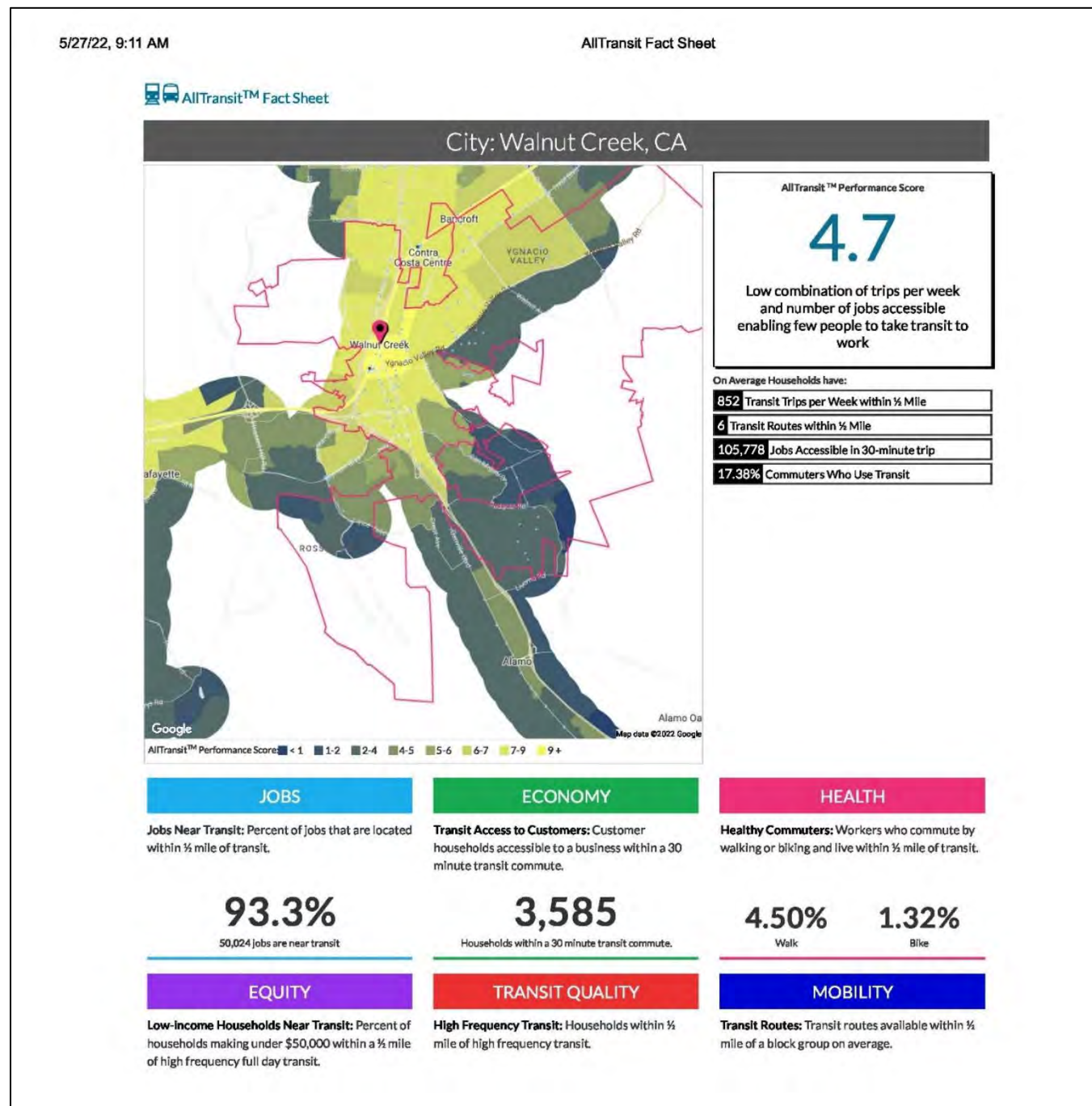
#### **AllTransit Performance Score**

AllTransit is a data repository managed by the Center for Neighborhood Technology, an award-winning innovations laboratory for urban sustainability. AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The City's AllTransit performance score is 4.7, while Contra Costa County has a score of 5.0. These scores would illustrate a low combination of trips per week and number of jobs accessible, which enable only a few people to take transit to work in Contra Costa County and even fewer in the City. However, it is important to note that the vast majority of sites are within the highest AllTransit Performance Score Areas (yellow in Figure B-18, AllTransit Performance Score Map – Walnut Creek) and all lower-income sites are within the highest scored areas (6-9+). Figure B-19, Transit Proximity Map, illustrates what areas of the City are within a half-mile of a BART stop or major highway and that the sites identified for housing are located in close proximity to transit options.

## 2023–2031 Housing Element

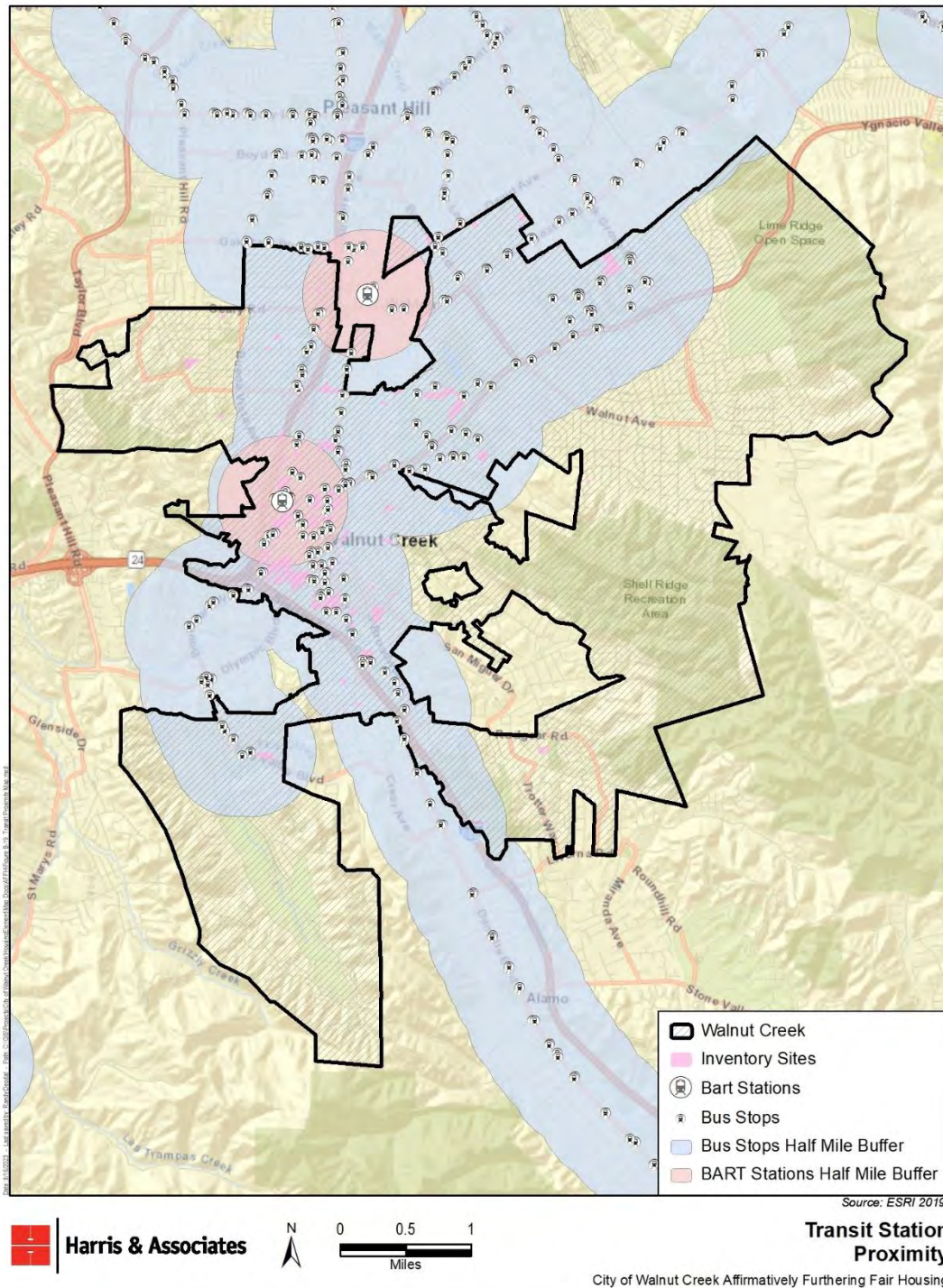
### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-18. AllTransit Performance Score Map – Walnut Creek





**Figure B-19. Transit Proximity Map**



#### **Pedestrian Master Plan**

The Walnut Creek Pedestrian Master Plan provides a comprehensive framework for pedestrian facilities and programs. This document is intended to be dynamic and will be updated to maintain consistency with best practices in pedestrian policy, planning, and design.

There are four stated goals of the Pedestrian Master Plan. These goals are synthesized from the numerous goals in the General Plan that support walking in the City.

1. Provide a citywide walking network that facilitates pedestrian travel.
2. Improve pedestrian safety.
3. Provide programs that encourage walking.
4. Maintain the Pedestrian Retail District and Core Area as premier walking environments.

A Short-Range (2016–2018) Action Plan was implemented in the city to audit walkways, develop, and identify a list of projects, and secure funding for the Pedestrian Master Plan to deliver pedestrian improvements.

#### **Bicycle Master Plan**

The City adopted the Walnut Creek Bicycle Master Plan in connection with the Walnut Creek General Plan 2025 inclusion of new and proposed facilities as part of the City's long-term goal to accommodate bicycle use. The purpose of the Bicycle Plan is to:

- Support the City's ongoing efforts to create a green, environmentally sustainable environment that encourages alternative modes of transit, consistent with goals and policies in the General Plan.
- Provide recommendations to improve the overall safety of the bicyclist.
- Identify and prioritize the needs of the bicyclist.
- Promote bicycling as a viable and sustainable transportation option.
- Emphasize Walnut Creek's importance as a regional destination by providing a bicycle network that is consistent with other local and regional plans.
- Establish a set of short- and long-term goals and policies intended to guide the development of new facilities as well as the maintenance of existing facilities.
- Allow the City to compete for grant opportunities from outside funding sources for plan implementation, such as the California Bicycle Transportation Account (BTA) funds and other state and federal funding programs.

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Promoting bicycle use in the City will further improve the air quality in downtown. A number of General Plan action items are directed at improving the quality of life for bicycle use and create better accessibility and safety for paths leading to parks, the built environment, and BART stations.

#### **Proximity to Jobs**

As shown on Figure B-20, Jobs Proximity Map (measured by HUD’s Jobs Proximity), the majority of Walnut Creek has an index value of over 80, while the remainder of Contra Costa County has scores below 80 (per the AFFH Data Viewer). It is important to note that many of the lower-income sites identified in the Site Inventory are located in the downtown Core Area where the job index is the highest (between 90-99).

The higher the index value, the better the access to employment opportunities for residents in the neighborhood. According to the AFFH Data Viewer, which used 2015–2019 ACS 5-Year Estimates, the City has among the highest job proximity index scores when compared to the rest of the County that has scores below 80.

According to the 2020 ACS 5-Year Estimates, the average commute travel times to work for both the City and County residents were 45-60+ minutes. The BART stations make Walnut Creek a major residential center in Contra Costa County despite the long commute for its residents. Chapter 2 of the Housing Element presents additional information on employment by industry and occupation.

#### **Educational Access**

The City of Walnut Creek is served by the Walnut Creek School District, Acalanes Union High School District, Mt. Diablo Unified School District, Lafayette School District, and San Ramon Valley Unified School District.

Figure B-21, Schools Proximity Map, shows what areas of the City are within one mile of a school. School access is consistent throughout the City, with a significant majority of the City’s area and all of the projected units in the Sites Inventory located within one mile of a school. All sites identified in the Site Inventory (Appendix C) are within one mile from a school.

The TCAC/HCD Opportunity Areas Map provides an Education Domain Index score on a scale from 0 – 1 analyzing various education factors. The majority of the schools in the City have more positive outcomes with an average Education Domain Index score of 0.80, the lowest score in the City is of 0.58. For reference, the County average Education Domain Index score was 0.47.

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The majority of the schools are considered high-quality, according to School-Ratings.com, with ratings distributed from the 78th to the 93rd percentiles. The Walnut Creek School District is ranked within the top 10% of school districts in California.

The City has provided funding to support the school districts' crisis counselors at the elementary, middle, and high schools, serving about 695 students, parents, and teacher/assistants.

### Population With a Disability

According to 2020 ACS 5-Year Estimates, the percentage of population with one or more disabilities in the City of Walnut Creek is 13.0% and 11.2% in Contra Costa County. Figure B-22, Percent of People with Disabilities Regional Map, takes a regional view, illustrating the share of residents with a disability in the City of Walnut Creek.

According to the AFFH Data Viewer (which uses 2015–2019 ACS 5-Year Estimates), there are some concentrations of population with a disability throughout the City. The highest concentration is of 30-40% in the southwestern portion of the City.

The ADA defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” Fair housing choice for persons with disabilities can be compromised based on the nature of their disability. Persons with physical disabilities may face discrimination in the housing market because of the use of wheelchairs, need for home modifications to improve accessibility, or other forms of assistance. Landlords/owners sometimes fear that a unit may sustain wheelchair damage or may refuse to exempt disabled tenants with service/guide animals from a no-pet policy. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Property owners often refuse to rent to tenants with a history of mental illness. Neighbors may object when a house becomes a group home for persons with mental disabilities.

People with disabilities are not only in need of affordable housing, but also can require accessibly designed housing to provide greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Special housing needs for persons with disabilities generally fall into two general categories:

- Physical design to address mobility impairments.
- In-home social, educational, and medical support to address developmental and mental impairments.



Figure B-20. Jobs Proximity Map

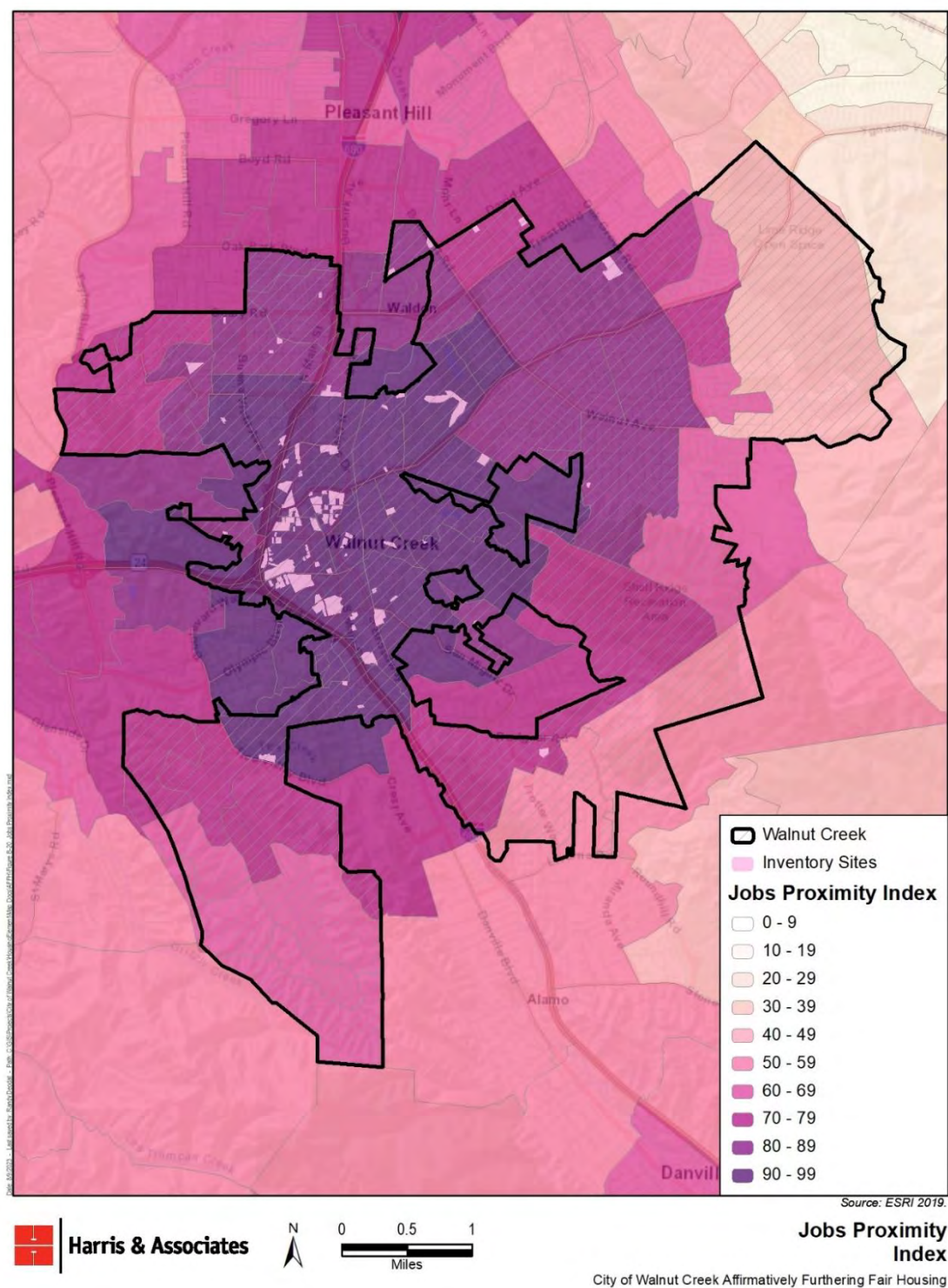


Figure B-21. Schools Proximity Map

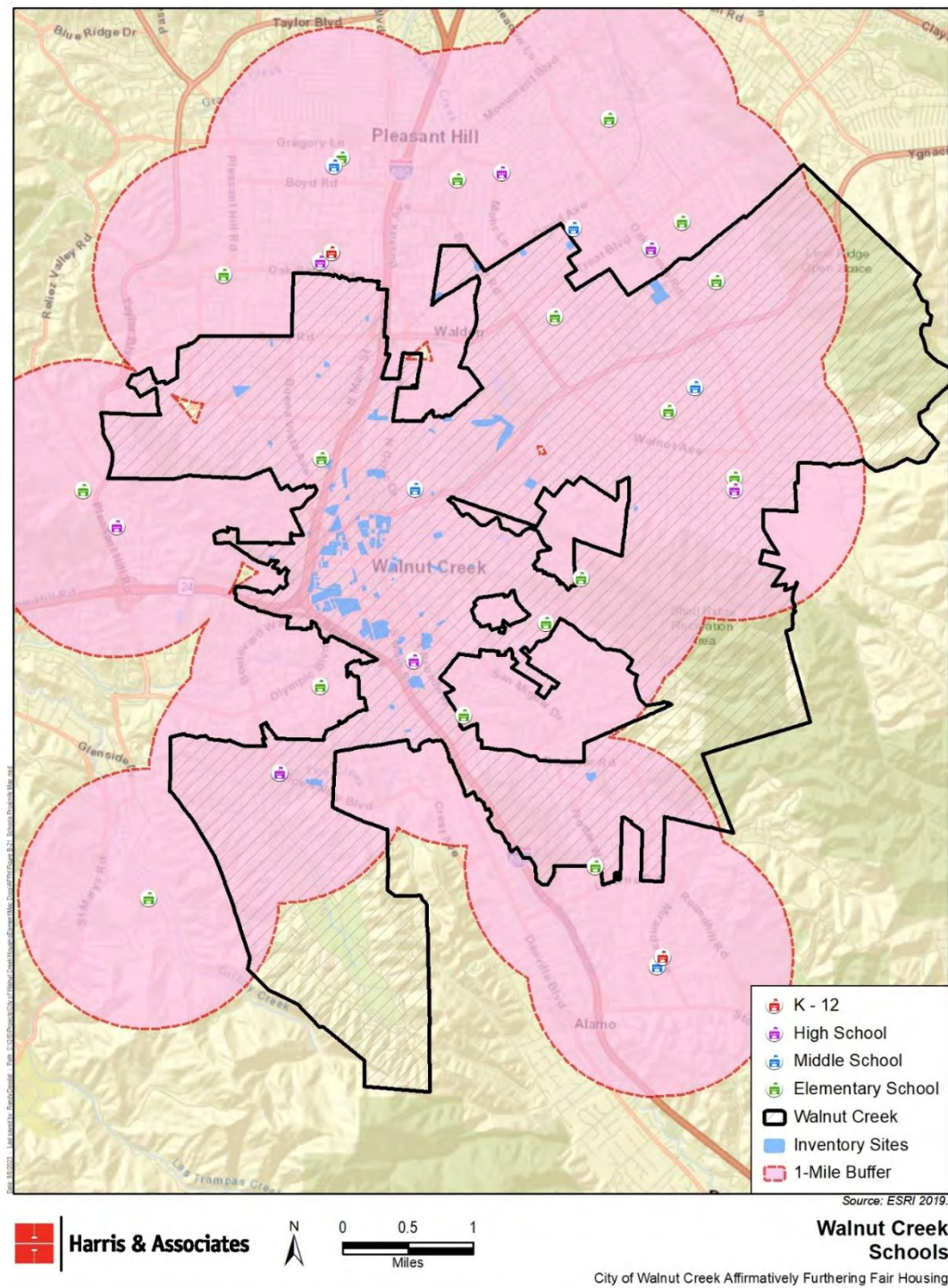
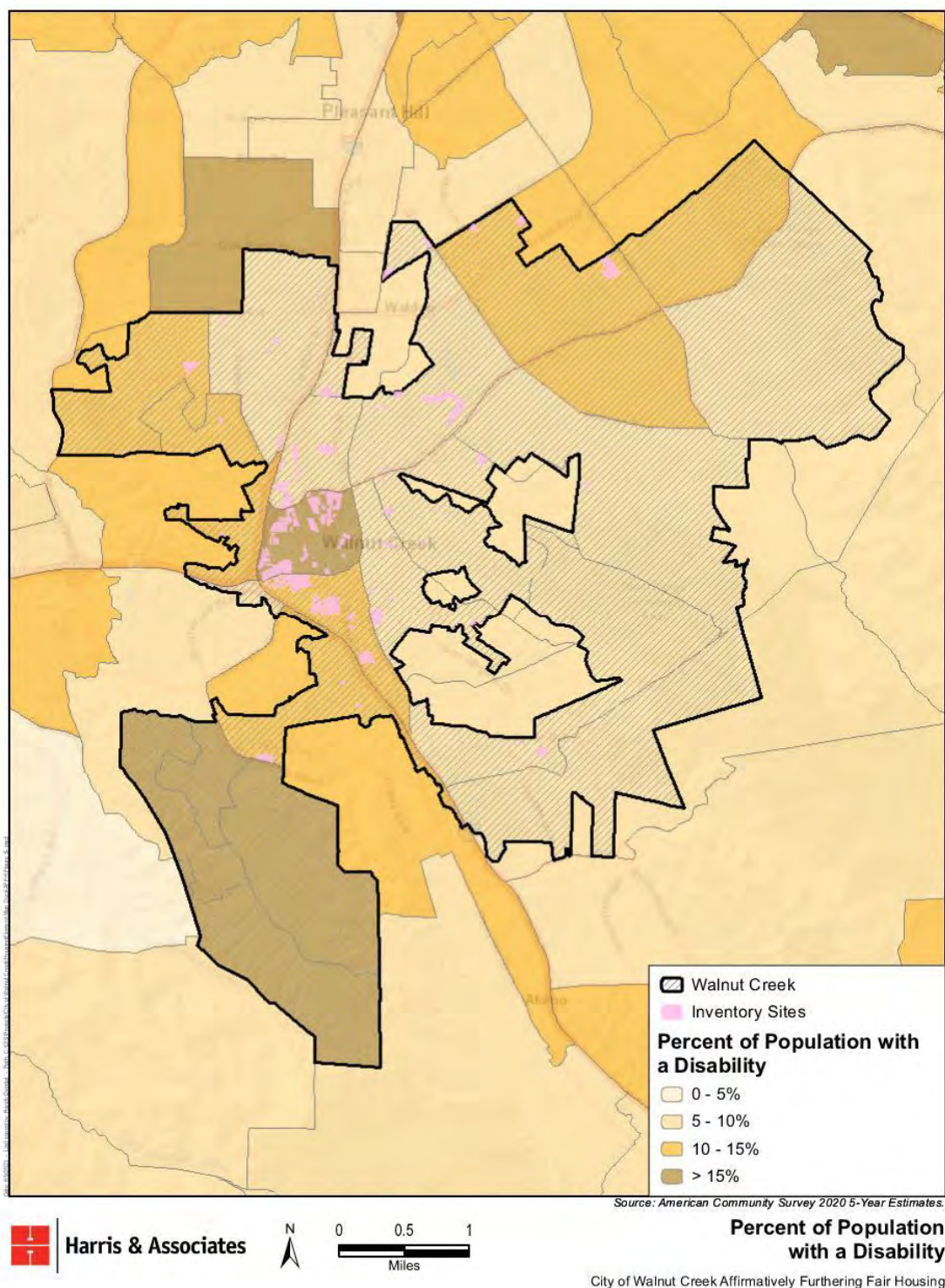




Figure B-22. Percent of People with Disabilities Regional Map





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#### Disability and Access in Contra Costa County

The Disability and Access section of the Contra Costa AI provides an overview of housing accessibility, community integration, and access to reasonable accommodations and modifications. The Contra Costa AI states that the amount of affordable, accessible housing in Contra Costa County is insufficient to meet the total need among low-income persons with disabilities who need accessibility features.

Community integration efforts in California for individuals who are at risk of unjustified institutionalization, particularly including persons with intellectual and developmental disabilities and persons with psychiatric disabilities, are further along than they are in most states. This is due to the ambitious use of Medicaid waivers and the availability of funds for permanent supportive housing through the Mental Health Services Act, as well as the recent implementation of the No Place Like Home program, which dedicates up to \$2 billion in bond proceeds to the development of permanent supportive housing.

Nonetheless, there are unmet needs for wraparound supportive services for persons with psychiatric disabilities and for permanent supportive housing for persons with intellectual and developmental disabilities.

#### Summary of Contra Costa County Access to Opportunity

As a composite, HUD, and other local data show that:

- Access to opportunity is highest for non-Hispanic Whites in Contra Costa County. The various report measurements show that County neighborhoods with the most Whites have the most access to opportunity.
- Access to opportunity is lowest for non-Hispanic Black people and Hispanics. The various report measurements show that census tracts with the highest numbers of Black people and Hispanics have the lowest scores in the categories that measure access to opportunity.

In addition, opportunity scores are often lower on average in those County neighborhoods with higher numbers of foreign-born individuals.

Geographic trends are also evident. Across various dimensions, access to opportunity is:

- Lowest in western and north-eastern sections of the County, specifically in the cities of Richmond, Pittsburg, and in Antioch.
- Highest in central Contra Costa County, including Walnut Creek, Danville, Alamo, San Ramon, Lafayette, Orinda, and Moraga.

Significant contributing factors to disparities in access to opportunity include:

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- Availability of dependable public transportation;
- Lack of access to opportunity due to rising housing costs;
- Lack of regional and local cooperation;
- The County findings show that access to opportunity is highest in central Contra Costa County, including Walnut Creek, and the disparities in access to opportunities are due to:
  - Availability of reliable public transportation,
  - Lack of access to opportunity due to rising housing costs,
  - Lack of regional and local cooperation,
  - Location of employers
  - Location of schools and student assignment plans, and
  - Location of environmental health hazards.
- The Housing Plan contains programs to increase regional cooperation to help ensure that there is access to the opportunities offered by Walnut Creek and that progress is made to address regional inequities. These activities include:
  - CDBG funding,
  - Mortgage Credit,
  - Coordination with the CCCHA on vouchers,
  - Reaching out to CCCHA on interjurisdictional programs, and
  - Regional collaboration on affordable housing.

### Cost Burden among Renters

According to the 2020 ACS 5-Year Estimates, 42.8% of renters in the city experience rent cost burden while the percentage in the County is 49.9%. Figure B-23, Renter Cost Burden Map, illustrates there are rent-burdened households throughout the City of Walnut Creek. The highest concentration of renters overpaying for housing are near the east to southeast as well as the northwest neighborhoods of the city.

In order to address this issue, the City is proposing the following:

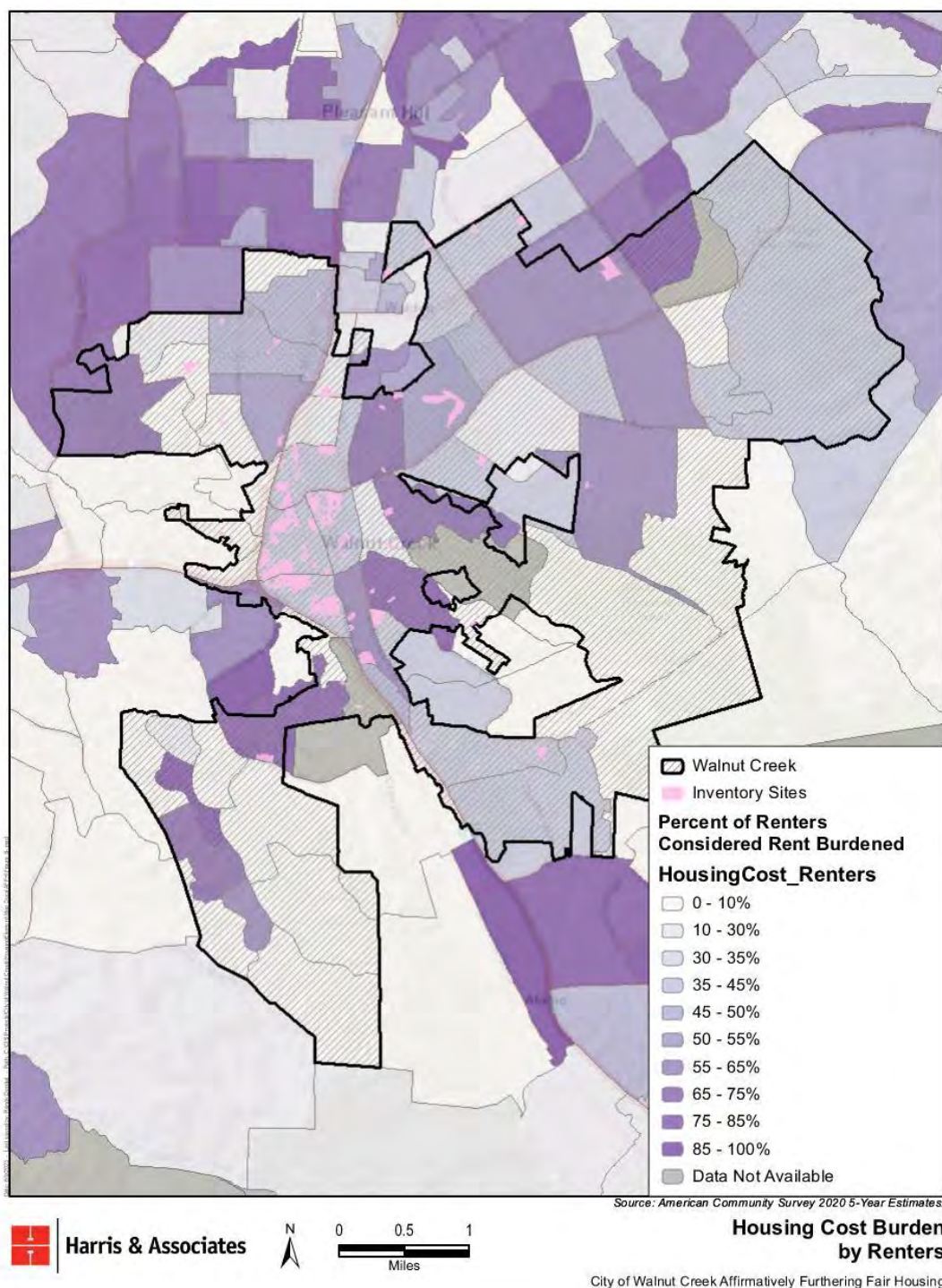
- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.C.** Allocate CDBG Funding for Housing

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- **H-2.D.** Facilitate Access to Affordable Housing for Residents
- **H-2.E.** Community Housing Engagement
- **H-2.H.** Housing Choice Voucher Program
- **H-2.J.** Legislative Advocacy for Affordable Housing
- **H-2.K.** Coordinate with Contra Costa County for Affordable Housing
- **H-2.M.** Prioritize Review and Expedite Development of Affordable and Special Needs Projects
- **H-2.N.** Assist with Development of Affordable Housing
- **H-2.O.** Funding, Incentives, and Concessions for Extremely Low-Income Developments
- **H-2.Q.** Faith-Based Properties

Figure B-23. Renter Cost Burden Map



#### Cost Burden among Owners

According to the 2014-2018 ACS 5-Year Estimates, 28.4% of City homeowners are cost-burdened while the percentage in the County is 29.6%. Figure B-24, Owner Cost Burden Map, shows that east/northeast and western parts of the city are locations where homeowners are cost-burdened. Homeowners in both the City and County paying a mortgage are more cost-burdened than those without a mortgage payment. In the City, the percentage with a mortgage payment is 33.4% and with no mortgage payment is 21.8%. In the County, 35.5% homeowners with a mortgage are cost-burdened and 13.5% without a mortgage are cost-burdened.

In order to address this issue, the Housing Plan contains the following programs:

- **H-1.A.** Encourage and Monitor Accessory Dwelling Units (ADUs)
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.F.** Mortgage Credit Certificate Program
- **H-2.G.** Improve First Time Homebuyer Assistance Program
- **H-5.A.** Residential Rehabilitation Loan and Emergency Grant Program
- **H-5.B.** Foreclosure Assistance

#### Overcrowding

Some households may not be able to accommodate high-cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding.

Household overcrowding is considered reflective of various living situations:

- a.** A family lives in a home that is too small.
- b.** A family chooses to house extended family members.
- c.** Unrelated individuals or families are sharing one affordable housing unit.

Not only is overcrowding a potential fair housing concern, but it can also strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

As described in Chapter 2 of the Housing Element, less than 3% of housing units in Walnut Creek meet the ACS definition of “overcrowding” and it is not a significant problem. The overcrowding rate of 3% in the City is less than in the County (5%) and the Bay Area as a whole

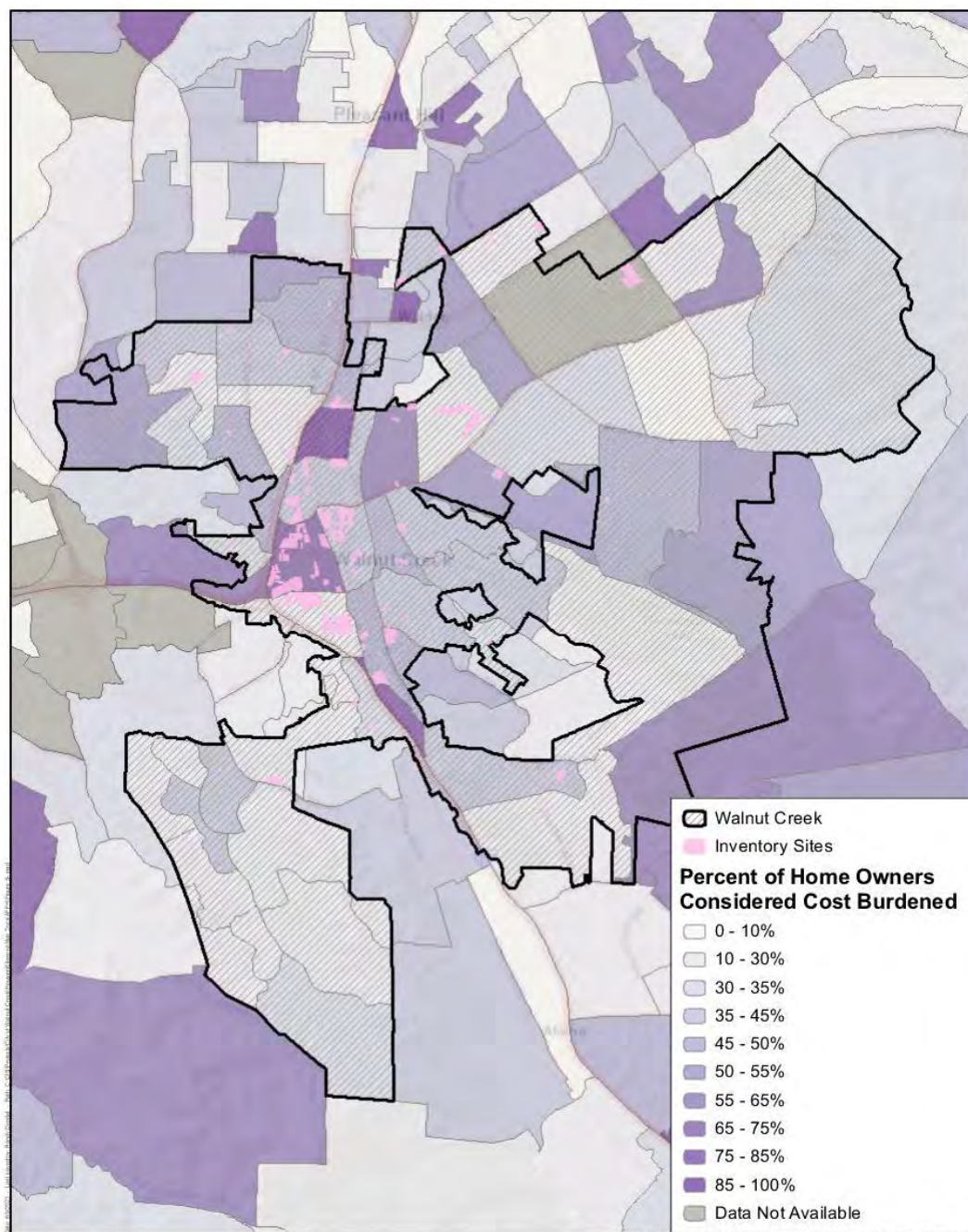
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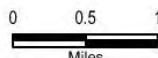
(7%) (Figure 2-30, Overcrowding Severity, Table 2-10, Overcrowding Severity, and Table 2-11, Overcrowding by Tenure and Severity).



Figure B-24. Owner Cost Burden Map



Harris & Associates



**Housing Cost Burden  
by Owners**

City of Walnut Creek Affirmatively Furthering Fair Housing



## Displacement Risk in Walnut Creek

### Background and Data Sources

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The Urban Displacement Project (UDP) is a research and action initiative of the University of California Berkeley and the University of Toronto and defines “residential displacement” as “the process by which a household is forced to move from its residence – or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this research project, the UDP identifies sensitive communities as those that have neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs and market-based displacement pressures present in and/or near the community. Figure B-25, Sites Inventory Map – Sites with Lower-Income Units, displays the site inventory along with other regional factors relating to displacement.

According to research from the University of California, Berkeley:

- 15.1% of households in Walnut Creek live in neighborhoods that are susceptible to or experiencing displacement.
- 0.0% live in areas at risk of or undergoing gentrification.
- 36.6% of households in Walnut Creek live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs.
- Much of the City is designated as “Stable Moderate/Mixed Income” or “At Risk to Becoming Exclusive” especially in the north-western part of the City.

There is a Low-Income/Susceptible to Displacement section in the south-western Rossmoor area of the city, the site of a master planned, senior community where it is likely that residents are retired and are on fixed incomes. This designation indicates high housing costs and low-income households but is not identified as an area of active displacement. The 2019 Contra Costa AI also utilized UDP data in the displacement risk analysis and explains that the displacement of residents is not only due to economic pressures in the City. The document states that displacement is a regional phenomenon linked to the broader economic pressures of housing costs and job markets. Western Contra Costa County areas experienced the most displacement within the County. The AI states that some portions of Walnut Creek are classified as potential areas undergoing displacement, as well as some census tracts that show signs of

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advanced exclusion meaning that these areas have a very low proportion of low-income households and little in-migration of low-income households. The UDP data does not indicate that displacement is currently taking place. Although the UDP identifies the Rossmoor area as susceptible to displacement, it is important to note that the area identified is a planned development for seniors with a 97% homeownership rate.

There are various ways to address displacement, including ensuring new housing at all income levels is built, and addressing the high cost of housing. In order to take a proactive approach on the issue of displacement, the Housing Plan contains the following programs:

- **H-2.H.** Housing Choice Voucher Program, including coordinating to conduct a region-wide rent study to help increase HUD’s Fair Market Rent determination.
- **H-2.U.** Housing Choices within residential areas, including identifying a housing mobility coordinator to provide housing mobility counseling, such as information on opportunity areas, housing search skills and tools, workshops, one-on-one research assistance, referrals, structured support for a time after a move to the City, landlord-tenant mediation, and retention counseling.
- **H-6.A.** Funding to Support Fair Housing
- **H-6.B.** Analysis of Impediments to Fair Housing
- **H-6.C.** Collaboration with Community-Based Organizations
- **H-6.D.** Displacement Prevention
- **H-6.E.** Legal Assistance for Renters
- **H-6.F.** Fair Housing Enforcement, Information and Education
- **H.6.H.** Missing-Middle Housing and Housing Mobility Education. Provide landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties.

## Disproportionate Housing Need

The Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements published by HCD in 2021 defines “disproportionate housing needs” as:

*“a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.”*

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The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. Many housing problems such as housing overpayment or overcrowded housing are directly related to the cost of housing in a community. If housing costs are high relative to household income, a correspondingly high prevalence of housing problems occurs. This appendix evaluates the disproportionate housing need and displacement risk.

Table B-8, Impacts on Patterns of Disproportionate Housing Needs, provides a Site Inventory summary of the number of units by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs.

### Overpayment/Cost Burden

According to the federal government, overpayment is considered any housing condition where a household spends more than 30% of income on housing. A cost burden of 30% to 50% is considered moderate overpayment; payment in excess of 50% is considered severe overpayment. Overpaying is an important housing issue because paying too much for housing leaves less money available for emergency expenditures.

The analysis evaluates the number of units in the Sites Inventory that are in areas where the majority (more than 50%) of households experience housing cost burden. Cost burden is defined as having over 30% of a household's income go towards rent and utilities each month. The analysis differentiates between ownership cost burden and rent burden. Table B-8. Impacts on Patterns of Disproportionate Housing Needs shows that 22.8% of all the units are in areas where over 50% of *homeowners* are cost-burdened. In comparison, 8.1% of units are in areas where over 50% of *renter* households are rent burdened.

Another way to measure the relative cost or rent burden is by comparison to the countywide average. A total of 42.8% of Walnut Creek renters experience a rent cost burden while 49.9% of County renters do. Homeowners in the city experience a cost burden 28.4% of the time while 29.6% of County homeowners do.

### Homelessness

As discussed in Section 2.6.6.1, Needs Assessment for Homelessness, of Chapter 2, Needs Section, the published August 2020 Contra Costa County Annual Point in Time Count Report conducted in January 2020, 2,277 individuals are experiencing homelessness in Contra Costa County. The Point in Time count equates to 1,972 households of which 92 households (5%) were families with children. These 92 households are composed of 261 individuals, 80 of whom are unsheltered. The remaining 1,880 households (95%) were solely adults. Furthermore, a total of 1,570 (70%) people experiencing homelessness are unsheltered and 1,510 are experiencing mental illness or substance abuse.

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In Contra Costa County, homelessness is addressed regionally by the Contra Costa County Continuum of Care program, a program designed to assist individuals and families experiencing homelessness by providing services that are needed to help these individuals and families move into permanent housing, with the goal of long-term stability. Walnut Creek provides funding, community outreach and coordination for these regional efforts through actions including the following:

- Participates in the Contra Costa County Consortium and preparation of the Consolidated Plan which includes objectives and strategies to reduce and alleviate homelessness,
- Active membership in the Homeless Task Force, Contra Costa County CDBG Consortium, HOME Consortium, the Association of Bay Area Governments, the East Bay Housing Organizations, and the Council on Homelessness,
- Provides funding for overnight emergency shelters and safe parking for homeless individuals and families,
- Provides a conditional use permit to the Trinity Center, as has been done for the past six years, allowing for continued temporary emergency shelter services to the homeless population in Walnut Creek during the winter months,
- Provides funding for daytime drop center, outreach programs and homeless prevention services,
- Provides funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups,
- Provides funding for HUD-certified fair housing providers, and
- Co-hosts an educational forum to address homelessness in the community. The purpose of the forum is not only to educate our neighbors about what homelessness is, but also to teach the community about the need for affordable housing, homeless prevention efforts, and what individuals can do to help. Links to videos of past forums are posted on the City's website.

In addition, the Walnut Creek Police Department partners with local and county homeless service centers to provide assistance to individuals experiencing homelessness. The Walnut Creek Police Department also participates in monthly meetings with community members, business owners, Trinity Center staff and City staff to network and coordinate the City's activities for services and housing resources for residents experiencing homelessness. Finally, the Walnut Creek Downtown Association is committed to serving business owners by assisting the Police Officers and coordinating with business owners.

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The various pages within the Homeless Solutions section of the City's website provides information regarding the City's Homeless Outreach Team and provide links to resources for those experiencing homeless. The City's website also provides a detailed description for business and property owners about their rights and various steps and actions to be taken pertaining to activities which may occur on their property.

#### Homelessness Trends and Patterns

As discussed, the Walnut Creek Police Department partners with local and county homeless service centers to provide assistance to residents experiencing homelessness – known as the Homeless Outreach Team (HOP). The HOP participates in monthly meetings to coordinate the City's activities for services and housing resources for residents experiencing homelessness. As part of its work, the HOP connects with residents experiencing homelessness and refers them to available resources. During their engagement, the HOP develops important knowledge of local homelessness conditions, trends, concentrations, and patterns.

#### Homelessness Concentrations

As reported by the HOP, ***Walnut Creek experiences homelessness concentrations in the Core Area of the City, where the Walnut Creek BART Station is located.*** Homeless concentrations near transportation hubs are a common trend in the United States, as public transportation provides access and shelter. A 2021 report titled "Homelessness in Transit Environments Volume II: Transit Agency Strategies and Responses" published by the University of California Los Angeles (UCLA Study) states the following:

*"In the U.S., over 500,000 people lack a stable roof over their heads on any given night (U.S. HUD, 2020). With few other places for unhoused individuals to turn, transit settings such as buses, train cars, bus stops, and train stations often represent sites of visible homelessness in U.S. cities, especially since the advent of the Coronavirus Disease 2019 (COVID-19) pandemic."*

While concentrations of homelessness near transit hubs is a common trend across California, this concentration provides the City with insight into the needs of unhoused residents. According to the UCLA Study, another study performed in 2011 in Santa Clara County found that a significant portion of unhoused individuals use public transportation as a safe shelter due to dissatisfaction with local shelters, as well as safety. The UCLA Study states the following:

*"A 2011 study surveyed unhoused individuals sleeping overnight in buses in Santa Clara County, California (Nichols and Cázares, 2011). Of 49 interviewees, about two thirds reported that the 24-hour bus line was their only shelter or one of their usual shelters; many slept on the bus every day. Respondents cited dissatisfaction with shelter rules as*

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*a major reason for sleeping on the bus, while safety was another important consideration, especially for women. This study offers insights on who tends to use the bus as shelter, and why they do so.”*

In addition to the Core Area, the HOP reports citywide homelessness “hot spots” resulting from building vacancies. Specifically, when properties become disused and become slated for demolition, the HOP will find an increase in concentration. Similar to public transportation, vacant properties provide unsheltered individuals with an unsanctioned opportunity for shelter.

#### **Homelessness Characteristics and Trends**

Furthermore, the HOP reports that mental illness and substance abuse are the two conditions most commonly observed in Walnut Creek residents experiencing homelessness. Particularly, the HOP considers the extremely addictive nature of fentanyl to be a major contributor to substance abuse in the unhoused community.

The Contra Costa Continuum of Care publishes an annual report with a summary of services provided to residents who accessed homeless services. The 2021 Contra Costa Continuum of Care on Homelessness Annual Report (2021 CoC Report) states that 71% of the households served in Contra Costa County reported having a disabling condition. Mental health (46%) is the most common disability among households served in Contra Costa County, followed by chronic health (36%), physical disability (34%), substance use disorder (16%), and developmental disabilities (16%). While the City of Walnut Creek does not have specific data on such demographics, the 2021 CoC Report provides some insight into the characteristics of the unhoused population in Walnut Creek.

Finally, the HOP has observed an increase in the number of Walnut Creek residents experiencing homelessness in the last decade. Although there is a lack of data, the HOP considers increased housing costs and the widespread availability, low cost, and extremely addictive nature of fentanyl to be the two most significant factors leading to their observed increase in homelessness.

#### **White and Asian Concentration Areas (Census Tracts)**

Approximately 96.7% of site inventory units are in areas with a White concentration and 21.8% are in areas with an Asian concentration. It should be noted that there are some areas with both a White and an Asian concentration. Our analysis defines an area of concentration as an area where the percent of a racial or ethnic concentration is over 40%. Since most of the City has a higher White population than the County average, nearly all sites in the site inventory units are located in White concentrated areas. This contrast is not a concern because of the relative wealth of the City’s White and Asian community.

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#### **Areas of Affluence**

As shown in Table B-8, 4.7% of all units are in areas of affluence. This is due primarily to the fact that affluent areas are mostly built out, with few sites for potential new development.

#### **R/ECAP and Displacement Risk Areas**

As shown in Table B-3. Population by Income Group, Walnut Creek and the Region, there are no units in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) or in areas where there is a risk of displacement. Figure B-8, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map, also demonstrates the nearest R/ECAP to the City which is located in the Monument Corridor area in Concord, north of Walnut Creek.

#### **Housing Conditions**

As discussed in the Housing Needs section, a relatively low number of housing units in Walnut Creek are considered substandard. Substandard housing issues can include structural hazards, poor construction, faulty wiring or plumbing, fire hazards, and inadequate sanitation or facilities for living. The 2014–2018 ACS 5-Year Estimates indicate the following on substandard housing issues in the City:

- 331 rental units (3%) are without a complete kitchen, and
- 35 rental units (0.3%) have inadequate plumbing.

Given the relatively young age of the housing stock, the number of substandard housing units is limited. Walnut Creek rigorously pursues code enforcement and housing rehabilitation programs to improve and maintain the housing stock. Based on information provided by the City's Code Enforcement Division, the percentage of residences in the City that could qualify as substandard housing are 1% or less for ownership and 1% to 3% for rental. According to Code Enforcement staff, it is rare to encounter homes that could be described as substandard, based on the complaints communicated to their division. Furthermore, substandard housing complaints are not concentrated in any areas of the City and are sparsely distributed throughout the City. Moreover, the Code Enforcement Division receives more complaints of active remodel work without a permit than for habitability conditions at a residence.

The significantly low percentage of residences that could be considered to be substandard housing is result of Walnut Creek's strong housing market. As a desirable community in which to live, Walnut Creek has long had a strong housing market that supports the upkeep and maintenance of its housing stock. Desirability, along with upkeep provides owners with increased assessed values, which provide a financial incentive for owners of rental properties to maintain their buildings, while providing financial opportunities to homeowners needing



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additional funds for maintenance and upkeep. Furthermore, the City contracts with Habitat for Humanity to provide low-interest home rehabilitation loans and emergency repair grants to lower income Walnut Creek homeowners for the purpose of improving their property. Both financial incentive and the City’s rehabilitation program provides for a well-maintained housing stock where Walnut Creek residents can thrive.

## Overcrowding

Less than 3% of housing units in Walnut Creek meet the ACS definition of “overcrowding” and it is not a significant problem as described in Chapter 2 of the Housing Element. The overcrowding rate of 3% in the City is less than in the County (5%) and the Bay Area as a whole (7%).

The City has worked to distribute the units in the Sites Inventory in a way that will not concentrate affordable housing in areas of high minority concentration or poverty. No units are in areas designated as susceptible to displacement because there are no census tracts in the City identified as susceptible to displacement.

**Table B-8. Impacts on Patterns of Disproportionate Housing Needs**

Site Inventory Units	Total Units	Overpayment		White Concentration <sup>1</sup>	Asian Concentration <sup>2</sup>	Areas of Affluence	R/ECAP	Dis-placement
		Owner Cost Burden	Rent Burden					
Very Low	1,977	489	0	1971	109	0	0	0
Low	1,107	285	0	1096	82	0	0	0
Moderate	913	448	0	913	66	0	0	0
Above Moderate	2,276	218	515	2135	1124	299	0	0
Total	6,273	1,440	515	6,115	1,381	299	0	0

<sup>1</sup> Areas of White Concentration are areas where over 40% of the Census Tract/Block Group identifies as White. Some areas of concentration may overlap with others.

<sup>2</sup> Areas of Asian Concentration are areas where over 40% of the Census Tract/Block Group identifies as Asian. Some areas of concentration may overlap with others.

As stated in previous sections above, the Housing Plan contains programs to address all identified fair housing issues that are primarily focused on increasing the supply of affordable housing which reduces/prevents displacement risk and reduces the housing cost burden for residents.

## Fair Housing Outreach, Education and Enforcement

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal

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Fair Housing Act (FHA) of 1968, including prohibiting discrimination on the basis of sexual orientation.

In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), ECHO Housing, Bay Area Legal Aid, and Pacific Community Services.

The City of Walnut Creek contracts with ECHO Housing, a Department of Housing and Urban Development (HUD)-approved housing counseling agency dedicated to affirmatively furthering fair housing choice through fair housing counseling, investigation, mediation, enforcement, and education.

BayLegal is the largest civil legal aid provider serving seven Bay Area counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara). With respect to affordable housing, BayLegal has a focus area in housing preservation (landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, and enforcement of fair housing laws) as well as a homelessness task force that provides legal services and advocacy for systems change to maintain housing, help people exit homelessness, and protect unhoused persons' civil rights. The organization provides translations for their online resources to over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.

### **Fair Housing Compliance**

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights, and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act (FHA) of 1968, including prohibiting discrimination on the basis of sexual orientation. The City of Walnut Creek complies with all state and federal fair housing laws, as documented in this housing element and the Contra Costa County Assessment of Impediments. The City has not received any judgements, lawsuits, consent decrees or enforcements as a result of fair housing violations.

In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), Eden Council for Hope and Opportunity (ECHO) Fair Housing, Bay Area Legal Aid, and Pacific Community Services

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#### Fair Housing Enforcement County-Level Enforcement

California’s Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

The FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The Unruh Civil Rights Act (Civ. Code, § 51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

The Ralph Civil Rights Act (Civ. Code, § 51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

**Table B-9. Number of DFEH Housing Complaints in Contra Costa County (2020)**

Year	Housing	Unruh Civil Rights Act
2015	30	5
2016	32	2
2017	26	26
2018	22	2
2019	22	2
2020	20	1

Source: <https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody>

Based on DFEH Annual Reports, Table B-9, Number of DFEH Housing Complaints in Contra Costa County (2020), shows the number of housing complaints filed by Contra Costa County to DFEH between 2015 and 2020. A slight increase in the number of complaints precedes the downward trend from 2016 to 2020. Note that fair housing cases alleging a violation of FEHA

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can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

The Department of Housing and Urban Development’s Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table B-10. Number of FHEO Filed Cases by Protected Class in Contra Costa County (2015–2020), shows the number of FHEO Filed Cases by Protected Class in Contra Costa County between 2015 and 2020. A total of 148 cases were filed within this time period, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. These findings are consistent with national trends stated in FHEO’s FY 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination.

**Table B-10. Number of FHEO Filed Cases by Protected Class in Contra Costa County (2015–2020)**

Year	Number of Filed Cases	Disability	Race	National Origin	Sex	Familial Status
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	148	94	26	21	18	26
Percentage of Total Filed Cases		63.5%	17.6%	14.2%	12.2%	17.6%

*Note: Cases may be filed on more than one basis.*

*Source: Data.Gov - Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (FHEO) Filed Cases, <https://catalog.data.gov/dataset/fheo-filed-cases>*

Table B-10 indicates that the highest number of fair housing complaints are due to discrimination against those with disabilities, followed by income source, race, and national origin.

Furthermore, the AFFH Data Viewer reports that from the years 2013 through 2021, there were 32 filed cases in the City, of which 11 (52.4%) moved forward and 21 did not have a valid issue or basis. The 11 valid cases consisted of five (45.5%) disability, three (27.3%) race, two (18.2%) familial status, and one (9.1%) national origin cases. This data illustrates a similar distribution of cases in the City as in the County.

### **Local Enforcement (ECHO Housing)**

The City of Walnut Creek contracts with ECHO Housing for the enforcement of fair housing through the investigation of housing discrimination complaints. Each complaint submitted to ECHO Housing involves intensive case management, taking the organization approximately six

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to eight hours to complete. This process begins with a client lodging a complaint with ECHO Housing regarding illegal housing discrimination and asking for an investigation.

Investigations will then take place in any of the following forms:

- Conducting tenant or landlord interviews,
- Conducting interviews of all parties to the discriminatory act,
- Conducting tenant surveys,
- Conducting a telephone test of the property using trained testers, and
- Conducting a site test on the property using trained testers.

A test will generally use at least two testers, one minority and one majority tester. Once the test takes place, the data from both testers is gathered, compared, contrasted, and used to determine if discrimination has occurred.

Fair housing complaints may be conciliated or resolved by ECHO Housing by providing fair housing education to tenants and landlords, or may be referred to attorneys, the California Department of Fair Employment and Housing (DFEH), or HUD.

A summary of ECHO Housing's 2020-2021 Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes in Contra Costa County can be found in Table B-11. Action(s) Taken/Services Provided in Contra Costa County (2020-2021) and Table B-12. Outcomes in Contra Costa County (2020-2021).

**Table B-11. Action(s) Taken/Services Provided in Contra Costa County (2020-2021)**

Protected Class	1	3	5	6	7	Grand Total
Disability	7	1	14	33	5	60
Familial Status	0	0	0	3	0	3
Income Source	15	0	1	7	1	24
Marital Status	0	0	0	1	0	1
National Origin	13	0	0	1	0	14
Race	21	0	0	2	0	23
Religion	0	0	0	0	0	0
Sex	0	0	0	0	0	0
Sexual Harrassment	0	0	0	1	0	1
Sexual Orientation	0	0	0	0	0	0
Other	0	0	1	11	5	17
Total	56	1	16	59	11	143

1. Testers sent for investigation; 3. Referred to attorney; 5. Concilation with landlord; 6. Client provided with counseling; 7. Client provided with brief service

Source: ECHO Fair Housing (2020-2021)

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**Table B-12. Outcomes in Contra Costa County (2020-2021)**

Protected Class	Landlord Counseling	Tenant Counseling	Landlord Education	Insufficient Evidence	Preparing Site Visit	Referred to DFEH/HUD	Successful Mediation
Race	0	0	2	20	0	1	0
National Origin	0	0	1	13	0	0	0
Marital Status	0	0	0	1	0	0	0
Sex	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15
Religion	0	0	0	0	0	0	0
Sexual Orientation	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0
Income Source	3	3	0	16	1	0	1
Sexual Harrassment	0	8	2	2	1	4	0
Other	0	0	0	0	0	1	0
Total	5	39	7	64	2	10	16

*Services that were not provided include (2.) Case tested by phone; (4.) Case referred to HUD and (8.) Case accepted for full representation. The most common action(s) taken/services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation with landlords. Regardless of actions taken or services provided, almost 45% of cases are found to have insufficient evidence. Only about 12% of all cases resulted in successful mediation.*

*Source: ECHO Fair Housing (2020-2021)*

Furthermore, a summary of ECHO Housing’s 2015-2021 Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes in Walnut Creek can be found in Table B-13. Potential Housing Violations by Protected Class in Walnut Creek (2015-2021), Table B-14. Cases Opened by Protected Class in Walnut Creek (2015-2021), Table B-15. Final Findings of Opened Cases in Walnut Creek (2015-2021), and Table B-16. Landlord and Tenant Complaints in Walnut Creek (2015-2021).

**Table B-13. Potential Housing Violations by Protected Class in Walnut Creek (2015-2021)**

Protected Class	Number of Complaints
Age	3
Arbitrary	2
Familial Status	1
Gender	1
Marital Status	1
National Origin	6
Disability	40
Race	14
Religion	1
Source of Income	1
Sexual Harassment	2
Other	14
Total	86

*Source: ECHO Fair Housing (2015-2021)*

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**Table B-14. Cases Opened by Protected Class in Walnut Creek (2015-2021)**

Protected Class	Number of Complaints
Age	3
Arbitrary	2
Familial Status	1
Gender	1
Marital Status	1
National Origin	6
Disability	40
Race	14
Religion	1
Source of Income	1
Sexual Harassment	2
Total	72

Source: ECHO Fair Housing (2015-2021)

**Table B-15. Final Findings of Opened Cases in Walnut Creek (2015-2021)**

Final Findings	Number of Cases
Sustains the Allegation	1
Inconclusive	28
No Evidence	6
Counseling Provided	20
Conciliation/Mediation	9
Case Dropped	1
Referred to DFEH/HUD/Private Attorney	7
Total	72

Source: ECHO Fair Housing (2015-2021)



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**Table B-16. Landlord and Tenant Complaints in Walnut Creek (2015-2021)**

Complaint	Number of Complaints
Eviction	57
Habitability	67
Harassment	6
Illegal Entry	3
Rent Increase	23
Retaliation	7
Rights & Responsibilities	22
Security Deposit	27
Other	142
Total	354

Source: ECHO Fair Housing (2015-2021)

### Fair Housing Testing

Fair housing testing is a randomized audit of property owners' compliance with local, State, and federal fair housing laws. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, State, and federal fair housing laws.

ECHO Housing conducts fair housing investigations in Contra Costa County (except Pittsburg) and unincorporated Contra Costa County. To perform such investigations, ECHO Housing testers are trained to pose as home seekers, collect information, and report to staff on their experiences. A test will generally use at least two testers – one minority tester and one majority tester. The data from both testers is then gathered, compared and contrasted, and used to determine if discrimination has occurred. Tests usually take 5-8 hours each to complete. This process includes creating a tester profile, finding vacant units, assigning testers, briefing and debriefing testers, and reporting findings.

The 2020 Contra Costa County AI did not report any findings on fair housing testing at the County level, however, it does bring to attention that private discrimination is a problem in Contra Costa County, which continues to perpetuate segregation. Based on fair housing testing conducted in the City of Richmond, it was found that there was significant differential treatment in favor of White testers over Black testers in 55% of phone calls towards 20 housing providers with advertisements on Craigslist. Because Whites receive better services, they tend to live in neighborhoods apart from minority groups.

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#### **Fair Housing Education**

To promote awareness of fair housing laws and ensure that all persons can secure safe and decent housing without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristic protected by laws, ECHO Housing conducts fair housing education, such as workshops, community events, and trainings. ECHO Housing has distributed almost 10,000 flyers in English and Spanish to Walnut Creek-based agencies during the 5<sup>th</sup> Cycle Planning period. In addition, ECHO Housing conducted fair housing trainings and outreach for several organizations and property management groups in the County, including:

- Advantage Property Management,
- Apartment Owners' Association,
- Cerda-Zein Property Management,
- City of Concord Property Owner Training,
- Contra Costa Health and Community Services,
- East Bay Rental Housing Association,
- Eclipse Property Management,
- Independent Living Resource,
- Interfaith Council of Contra Costa County,
- National Association of Residential Property Managers,
- Park Place Asset Management,
- Rainbow Community Center,
- Senior Services Network,
- Shelter, Inc.,
- Vasona Property Management,
- Walnut Creek Methodist Church Food Bank, and
- Walnut Creek Senior Center.

Furthermore, ECHO Housing staff conducts presentations for and interviews on various radio stations (KDYA, KPFA, KALW, and KEAR), appears on cable television, is a regular contributor to the Rental Housing Magazine published by the East Bay Rental Housing Association, airs public services announcements, and conducts two Tester Trainings each year.

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Finally, a Housing Counselor is available once a week to meet with residents, particularly seniors, at the Walnut Creek Senior Center. First-time home buyer education provides classroom training regarding credit information, home ownership incentives, home buying opportunities, predatory lending, home ownership responsibilities, government-assisted programs, as well as conventional financing. The class also provides education on how to apply for HUD-insured mortgages; purchase procedures, and alternatives for financing the purchase. Education also includes information on fair housing and fair lending and how to recognize discrimination and predatory lending procedures and locating accessible housing if needed.

### Resources for Fair Housing Agencies and Organizations

The 2020 Contra Costa AI also notes that the lack of resources for fair housing agencies and organizations may be a significant contributing factor to fair housing issues in the County.

### Department of Fair Employment and Housing

The mission of the DFEH is to protect Californians from employment, housing, and public accommodation discrimination, and hate violence. To achieve this mission, DFEH keeps track of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations and hate violence.

Each year, DFEH generates an annual report that presents complaint trend data by county. As shown in Table B-17. DFEH Complaint Trends in Contra Costa County (2015–2020), Contra Costa County has steadily decreased the number of complaints filed with DFEH since 2015, which is consistent with the enforcement data reported above.

**Table B-17. DFEH Complaint Trends in Contra Costa County (2015–2020)**

Year	Employment	Housing	Ralph Civil Rights Act	Unruh Civil Rights Act	Disabled Persons Act	Grand Total
2015	354	30	4	5	0	393
2016	351	32	0	2	0	385
2017	124	26	2	26	0	178
2018	103	22	1	2	0	128
2019	103	22	1	2	0	128
2020	102	20	2	1	1	126
Total: <sup>1</sup>	1,137	152	10	38	1	1,338

<sup>1</sup> Does not represent the total for the entire 5th Cycle Planning Period, as 2020 is the latest data available.

**Source:** DFEH Annual Reports, <https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody>.

### Summary of Fair Housing Issues

While the City works to provide fair housing opportunities, fair housing issues continue to exist. Data provided in this section of the Housing Element reflects a limited number of fair housing

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issues given the population and compared to the County as a whole. The primary fair housing issues in the City are a lack of housing choice related to a lack of affordable housing and access to opportunity. Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods. Greater access to opportunity would also provide more opportunities for lower-income and disadvantaged persons to move to Walnut Creek to enjoy the high level of opportunity offered. The public outreach conducted as part of the Housing Element (through a survey and two workshops with live polling, question and answer periods and follow up coordination) also confirmed these issues.

With regard to fair housing complaints, it is important to note that the numbers reflect only the number of discrimination complaints that were reported to ECHO Housing and may not reflect the full extent of discrimination. Housing discrimination can go undetected and unreported, and it is common for victims of housing discrimination not to be able to identify, prove, or document, the discrimination that occurs. Residents may feel that they could be subject to retaliation by their housing provider if they report discrimination.

Although City residents are provided services and education by ECHO Housing, these resources may not be sufficient to resolve all discrimination. The 2020-2025 Contra Costa AI suggests that fair housing service providers may not be able to meet the existing needs of residents due to insufficient funding.

## Local Data and Knowledge

### History

Located in the heart of Contra Costa County, Walnut Creek serves as a vibrant hub of commerce in the East Bay region of the San Francisco Bay Area and home to a variety of neighborhoods that offer a high quality of life for its diverse community members, a range of active and passive cultural, recreational, and educational opportunities, and multiple transportation options for local and regional mobility. Incorporated in 1914, the city has grown into a strong and diverse residential and business community with a unique urban suburban feel amidst large protected open spaces at the foot of Mt. Diablo.

As the City has grown, the importance of planning decisions has increased. Thoughtful planning and community-based policies have guided the controlled growth of the City with emphasis on invigorating its commercial core, maintaining its unique neighborhood charm, and preserving the surrounding natural open spaces. The City's growth was predominantly residential until the opening of the Walnut Creek BART station in 1973 and economic growth at the time spurred large commercial development in the City from the late 1970s to the mid-1980s.

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Since adoption of its first general plan in 1971, the City has focused new development to higher-density buildings in the “Core Area” centered on the downtown Pedestrian Retail District and the Walnut Creek BART station, with the desire of establishing Walnut Creek as a regional city center. While early development in the Core Area was primarily commercial in nature, for more than the last thirty years, a majority of the City’s residential construction has occurred in the Core Area, consisting almost entirely of higher-density multifamily residential or mixed-use developments. Protection and preservation of open space has also been a long-held community value, as evidenced by Walnut Creek voters approving a \$6.7 million bond measure in 1974 to acquire and protect open space in and around the City. The City’s highly rated schools and transit connectivity to the greater Bay Area also added to the appeal of the community.

These desirable attributes have translated into attracting industries with higher paying jobs and significant increases in home sale prices and rents. This Affirmatively Furthering Fair Housing section of the Housing Element provides a detailed analysis of fair housing issues in the City. As shown in the analysis, **the data indicates that the primary fair housing issue in Walnut Creek is housing affordability.** In order to address this issue, the City has prioritized programs to encourage, facilitate and preserve affordable housing in the community.

The City is and has been aware of this issue over the years and has taken very proactive steps to address the need for more affordable housing. First, the City adopted an inclusionary housing ordinance in 2004 requiring a number of inclusionary units in new housing projects for very low-, low-, and moderate-income households. This ordinance implements the 5<sup>th</sup> cycle Housing Element program to “study and adopt an inclusionary housing program and ordinance.” Second, the City subsidizes housing projects that are 100% affordable. To date, the City has provided funding for nine projects with a total of 381 units for the deepest levels of affordability (i.e., very low- and low-income households). Third, the City provides a Below Market Rate Homeownership Program (BMR) to support homeownership at affordable levels for low- and moderate-income households. These homes have sales price restrictions and eligibility requirements to ensure they are bought and occupied by low- and moderate-income households. These actions have resulted in the development of close to 600 affordable housing units in the City during the 5<sup>th</sup> Cycle Housing Element Planning Period (see Chapter 5). The City is committed to increasing its efforts to promote and facilitate affordable housing choices in the community. Chapter 8 of this Housing Element (Housing Plan) details over 20 programs to encourage, preserve, streamline, and help fund affordable housing in the City over the 6<sup>th</sup> Cycle Planning Period.

## Home Purchase Loans

The 2019 Contra Costa AI analyzed available HMDA loan data for the MSA and found that the applications for African American and Hispanic applicants were uniformly denied at higher rates

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than those of White or Asian Applicants. Lending discrimination is a major contributing factor to segregation in a community. When minorities are unable to obtain loans, they are far more likely to be regulated to certain areas of the community. As the Contra Costa rental market grows more expensive, minorities can be disproportionately impacted.

A key aspect of fair housing choice is equal access to financing for the purchase or improvement of a home. In 1977, the Community Reinvestment Act (CRA) was enacted to improve access to credit for all communities, regardless of the race/ethnic or income makeup of its residents. CRA was intended to encourage financial institutions to help meet the credit needs of communities, including low- and moderate-income people and neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance.

Additionally, the Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets exceeding \$10 million to collect and submit detailed information on the disposition of home loans inclusive of applicant characteristics such as race, ethnicity, and income. HMDA data can then be evaluated to determine if there are any lending patterns indicating that loan approval rates are significantly different for one group versus another. While this evaluation can identify differences in loan application approval rates, the data and the evaluation fall short of establishing bona fide discrimination. Nonetheless, the evaluation of lending outcomes based on HMDA data is helpful in determining where to focus future study as well as present or future homebuyer education and lender training concerning the Fair Housing Act.

Federal Housing Administration (FHA) insured loans generally offer a down payment as low as 3.5% of the purchase price or home value and include the ability to finance some of the closing costs, which are generally lower than conventional loan closing costs. FHA loans are insured by the FHA, meaning that private lenders can file a claim with the FHA in the event of borrower default on an FHA insured loan. Similarly, the United States Veterans Administration (VA) offers VA guaranteed loans that are available to a current member of the U.S. armed forces, a veteran, a reservist or National Guard member, or an eligible surviving spouse through VA-approved lenders. VA mortgage loans can be guaranteed with no money down and there is no private mortgage insurance requirement. Like FHA loans, the lender is protected against loss if the borrower fails to repay the loan. FHA and VA loans provide access to credit for borrowers that may not have a sufficient down payment or credit history to qualify for conventional loans, which generally require a minimum down payment or equity stake in the property of 5%. Since there is no government insurance on conventional loans, so these loans pose a higher risk to the financial institution and thus generally have more stringent credit, income, and asset requirements.

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As shown in Table B-18. Disposition of Home Purchase and Improvement Loan Applications (2020), 2020 HMDA data for the City and shows trends for the different loan types. Of the loan types, conventional home purchase, conventional home improvement and conventional refinance loans had the highest number of loan applications for each loan type with 80.9% of conventional home purchase loans, 60.8% of conventional home improvement loans and 71.7% of conventional refinance loans approved. Conventional refinancing loan applications accounted for over three-quarters of all loan applications in this dataset.

**Table B-18. Disposition of Home Purchase and Improvement Loan Applications (2020)**

	Loan Type							
	Govt-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
	#	%	#	%	#	%	#	%
Approved <sup>1</sup>	55	78.6%	1,425	80.9%	6,492	71.7%	312	60.8%
Denied	4	5.7%	72	4.1%	721	8.0%	130	25.3%
Other <sup>2</sup>	11	15.7%	264	15.0%	1,842	20.3%	71	13.8%
Total Applicants	70	100%	1,761	100%	9,055	100%	513	100%

<sup>1</sup> Includes applications approved by lenders but not accepted by the applicants.

<sup>2</sup> Includes files closed for incompleteness and withdrawn applications

Source: FFIEC MSA/MD 2020 Aggregate Report for Census Tracts in Walnut Creek

## Home Improvement Loans

Reinvestment in the form of home improvement is critical to maintaining the supply of safe and adequate housing. Historically, home improvement loan applications have a higher rate of denial when compared to home purchase loans. Part of the reason is that an applicant's debt-to-income ratio may exceed underwriting guidelines when the first mortgage is considered with consumer credit balances. Another reason is that many lenders use the home improvement category to report both second mortgages and equity-based lines of credit, even if the applicant's intent is to do something other than improve the home (e.g., pay for a wedding or college). Loans that will not be used to improve the home are viewed less favorably since the owner is divesting in the property by withdrawing accumulated wealth. From a lender's point of view, the reduction in owner's equity represents a higher risk. As shown in Table B-18. Disposition of Home Purchase and Improvement Loan Applications (2020), in 2020, 513 applications for home improvement loans were received in Walnut Creek. Approximately 60.8% of applications in Walnut Creek were approved. Table B-19. Disposition of Home Purchase and Improvement Loan Applications (2012) shows the applications for home improvement loans for Walnut Creek households in 2012. In 2012, 211 applications for home improvement loans were received with approximately 67.8%.

This Act established minimum standards for home mortgages and increased requirements for loan approval.



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**Table B-19. Disposition of Home Purchase and Improvement Loan Applications (2012)**

	Loan Type							
	Govt-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
	#	%	#	%	#	%	#	%
Approved <sup>1</sup>	189	74.4%	1,101	82.4%	5,882	76.4%	143	67.8%
Denied	29	11.4%	112	8.4%	748	9.7%	44	20.9%
Other <sup>2</sup>	36	14.2%	123	9.2%	1,069	13.9%	24	11.4%
Total Applicants	254	100%	1,336	100%	7,699	100%	211	100%

<sup>1</sup> Includes applications approved by lenders but not accepted by the applicants.

<sup>2</sup> Includes files closed for incompleteness and withdrawn applications

Source: FFIEC MSA/MD 2012 Aggregate Report for Census Tracts in Walnut Creek

## Refinancing

Homebuyers will often refinance existing home loans for several reasons. Refinancing can allow homebuyers to take advantage of better interest rates, consolidate multiple debts into one loan, reduce monthly payments, alter risk (i.e., by switching from variable rate to fixed rate loans), or free up cash and capital. A substantial proportion of loan applications submitted in the City in 2020 were for refinancing existing home loans (9,055 applications) with a 71.7% approval rate. In 2012, there were 7,699 applications for refinancing with a 76.4% approval rate.

## Mortgage Financing Comparison (2012 to 2020)

Overall, 70 households applied for government-backed mortgage loans, and 1,761 households applied for conventional home mortgage loans in Walnut Creek in 2020 (see Table B-18. Disposition of Home Purchase and Improvement Loan Applications (2020)). Of the applications for conventional purchase loans, 80.9% were approved, 4.1% were denied, and 15.0% were withdrawn or closed for incompleteness. In 2012, there were more applications for government-backed home purchase loans than in 2020. The 2020 approval rate for government-backed home purchase loans and conventional mortgage loans is also lower than the approval rates in 2012 (Table B-19. Disposition of Home Purchase and Improvement Loan Applications (2012)). More than half (71.7%) of refinance applications were approved in 2020, lower than the approval rate of 76.4% in 2012. The denial rate in 2020 was greatest for home improvement loans (25.3%), while 2012 saw a lower denial rate (20.9%).

## Lending Patterns by Race/Ethnicity and Income Level (2020)

Lending patterns in the MSA indicate a higher approval rating for White and Asian applicants and lower ratings for other minority groups. Table B-20. Home Loan Approval Rates by Applicant Characteristics shows the loan approval rates for all loan applications for properties in the San Jose-San Francisco-Oakland MSA in 2020 where HMDA data is available. This examination of lending activity focuses on potential discrimination in lending decisions that could prevent an

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individual or family from securing loan approval based on race or ethnicity. Table B-20 breaks the loan applications into income level categories first, then examines approval rates based on race or ethnicity for each loan type to determine if there are significant differences between the income category approval rate and the approval rate for each race or ethnicity group within that category.

**Table B-20. Home Loan Approval Rates by Applicant Characteristics**

Type	Low/Mod Income < 80 Percent MFI		Middle Income 80-120 Percent MFI		Upper Income 120+ Percent MFI	
Race/Ethnicity	Loan Applications	Approval Rate	Loan Applications	Approval Rate	Loan Applications	Approval Rate
White	24,050	62.5%	24,768	73.7%	50,678	73.4%
Asian	11,047	60.0%	15,210	71.7%	50,498	71.4%
African-American	3,775	54.7%	3,077	64.3%	3,508	63.9%
Hispanic	8,503	57.3%	6,260	67.6%	5,862	67.3%
All Others	905	50.3%	866	66.2%	1,106	66.0%
Decline or N/A	13,288	55.2%	14,511	67.5%	32,224	68.5%

Source: HDMA Database, 2020.

## Predatory Lending

Predatory lending involves abusive loan practices usually targeting minority homeowners or those with less-than-perfect credit histories. The predatory practices include high fees, hidden costs, unnecessary insurance, and larger repayments due in later years. A common predatory practice is directing borrowers into more expensive and higher fee loans in the “subprime” market, even though they may be eligible for a loan in the “prime” market. Predatory lending is prohibited by several state and federal laws.

## Community Perspectives on Fair Housing Discrimination

To gather additional perspectives on fair housing choice, the City asked residents responding to the 2020-2025 Consolidated Plan Community Survey a series of questions about their personal experience with housing discrimination and whether housing discrimination exists in the City. The results of the survey led the City to identify fair housing as a goal in their 2020-2025 Consolidated Plan. This goal is to promote fair housing activities and affirmatively further fair housing and identifies \$30,400 of CDBG funds for fair housing service activities to assist at least 75 persons.

The 2020-2025 Consolidated plan also identifies ECHO Housing as a HUD-approved housing counseling agency that satisfies HUDs definition of a Fair Housing Enforcement Organization and Qualified Fair Housing Enforcement Organization. ECHO Housing affirmatively furthers fair housing by addressing discrimination in Walnut Creek, investigating allegations of

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discrimination, conducting audits to uncover discrimination, and providing training to housing providers.

The City will develop programs that reach out to the City’s residents, working to develop a collaborative understanding and community response to address the issues. The Housing Element includes the following programs that promote community involvement:

- **H-4.J.** Measure A Outreach and Review. The City will conduct public outreach and receive public comments on potential impacts of Measure A on the City’s ability to provide new housing consistent with the new housing units identified in the Housing Element and, if the City is not on schedule to produce the new housing units or has identified heights limitations to be an additional constraint on housing production, and assuming available funding for election costs, prepare for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan.
- **H-2.U.** Housing Choices, specifically to “Provide landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties.”
- **H-6.L.** Metrics and Goals- work collaboratively with a mix of residents, business owners, and local non-profits who create data-centered evaluation metrics and establish ongoing City goals and actions. Seek participation from diverse participants representative of the regional population.

## Real Estate Advertising

### Owner-Occupied

The first step in buying a home is generally searching for available housing through advertisements that appear in magazines, newspapers, or on the Internet. Advertising is a sensitive issue in the real estate and rental housing market because advertisements can advertently or inadvertently signal preferences for certain buyers or tenants. Recent litigation has held publishers, newspapers, the Multiple Listing Service (MLS), real estate agents, and brokers accountable for discriminatory ads.

Advertising can suggest a preferred buyer or tenant in several ways. Examples include advertisements or listings that:

- Suggest a preferred type of buyer or tenant household;
- Use models that indicate a preference or exclusion of a type of resident;

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- Publish advertisements or listings in certain languages; or
- Restrict publication to certain types of media or locations indicating a preference.

Generally, advertisements cannot include discriminatory references that describe current or potential residents, the neighbors, or the neighborhood in racial or ethnic terms, or terms suggesting preferences for one group over another (e.g., adults preferred, ideal for married couples with kids, or conveniently located near Catholic church).

### Rental Housing

While the process of renting an apartment or home may be less expensive and burdensome initially than the home-buying process, it may be just as time-consuming and potential renters may face discrimination during various stages of the rental process. Some of the more prevalent forms of discriminatory treatment are discussed in the sections below.

The main sources of information on rentals are newspaper advertisements, word of mouth, signs, apartment guides, the Internet, and apartment brokers. Litigation has held publishers, newspapers, and others accountable for discriminatory ads. While advertisements cannot include discriminatory references that describe current or potential residents, the neighbors or the neighborhood in racial or ethnic terms, or other terms suggesting preferences (e.g., adults preferred, ideal for married couples with kids, or conveniently located near a Catholic church), the content of the advertisement can suggest a preferred tenant by suggesting preferred residents, using models, publishing in certain languages, or restricting media or locations for advertising.

### Accessibility of Public Facilities

The City provides a number of the key facilities and services that are identified in Table B-21. Public Services and Facilities. The 2019 Contra Costa AI identified inaccessible public or private infrastructure as a significant contributing factor to fair housing issues in the County. The analysis revealed a few examples of infrastructure that is inaccessible which include:

- Comprehensive reporting on accessible sidewalks and curb cuts.
- Curb ramp installation and upgrades.
- Audible pedestrian signal installation.
- Uneven sidewalks, notably next to bus stops.

### Other Relevant Factors

Other contributions that affect the accumulation of wealth and access to resources include historical disinvestment, lack of infrastructure improvements, and presence of older affordable

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housing units that may be at risk of conversion to market-rate housing. As documented in this Housing Element, Walnut Creek is a generally a high resource area and has historically made significant investments in infrastructure and affordable housing. Additionally, the Housing Plan includes Program H-2.A to pursue state and federal funding for affordable housing, including the state Infill Infrastructure Grant, as grants become available during the 6<sup>th</sup> Cycle time period.

**Table B-21. Public Services and Facilities**

Public Facility	Location
City Hall	1666 N. Main St.
Civic Park	1375 Civic Dr.
Heather Farm Park	301 N. San Carlos Dr.
Shadelands Art Center	111 N. Wiget Lane
Tice Valley Park	2055 Tice Valley Blvd.
Walnut Creek Library	1644 Broadway
Clarke Memorial Swim Center	1750 Heather Dr.
Larkey Swim Center	2771 Buena Vista Ave
Arbolado Community Park	Arbolado Dr. & Doncaster Dr.
Boundary Oak Golf Course	3800 Valley Vista Rd
Walnut Creek Tennis Center	1751 Heather Dr.
Larkey Park	First Ave & Buena Vista Ave
Alma Park	California Blvd & Botelho Dr.
Castle Rock Sports Fields	800 Hutchinson Rd
Diablo Shadows Park	3205 Diablo Shadows Dr.
El Divisadero Park	El Divisadero Dr. & San Carlos Dr.
Howe Homestead Park	2950 Walnut Blvd.
Lar Rieu Park	196 El Camino Corto
Northgate Park	Castle Rock Rd. near Northgate High School
Old Oak Park	Rossmoor Pkwy.
Remembrance Park	Lancaster Rd. & Lilac Dr.
Rudgear Park	2261 Dapplegray Ln.
San Miguel Park	10 San Jose Ct.
Shadelands Museum	2660 Ygnacio Valley Rd.
Valley Verde Park	Valley Verde Ct. & Peach Willow Dr.
Walden Park	2628 Oak Rd.
Ygnacio Valley Library	2661 Oak Grove Rd.

Source: City of Walnut Creek, 2022

## Historical Governmental and Nongovernmental Land Use

### Zoning and Investment Practices (e.g., Infrastructure)

Walnut Creek has evolved and matured since 1849 when the first American settler settled on the west bank of Arroyo de las Nueces near the present-day Liberty Bell Plaza. When Walnut Creek was incorporated in 1914, it had a population of 500. During the boom years of 1950 to 1970, Walnut Creek was the fastest-growing community in California. The City had its first major residential subdivision project in 1955, Rancho San Miguel, which is still noted today for its

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midcentury modern homes built by developer Joseph Eichler. In 1964, Walnut Creek became a haven for active retirees with the opening of Rossmoor, a gated Leisure World community on a 2,200-acre site. In 2020, the City had a population of over 70,000. Much of the residential neighborhoods in the City are well established and have close access to community facilities, such as schools and parks, but are further from retail and public facilities located mostly in the Core Area of the City.

The land uses in the Core Area are primarily commercial, higher density residential infill, and public and civic facilities, including parks and schools. Residential growth in the last few decades has largely been in multifamily housing projects which have been concentrated within the Core Area. Residences in the Core Area are conveniently located to retail, public and civic facilities, and transit. The downtown, also within the Core Area, is highly walkable and provides a variety of shopping and entertainment opportunities. Employment growth has been concentrated adjacent to regional transportation facilities (i.e., BART stations, and routes of regional significance, including freeways) on the western and northern portions of the City. Both the residential and employment populations have experienced steady growth in the past decade and is expected to continue.

Land use policies have been developed to help shape the Walnut Creek's growing population and to continue providing public amenities and infrastructure to maintain and enhance a high quality of life for the diverse members of the community. Several voter initiatives have influenced the growth management of Walnut Creek. The countywide Measures C and J (adopted by the voters in 1988 and 2004, respectively) require specific growth management policies in the form of a countywide urban limit line, however Walnut Creek is entirely located within the urban limit line.

#### **Measure A, Building Height Freeze Initiative**

In 1985, the voters passed Measure A (the Building Height Freeze Initiative) in response to the perception of traffic impacts resulting from new office development around the Walnut Creek BART station, and a large downtown retail/hotel development then being proposed in the downtown Pedestrian Retail District. Measure A established building height limitations that could only be modified with the approval of the electorate. While such limitations applied to residential development, the limits to new residential development were high enough to never have been reached.

A significant majority of the City's downtown Core Area has Measure A height limits ranging from 50 to 89 feet (54 to 93 feet with pitched roofs), while the single-family and "missing middle" density areas within the rest of the City have Measure A height limits ranging from 25 to 30 feet (29 to 34 feet with pitched roofs). Furthermore, these Measure A height limits have been exceeded through the use of waivers and concessions for density bonus projects. As with any

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height limit found in any jurisdiction, the Measure A height limits can be an impediment to even taller residential development; however, the local housing market has not shown an indication of being able to support the concrete and steel construction necessary for high-rise development above the Core Area's Measure A height limits, or the concrete podium construction with elevators typically necessary to exceed three stories in height in the lower-density areas of the City.

Type V construction (consisting of conventional wood frame structures) without elevators (generally limiting structures to two or three stories with individual ground floor entrances), is the most affordable method of construction on a per-unit basis. The areas of the City outside of the Core Area generally have lower land values due to their distance from BART, freeways, and downtown shops, restaurants, and entertainment venues. These lower land values reduce the profit margin for taller buildings, which a higher capital outlay, as it is not necessary to use more expensive construction methods (at a higher per-unit construction cost) in order to spread the land cost over a larger number of units.

While Measure A has not been an impediment to achieving development consistent with the City's General Plan, and while this Housing Element demonstrates how under Measure A the City can significantly exceed its regional housing needs allocation in a manner which affirmatively furthers fair housing, it is also true that Measure A can be an impediment to further exceeding these goals through the construction of even taller buildings. This is particularly the case in the limited portion of the Core Area with a 35-foot height limit, and some of the areas immediately surrounding the Core Area with 25 to 30-foot height limits.

While Measure A remains active, its height limits have typically coincided with the height of residential buildings that can be supported by the local housing market (when taking into account the increased costs of construction associated with the use of concrete and steel for buildings over five or six stories in height). More recently, residential developers have made use of the state density bonus law to exceed the Measure A height limit in the limited number of cases where the market can support taller heights, and in doing so have increased the availability of new housing affordable to low and moderate-income households. ***Given the tools available for developers to exceed the height limits, when appropriate, Measure A does not represent a constraint to housing development.*** The following program is intended to address the potential impacts of Measure A:

- **H-4.J.** Measure A Outreach and Review, which includes preparation for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multifamily development under the General Plan, if the City is not on schedule to produce new housing units, or has identified height limitations to be an additional constraint on housing production, and assuming available funding for election costs.



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#### Growth Limitation Plan

Community concerns about growth and urbanization led to the adoption of a growth limitation program in 1993, which slowed new commercial development in Walnut Creek. In 2006, the City Council extended the program through the adoption of the 2025 General Plan and continued it through 2015. The Growth Limitation Plan limited new commercial growth to 75,000 sq. ft. per year for 10 years (from 2006 to 2015). Furthermore, Policy 9.3 in Chapter 4, Built Environment, of the General Plan establishes a housing cap consistent with the Regional Housing Needs Assessment (RHNA) allocation assigned to the City, and exempts affordable units and density bonus units from the cap.

The housing portion of the Growth Limitation Plan remains in the General Plan. However, the City lacks a legal mechanism to enforce it, as it has not adopted a corresponding ordinance to date. Such an ordinance was not adopted in light of the City never reaching the limit imposed by the Growth Limitation Plan. Furthermore, Walnut Creek has considered the housing portion of the Growth Limitation Plan to be null and void under state law pursuant to the Housing Accountability Act and the Housing Crisis Act of 2019 (Senate Bill 330). ***The Growth Limitation Plan does not represent a constraint to housing development, given the existing state legislation. However, Program H-4.G. Amend the General Plan to Remove Policy 9.3, is included in Chapter 8 to officially remove any constraint related to the Growth Limitation plan.***

#### Other Local Initiatives and Land Use Related Lawsuits

The City has not enacted any other local growth limitation initiatives affecting residential development, nor has the City been party to any significant land use related lawsuits affecting residential development.

#### The Great Recession and Redevelopment Dissolution

As with other cities across the country, housing development slowed significantly starting in 2008-09 with the Great Recession. Housing types developed in the City also shifted as more multifamily units to adapt the housing market changes caused by the Recession.

The Walnut Creek Redevelopment Agency was formed in the early 1970s and two redevelopment projects were subsequently adopted – South Broadway and Mt. Diablo Blvd. Together, these projects generated approximately \$1.6 million annually (according to the Contra Costa County Auditor-Controller 2021-2022 Redevelopment Dissolution Property Tax Revenue report). Under state law, redevelopment agencies must set aside 20% of the annual tax increment revenue for low- and moderate-income housing. If redevelopment law were in effect

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today, these projects would have generated approximately \$320,000 in 2021-2022 alone. It was also common practice for redevelopment agency to issue bonds for affordable housing projects secured with the annual stream of tax increment revenue. However, Redevelopment Dissolution in 2012 removed this funding source for affordable housing and left the City with very limited local resources or funding to provide affordable housing to the community.

The City's 2018-2023 Economic Strategic Plan highlights past accomplishments including a greater flexibility with zoning within the Shadelands Park area. This provided opportunities for new and emerging business uses, job creation, and enhancing the viability for a wide range of prospective enterprises, including housing.

The City does have an inclusionary housing ordinance and commercial linkage in lieu fee that has helped create affordable units since Redevelopment Dissolution. Additionally, since the establishment of statewide density bonuses several years ago, several residential projects have been developed that include affordable units.

### **Occupancy Codes and Restrictions (Countywide)**

Occupancy codes are codes within a City's municipal code or master plans that instruct on occupancy limitations in the area that the code governs. The 2019 Contra Costa AI identified that occupancy codes and restrictions may be a significant contributing factor to fair housing issues in the County. The analysis illustrated this, "Although some occupancy codes and restrictions within Contra Costa County may be more restrictive than is justified by health and safety concerns, this Assessment did not reveal a spatial pattern whereby families with children or Black and Hispanic families have been concentrated in certain parts of the County, the Region, or the entitlement cities, thus perpetuating segregation."

## **Sites Inventory**

### **Lower Income Sites**

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for Housing Elements to analyze the location of lower-income sites in relation to areas of high opportunity.

The TCAC and HCD have prepared opportunity maps that identify resource areas. Areas of high or highest resource have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy).

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The sites in the Sites Inventory were also chosen and qualified based on the legal criteria in the California Government Code and based on the HCD Site Inventory Guidebook instructions on selecting appropriate sites. Additionally, affordability assumptions are made to balance locating lower-income sites in areas that are already zoned for higher-density residential development, in high resource areas, and in close proximity to jobs, goods and resources. Lower-income sites were also selected in close proximity to the Walnut Creek BART station, which coupled with the majority of lower-income sites in the high and highest TCAC resource areas, allows potential affordable housing projects seeking low-income housing tax credits to be competitive, increasing the feasibility of funding and completed projects.

Figure B-25 Sites Inventory Map - Sites with Lower-Income Units, provides a map of sites with lower-income units along with fair housing overlays including R/ECAP Areas, CalEnviroScreen Disadvantaged Communities, and Racially Concentrated Areas of Affluence. There are no sites located in area shown with a racial or ethnic concentration of poverty. Figure B-27 through Figure B-34, Sites Inventory Map, also illustrates the location of the sites throughout the City (on a different scale), which are detailed in the Sites Inventory.

### **Disproportionate Housing Need**

As provided earlier in this section, Table B-8. Impacts on Patterns of Disproportionate Housing Needs, provides a Site Inventory summary of the number of units by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs. The table analyzes the following categories:

#### **Overpayment/Cost Burden**

Table B-8 shows that 22.8% of all the units are in areas where over 50% of homeowners are cost-burdened. In comparison, 8.1% of units are in areas where over 50% of renter households are rent burdened. Overall, 42.8% of Walnut Creek renters experience a rent cost burden while 49.9% of County renters do. Homeowners in the City experience a cost burden 28.4% of the time while 29.6% of County homeowners do.

#### **White and Asian Concentration Areas (Census Tracts)**

Approximately 96.7% of site inventory units are in areas with a White concentration and 21.8% are in areas with an Asian concentration. It should be noted that there are some areas with both a White and an Asian concentration. Our analysis defines an area of concentration as an area where the percent of a racial or ethnic concentration is over 40%. Due to the fact that the majority of the City has a higher White population than the County average, nearly all sites in the sites inventory units are located in White concentrated areas. This contrast is not a concern because of the relative wealth of the City's White and Asian community.

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#### **Areas of Affluence**

As shown in Table B-8, 4.7% of all units are in areas of affluence. This is due primarily to the fact that affluent areas are mostly built out, with few sites for potential new development.

#### **R/ECAP and Displacement Risk Areas**

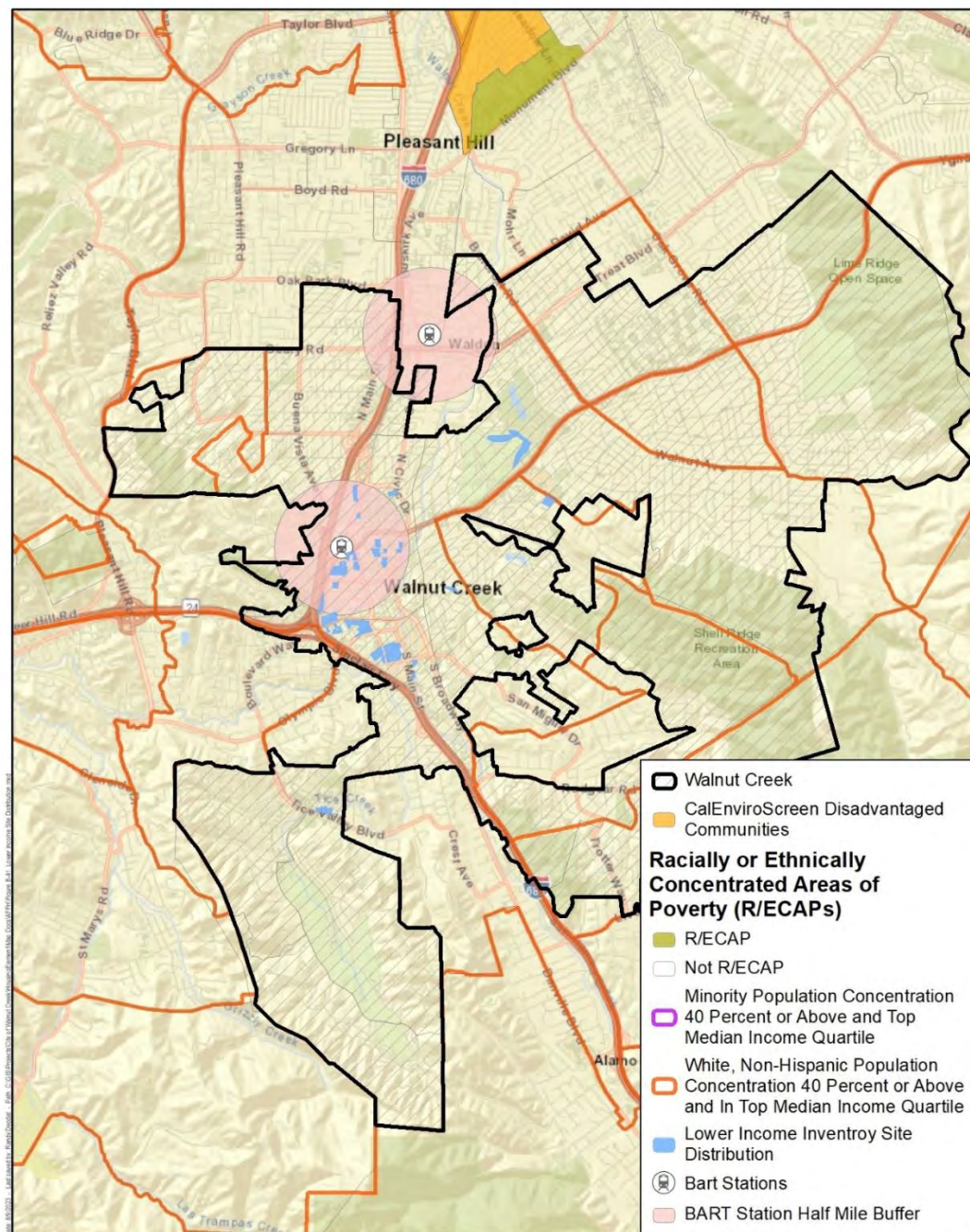
There are no units in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) or in areas where there is a risk of displacement.



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Figure B-25. Sites Inventory Map – Sites with Lower-Income Units



#### **Overcrowding**

Less than 3% of housing units in Walnut Creek meet the ACS definition of “overcrowding” and it is not a significant problem as described in Chapter 2 of the Housing Element. The overcrowding rate of 3% in the City is less than in the County (5%) and the Bay Area as a whole (7%) (Figure 2-30, Overcrowding Severity, Table 2-10, Overcrowding Severity, and Table 2-11, Overcrowding by Tenure and Severity).

The City has worked to distribute the units in the Sites Inventory in a way that will not concentrate affordable housing in areas of high minority concentration or poverty. No units are in areas designated as susceptible to displacement because there are no census tracts in the City identified as susceptible to displacement.

As stated in previous sections above, the Housing Plan contains programs to address all identified fair housing issues that are primarily focused on increasing the supply of affordable housing which reduces/prevents displacement risk and reduces the housing cost burden for residents.

#### **Integration and Segregation: Race and Income**

The City has no block groups with a poverty concentration, while minority concentration areas are located throughout the City. A concentrated area of poverty is defined by the HUD as a census tract where the percentage of individuals living in households with incomes below the poverty rate is more than the lesser of 40% or three times the average poverty rate for the metropolitan area. The City is in the San Francisco-Oakland-Berkeley metropolitan area, where the average household poverty rate (according to 2020 ACS 5-Year Estimates) is approximately 8.57%.

Minority Concentration here is defined as a Block Group or Census Tract that has a minority population higher than the County average.

The lower-income sites in the Sites Inventory (Appendix C) are less likely to be in minority and poverty concentration areas, as detailed in the following:

- 0.0% of lower-income units are in (overall) minority concentration areas compared to 0.2% of moderate- and above moderate-income units.
- 6.2% of lower-income units are in Asian concentration areas compared to 37.3% of moderate- and above moderate-income units.
- 0.2% of lower-income units are in African American concentration areas compared to 7.9% of moderate- and above moderate-income units.

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- 0.0% of lower-income units are in Hispanic concentration areas compared to 0.3% of moderate- and above moderate-income units.
- 99.4% of lower-income units are in White concentration areas compared to 95.6% of moderate and above moderate-income units.
- There are no areas of poverty concentration as defined above in Walnut Creek.
- 0.0% of lower-income units are in census tracts that are areas of affluence of compared to 9.4% of moderate and above moderate-income units.

It is important to note that sites, including lower-income sites, were identified pursuant to state law requirements and the HCD Site Inventory Guidebook, which dictate that non vacant properties designated with lower-income units (there is little to no vacant land appropriate for residential development in the City) must demonstrate redevelopment potential in order to be included in the site inventory. The evidence provided in Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element shows that the highest redevelopment potential exists for properties within the Downtown Core.

This area of the City is also close to high frequency transit, goods and services, jobs and schools and residential development in Downtown aligns with developing housing near transit and jobs as detailed in the 2025 California Statewide Housing Needs Assessment. Additionally, the location of the lower-income sites provides for higher scoring on Low-income Housing Tax Credits, the largest single funding source for affordable housing that exists today.

#### **Racially Concentrated Areas of Affluence**

The Racially Concentrated Area of Affluence definition uses the percent of White population (i.e., 40%) and median household income (top quartile) as proxies to identify potential areas of racial concentration and affluence. There are 299 sites (4.8% of all sites) in areas of concentrated White affluence.

As stated previously, the sites in the Sites Inventory were chosen and qualified based on the legal criteria in the California Government Code and based on the HCD Site Inventory Guidebook instructions on selecting appropriate sites. Additionally, lower-income sites were selected in close proximity to the BART station, which coupled with the high and highest TCAC resource areas, allows potential affordable housing projects seeking low-income housing tax credits to be competitive, increasing the feasibility of funding and completed projects. Also, planning for housing in close proximity to high frequency transit ensures that climate action goals to reduce GHG emission can be realized. The methodology utilized for site selection is also aligned with the California State 2025 Assessment (described in Chapter 7 of this Housing Element).



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#### **Access to Opportunity**

Figure B-1 TCAC/HCD Opportunity Area Map, shows housing sites identified in the Sites Inventory in relation to resource areas defined by the 2022 TCAC/HCD Opportunity Areas Map. Per the 2022 TCAC/HCD Opportunity Areas Map, the City consists of highest, high, and moderate resource areas. There are no low resource or high segregation and poverty areas located in the City. The sites are located in and around the City's Downtown core which is a job center, near transit and goods and services.

#### **Concentration of Lower-Income Sites in the Downtown Area**

Figure B-26, Sites Inventory Map (Citywide), illustrates the placement of all Housing Element Sites. As shown in this map, the majority of sites are found in the Core Area of the City, near transportation and services. As mentioned earlier in this Appendix B, HCD's Intersectional Policy Work webpage asserts the following regarding housing and transportation:

*“After housing, transportation is the second-largest household expense... People who live near transit and job centers drive less, particularly lower income residents. More recently, however, those areas have become less and less affordable. Housing near transit is in high demand, and rents and property values near transit are 10 to 20 percent higher on average than similar homes further from transit. Modeling and analysis by the Legislative Analyst’s Office suggest ‘California’s high housing costs cause workers to live further from where they work, likely because reasonably priced housing options are unavailable in locations nearer to where they work.’ When households move further from job- and transit-rich areas to find more affordable homes, they encounter higher transportation costs and longer commutes. Beyond the quality-of-life consequences for individual households, longer commutes also increase greenhouse gas emissions and decrease productivity.”*

As stated by HCD, lower-income households are especially vulnerable to displacement and higher housing cost burden. The increase in housing demand in the Bay Area, especially near transportation can force families to move further away from job centers and “over-commute,” leading to increased transportation costs for an already-impacted portion of our community. Walnut Creek’s plan for the development of affordable housing near the Downtown area provides lower income families, who would be more vulnerable to extreme housing cost burden and displacement, with more opportunities to live near amenities, services, job centers and transportation.

However, living near transportation corridors carries a consequence of potentially exposing residents to higher levels of air pollution resulting from vehicle emissions. The California Air Resources Board prepared a Technical Advisory with strategies to reduce air pollution exposure

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near high-volume roadways. The advisory notes that infill development provides many environmental and public health benefits. To minimize the health impacts of pollution near highways which pursuing infill development CARB recommends the following seven strategies:



Strategies that reduce traffic emissions

1. Speed reduction mechanisms including roundabouts
2. Traffic signal management
3. Speed limit reductions on high-speed roadways (>55 mph)



Strategies that reduce the concentration of traffic pollution

4. Urban design that promotes air flow and reduces the concentration of pollution along street corridors
5. Solid barriers such as sound walls
6. Vegetation that reduces the concentration of pollution



Strategies that remove pollution from indoor air

7. Indoor high efficiency filtration that removes pollution from the air

The Health Equity Action Packet- Air Pollution in Transportation Corridors (2018) prepared by the Public Health Alliance of Southern California provides additional complementary suggestions for local jurisdictions, including:

- Reduce car use through transportation demand management, active transportation infrastructure, and transit service expansion.
- Promote Smart Growth to reduce car travel and enabling people to live close to jobs, services and other destinations through transit-oriented affordable housing and parking requirements.
- Protect residents from pollution through monitoring and warning systems, site planning, and weatherization programs.
- Promote cool communities, which use natural systems to protect workers by reducing heat island effects and providing shade through green roofs, urban greening, and green stormwater infrastructure.

The City of Walnut Creek has taken several actions that are aligned with these recommendations, including:

- General Plan alignment with transit-oriented development/smart growth strategies
- Requirements for developments to install HEPA filters and take other actions to reduce air pollution exposure.

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- A track record of working with developers to implement transportation demand management programs to reduce the need for vehicle parking and demonstrate the viability of multifamily projects with reduced parking to lenders.
- A suite of actions identified in the City’s Sustainability Action Plan including measures to reduce emissions from vehicle and energy use.

In addition, the Housing Element Program H-7.E. Reduce Exposure to Environmental Pollution calls for the City to continue to implement climate planning initiatives to mitigate climate impacts, reduce pollutants and greenhouse gas emissions (GHG), and prepare for a climate resilient future, in part through the Enjoy Cleaner Options (ECO) program. This program works to preserve a high quality of life through environmental protection and climate change mitigation. ECO provides programs that incentivize residents to take rebates and credits for using sustainable energy options, climate action, energy innovation, air and water protection, transportation aimed at reducing carbon emissions, environmentally better green building practices, and reducing overall waste.

Prioritizing the City’s available sites closest to transportation and job centers for lower-income families is an important goal of this Housing Element. However, the City also considers housing mobility to be an important element of helping the community thrive. The City has supported housing mobility and opportunity through the following actions:

- Local Density Bonus Program: The local density bonus program supplements state density bonus law. Through this program, developments that include substantial affordability (in any area of the City) can request density bonuses beyond the allowable 35% -The City has already issued bonuses of up to 150%. These supplemental bonuses help generate more affordable housing and increase the competitiveness of the projects for state and federal programs.
- Inclusionary Housing and Commercial Linkage Fee: Inclusionary housing and commercial linkage fee regulations support affordable housing development in the entire City. Over the span of 15 years, Walnut Creek collected over \$26M and helped develop over 300 affordable units. It is important to note, though, that as more developers are utilizing density bonuses as a tool for residential development, the City is seeing less inclusionary in-lieu fees and more integrated affordable housing units throughout the City.
- Up-zoning: In the 1980s and 90s, the City up-zoned a number of single-family neighborhoods to Missing Middle densities, including the area on the west side of Oak Road, approximately one-half mile south of the Pleasant Hill BART station (in 1981); and the neighborhoods along Overlook Drive and Buena Vista Avenue within one-half mile of the Walnut Creek BART station (in 1996). While these neighborhoods have seen a considerable amount of redevelopment since their rezoning, they still contain a significant

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number of opportunities for further redevelopment, as the demand for these densities increases.

In addition, the City has about 5,000 single-family attached units (i.e., townhomes), which make up about one-seventh of the City's total housing stock. These units are mostly located in the areas between the high-density Core Area and the surrounding single-family neighborhoods, and the high-density unincorporated island around the Pleasant Hill BART station and surrounding single-family neighborhoods. Generally, densities in the City increase when in closer proximity to transportation and services.

While the City has taken important steps to increase housing opportunity and availability throughout the City, the data and analysis presented in this section of the Housing Element indicate that the primary fair housing issue in Walnut Creek is a lack of housing choice and mobility caused by a lack of affordable housing. In addition to accommodating the RHNA, the City will implement a suite of actions to improve housing mobility and offer new choices and affordability. These actions are intended to address the City's RCAA's and well as increase diversity. Actions could include but are not limited to the objectives from the following programs of the Housing Plan (Chapter 8):

- **H-1.A.** Encourage and Monitor Accessory Dwelling Units (ADUs) including: production of pre-approved ADU designs and permit-ready construction plans, distributing educational materials, and monitoring production and affordability.
- **H-2.R.** Amend Density Bonus Ordinance. Maintain the existing provisions of its Density Bonus Ordinance relating to density bonus benefits that exceed state requirements to encourage the development of affordable housing and housing mobility.
- **H-2.Q.** Faith-Based Properties
- **H-6.I.** Core Area Connectivity
- **H-6.M.** Capital Improvement Program. Through CIP projects, improve multi-modal mobility to increase access from lower income housing opportunity sites, higher poverty level block groups, higher renter overpayment areas, and higher disabled population areas to jobs, education and amenities, and to meet recreational needs.
- **H-2.U.** Housing Choices Commit to multiple actions including addressing: home-sharing, a mobility coordinator, landlord education and outreach, public education on Measure A, and height limits.
- **H-3.H.** Housing Opportunities Increase housing opportunities for identified groups, such as persons with disabilities, unhoused persons, extremely low-income households, seniors, and local critical workforce. In summary, implement actions including: zoning amendments, rental programs, fair housing support, and financial and regulatory incentives.
- **H-4.B.** Reduce Parking Requirements Complete Parking Study and Continue to Implement Reduced Parking for Affordable Housing. Amend the City's residential parking

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requirements to reduce parking requirements for multifamily and mixed-use projects. ~~based on the findings of the study, with the intent of reducing parking requirements.~~

- **H-6.G.** Codify Senate Bill 9. Consider allowing larger square foot SB 9 dwelling units. Permit homeowners to develop both an ADU and JADU in SB9 lot splits beyond the current requirements of state law, provided that a deed restriction for affordability provisions is recorded for 55 years.
- **H-6.J.** Increase Housing Mobility. City will implement a suite of actions to improve housing mobility and affordability within the City in concentrated areas of affluence with a goal of producing 200 additional housing opportunities affordable to lower, moderate and above-moderate income households and to special needs households through some or all of the following actions, as described in Program H-6.J .
- **H-6.H.** Missing-Middle Housing and Housing Mobility Education Provide Missing Middle and Housing Mobility Education to increase voucher access and usage.
- **H-6.K. Mid-Cycle Review.** Conduct a Mid-Cycle Review to examine progress of housing units production. If unit production is not achieving anticipated progress identified in program goals, programs are ineffective, or constraints are identified, the City shall take action to develop alternative strategies as necessary to achieve the anticipated progress.

Furthermore, the general lack of affordable housing in the City contributes to the lack of housing choice and mobility. To address this ongoing issue, the Housing Plan contains 20 programs specifically targeted to encourage and facilitate the development of affordable housing units in the City. This effort will increase the number of affordable housing units and support access to resources such as housing choice vouchers, thereby alleviating the lack of housing choice and fostering greater housing mobility. These programs include but are not limited to the following:

- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.C.** Allocate CDBG Funding for Housing
- **H-2.D.** Facilitate Access to Affordable Housing for Residents
- **H-2.E.** Community Housing Engagement
- **H-2.F.** Mortgage Credit Certificate Program
- **H-2.G.** Improve First Time Homebuyer Assistance Program
- **H-2.H.** Housing Choice Voucher Program
- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-2.J.** Legislative Advocacy for Affordable Housing
- **H-2.K.** Coordinate with Contra Costa County for Affordable Housing

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- **H-2.L.** Regional Collaboration on Affordable Housing and Homelessness
- **H-2.M.** Prioritize Review and Expedite Development of Affordable and Special Needs Projects
- **H-2.N.** Assist with Development of Affordable Housing
- **H-2.O.** Funding, Incentives, and Concessions for Extremely Low-Income Developments
- **H-2.P.** Advertise Available Resources
- **H-2.S.** Previous Sites Inventory
- **H-2.T.** Clarify Mixed-Use Commercial Requirements

### Moderate and Above Moderate-Income Units

All of the total moderate and above moderate-income units in the Site Inventory are located in moderate to highest resource areas. Table B-22, TCAC/HCD Opportunity Area Map Summary, provides a summary of units in the Sites Inventory in relation to their location on the TCAC/HCD Opportunity Area Map.

**Table B-22. TCAC/HCD Opportunity Area Map Summary**

TCAC Resources	Very Low (%)	Low (%)	Moderate (%)	Above Moderate (%)	All
Highest Resource	0.0%	0.0%	0.0%	1.1%	0.4%
High Resource	100.0%	100.0%	98.7%	85.9%	94.7%
Moderate Resource	0.0%	0.0%	1.3%	12.9%	4.9%
Low Resource	0.0%	0.0%	0.0%	0.0%	0.0%
High Segregation & Poverty	0.0%	0.0%	0.0%	0.0%	0.0%
Missing/Insufficient Data	0.0%	0.0%	0.0%	0.0%	0.0%

Source: California Tax Credit Allocation Committee 2022

Furthermore, lower-income sites feature the following characteristics:

- 99.3% of lower-income sites have a job proximity index score of 90-99 compared to a score of 88.1% for moderate- and above moderate-income sites, indicating a high level of access to jobs for all income categories. This is due to higher job indices for all block groups in the City and all job indexes throughout the City are over 70.
- 100% of lower-income units and more than 99% of all units in the Sites Inventory are on sites located within 0.5 miles of a bus stops or Downtown BART station. More than 3,300 units in the Sites Inventory are located less than one mile from the Walnut Creek BART Station.



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- 100% of lower, moderate, and above moderate units are located within one mile of a school.

### **Equitable Site Placement**

The City used a multi-layered approach in selecting sites, including reviewing access to local and regional resources, socio-economic indicators, and housing market opportunities. Housing sites were identified in relation to resources and opportunities, as this is integral to fostering inclusive communities and addressing disparities in housing. Higher resourced areas have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy). This is further described in Appendix B, starting on page B-103, under the “Sites Inventory” heading.

As shown in Table B-23. Socio-economic Indicators By Census Tract census tracts 3390.01, 3390.03, and 3390.04 contain the majority of the 6th Cycle Housing Element sites, including the majority of lower-income units. By examining the data provided, it becomes evident that these census tracts were selected with the intention of mitigating fair housing issues and ensuring equal access to affordable housing opportunities for all residents.

All three of these census tracts are designated as high resourced areas (as identified on the TCAC maps), which sits at in the middle between the City’s three moderate resourced census tracts and four very-high resourced census tracts, when simply counting the number of census tracts by category. However, when taking into account the population of each census tract (where the moderate resourced tracts have significantly more population than the very high resourced tracts), the TCAC resource level for census tracts 3390.01, 3390.03, and 3390.04 is above the City’s average. Additionally, the percentage of non-white residents, low to moderate income residents, renter cost-burdened residents, and owner cost-burdened residents in these three census tracts is in line with the City as a whole. Furthermore, none of the City’s census tracts are racially or ethnically concentrated areas. The one outlying data point is the percentage of overcrowded units, which is higher in these three census tracts, indicating a higher demand for housing than elsewhere in the city. **The strategic placement of housing element sites in census tracts 3390.01, 3390.03, and 3390.04 in Walnut Creek effectively addresses fair housing concerns and promotes equity within the City.**

In addition to the Sites Inventory, the City has added several AFFH programs intended to expand locations of housing opportunities throughout the City, and specifically the highest resourced areas. These AFFH programs aim to provide an additional 200 units of housing in these areas, in addition to the City’s RHNA. These programs also have the added benefit of furthering opportunities for housing equity and mobility across the City.



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**Table B-23. Socio-economic Indicators By Census Tract**

Census Tract	Net Units of Capacity									TCAC Opp. Category	% Non-White	% LMI Pop.	R/ECAP ?	% Over-crowded	Renter Cost Burden	Owner Cost Burden
	Very Low	%	Low	%	Mod	%	Above Mod	%	Total							
3342	6	0.3%	-	-	-	-	3	0.1%	9	High Resource	31%	28%	No	0%	56%	22%
3382.01	-	-	-	-	-	-	276	12.1%	276	Moderate Resource	35%	25%	No	2%	36%	25%
3382.03	-	-	22	2.0%	29	3.2%	46	2.0%	97	High Resource	53%	19%	No	2%	37%	25%
3382.04	-	-	-	-	-	-	5	0.2%	5	High Resource	44%	19%	No	3%	52%	25%
3383.02	-	-	-	-	-	-	1	0.0%	1	High Resource	44%	16%	No	0%	35%	23%
3390.01	591	29.9%	204	18.4%	130	14.2%	339	14.9%	1,264	High Resource	42%	22%	No	8%	45%	35%
3390.03	1,134	57.4%	741	66.9%	565	61.9%	736	32.3%	3,176	High Resource	37%	20%	No	5%	39%	23%
3390.04	109	5.5%	60	5.4%	25	2.7%	805	35.4%	999	High Resource	42%	20%	No	9%	39%	23%
3400.01	-	-	-	-	12	1.3%	18	0.8%	30	Moderate Resource	48%	31%	No	1%	44%	31%
3400.03	-	-	-	-	-	-	6	0.3%	6	Highest Resource	39%	23%	No	1%	27%	32%
3400.04	-	-	-	-	-	-	4	0.2%	4	Highest Resource	29%	23%	No	1%	27%	32%
3430.01	137	6.9%	80	7.2%	152	16.6%	21	0.9%	390	High Resource	30%	25%	No	2%	44%	19%
3430.02	-	-	-	-	-	-	13	0.6%	13	Highest Resource	36%	25%	No	3%	43%	29%
3430.03	-	-	-	-	-	-	3	0.1%	3	Highest Resource	24%	18%	No	1%	18%	27%
<b>Total:</b>	<b>1,977</b>		<b>1,107</b>		<b>913</b>		<b>2,276</b>		<b>6,273</b>							

Sources: TCAC Opportunity 2022, Census 5-year ACS 2021, CHAS HUD 2015-2019, AFFH Map Viewer

Note: Census Tract Data may include areas located outside of The City of Walnut Creek which may differ from the actual data within the borders of the City.

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## Summary

In general, the City's Sites Inventory will Affirmatively Further Fair Housing by:

- Distributing affordable housing sites across high and highest resource areas (including the higher share of lower-income units located in the City's TCAC/HCD high and highest resource areas). This location increases scoring for affordable housing projects for Low-income Housing Tax Credits, the largest single funding source for affordable housing that exists today. Multiple programs supporting the development of affordable housing by amending the Zoning Ordinance to streamline permitting processes and remove development constraints are found under Goals H-2 and H-4, including **Program H-2-R** to amend the Density Bonus Ordinance to exceed state requirements, **Program H-4.B** to reduce parking requirements, and **Program H-2.N** for permit streamlining, and financial and regulatory incentives among others.
- Planning affordable housing sites in areas with excellent access to jobs, transit, schools, public services, and other amenities and in areas where housing cost burdens are highest aligning with developing housing near transit and jobs as detailed in the 2025 California Statewide Housing Needs Assessment. Housing near transit and jobs also assist in meeting California's climate goals.
- Planning affordable housing sites that are non-vacant in areas that clearly demonstrate redevelopment potential ensuring that affordable housing is feasible and will be implemented to increase the supply of these units. This addresses the primary fair housing issue in the City – a lack of affordable housing supply and thereby housing choices.
- There are no sites located in area shown with a racial or ethnic concentration of poverty. Due to the fact that the majority of the City has a higher White population than the County average, nearly all sites in the sites inventory units are located in White concentrated areas.
- The City has worked to distribute the units in the Sites Inventory in a way that will not concentrate affordable housing in areas of high minority concentration or poverty. No units are in areas designated as susceptible to displacement because there are no census tracts in the City identified as susceptible to displacement. However, displacement is a regional phenomenon linked to broader economic pressures. Programs designed to provide displacement projection include **H-6.D. Displacement Prevention**, **H-6.E. Legal Assistance for Renters**, and **H-6.F. Fair Housing Enforcement, Information and Education**.

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- Walnut Creek’s plan for the development of affordable housing near the Downtown area provides lower income families, who would be more vulnerable to extreme housing cost burden and displacement, with more opportunities to live near amenities, services, job centers and transportation. In addition, programs were developed to further provide amenities and opportunities for lower income families. These programs include: **H-6.1 Enhance Core Area Connectivity** and **H-6.M Capital Improvement Program** among others. There are also programs that focus on increasing support to lower income families so that they have more housing choices, including: **H-2.H Housing Choice Voucher Program**, **H-3.H Housing Opportunities**, and **H-2.U Housing Choices** among others.
- 100% of lower-income units and more than 99% of all units in the Sites Inventory are on sites located within 0.5 miles of a bus stops or Downtown BART station. More than 3,300 units in the Sites Inventory are located less than 1-mile from the Walnut Creek BART Station.

However, 0.0% of lower-income units are in census tracts that are areas of affluence of compared to 9.4% of moderate and above moderate-income units. To address this, programs have been added to support development of 200 units in single-family zones and areas of affluence. These units are in addition to the RHNA goals and sites identified on the sites inventory. Specifically, **Program H-6.J. Housing Mobility** states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, **Program H-6.G** is to codify Senate Bill 9 with allowances that go beyond state law, **Program H-1.A** supports ADUs, and **Program H-2.Q** supports housing development on faith-based properties.

Table B-24. AFFH Contributing Factors and Programs below provides a more detailed discussion of how the City’s programs addressing fair housing issues in the following categories: New Housing Choices and Affordability in Higher Opportunity and Income Areas; Housing Mobility, Displacement Protection, Fair Housing Enforcement and Outreach, and Place-Based Strategies.

## Contributing Factors

A fair housing contributing factor is a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Examining the history, planning patterns and evolution of Walnut Creek, coupled with the data and analysis presented earlier in this section, is an important step in identifying and prioritizing contributing factors and effective solutions to further fair housing in the City.

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As detailed in this section, Walnut Creek is a mature City that has historically developed with conventional land use development patterns. Community concerns with rapid growth and urbanization led to several voter initiatives in the 1970s and 1980s to manage growth and maintain a high quality of life. Walnut Creek is becoming more diverse in racial and ethnic composition although it remains predominantly White. The City's population is relatively mature compared to the County as a whole, though the median age in the City decreased despite larger increase in the City's older population. The City continues to maintain a strong employment base and a highly ranked public school system. These attributes, along with the City's central location Contra Costa County, has made Walnut Creek a highly desirable place to live. The attractiveness of the City has led to increased market prices for housing which in turn has increased the need for affordable housing in the community.

This information, combined with surveys of the community and discussions with community members, housing advocates, affordable housing property managers, service providers, market and affordable housing developers, and an analysis of impediments to fair housing by the Contra Costa County Consortium, guided the identification of the following factors that contribute to fair housing in the City of Walnut Creek.

A lack of affordable housing and housing mobility remain the primary issues and are the focus of the majority of the goals, objectives, policies, and programs contained in the Housing Plan. Table B-24. AFFH Contributing Factors and Programs presents all factors identified, the priority level and a list of programs (with more details provided in the Housing Plan) to address contributing factors.

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**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
<b>New Housing Choices and Affordability in Higher Opportunity and Income Areas – High Priority</b>			
Shortage of affordable rental and home ownership options	<p><b>H-2.D. Facilitate Access to Affordable Housing for Residents.</b> Coordinate with others to improve referrals to available affordable housing units, including outreach to nonprofits serving the region as a means to reach a broader range of prospective residents.</p> <p><b>H-3.H. Housing Opportunities.</b> Evaluate and pursue supportive rental programs for targeted groups, including seniors, unhoused persons, veterans, extremely low-income households, persons with disabilities.</p>	Citywide, with emphasis in relatively higher resource and income areas, and concentrated areas of affluence	Provide rental or homeowner assistance to at least 66 <sup>5</sup> lower income or special needs households. Focus resources so that 80% of households assisted find housing in the relatively higher resource and income areas, and concentrated areas of affluence.
	<p><b>H-2.P. Advertise Available Resources.</b> Publish affordable housing funding opportunities available to developers and property owners on the City's website, disseminate them via targeted email notifications, and post them on all City social media accounts.</p> <p>Address funding, state laws, and city incentives to encourage housing production as a part of the annual outreach meeting described in <b>H-1.B.</b>, which</p>	Citywide, with a focused effort to reach property owners in relatively higher resource and income areas, and concentrated areas of affluence.	<p>Provide annual updates and notifications to affordable housing developers and property owners.</p> <p>This action, along with others, is to facilitate the development of 1,506<sup>6</sup> units to meet the RHNA and AFFH quantified objectives for new</p>

<sup>5</sup> Quantified unit goals are consistent with those provided on **Housing Element Table 8-1 – Quantified Objectives**

<sup>6</sup> Quantified unit goals are consistent with those provided on **Housing Element Table 8-1 – Quantified Objectives**

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**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	calls for City to shall hold one outreach meeting with housing developers each year to discuss sites identified in the Housing Element sites inventory that are available, density bonus, and other incentives.		construction over the course of the 6th Cycle. Target 80% of the production of affordable units to be located in relatively higher resource and income areas, and concentrated areas of affluence.
	To assist in the development of affordable for-sale and rental housing, the City will continue to offer density bonuses in excess of state law per <b>Program H-2.R</b> and will implement additional measures, including, but not limited to, expedited permit processing, financial and regulatory incentives ( <b>Program H-2.M</b> and <b>Program H-3.F.</b> ), increased housing opportunities ( <b>Program H-3.H</b> ) reduced parking standards ( <b>Program H-4.B</b> ), increased height limits and reduced lot sizes ( <b>Program H-6.J</b> ).		This action, along with others, is to facilitate the development of 1,506 units to meet the AFFH and RHNA quantified objectives for new construction over the course of the 6th Cycle. Target 80% of the production of affordable units to be located in relatively higher resource and income areas, and concentrated areas of affluence
Lack of funding for subsidies	<b>H-2.A. Pursue State and Federal Funding for Affordable Housing.</b> Access state, federal and regional opportunities to apply for grants that support affordable housing.	Prioritize grant opportunities that support 80% of the affordable units being located in relatively higher resource and income areas, and concentrated areas of affluence .	Apply for or support a minimum of two grant applications per year. This action, along with others, is to facilitate the provision of diverse housing types and to

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**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
			meet 1,7747 eligible affordable housing units to meet the total RHNA quantified objective and AFFH quantified objectives over the course of the 6th Cycle.
	<b>H-2.B. Local Funding for Affordable Housing.</b> Continue to allocate commercial linkage and in-lieu fees for affordable housing. Provide information on available funds annually, including a three-year projection.	Same as above	Same as above
Permit processing	<p><b>H-1.B. Technical Assistance to Developers.</b> Assist on how to maximize density bonus and/or seek waivers and concessions.</p> <p><b>H-2.I. Provide Density Bonus Ordinance Training/Education.</b> Provide training to city staff on how to streamline permit processing to address a specific constraint identified by affordable housing developers in focus group meetings.</p> <p><b>H-2.O. Funding, Incentives, and Concessions for Extremely Low-Income Developments.</b> Provide assistance by identifying feasible financial incentives</p>	Target assistance so that 80% of the production of affordable units are in relatively higher resource and income areas, and concentrated areas of affluence, so that at least 145 extremely-low or very-low units are produced.	This action, along with others, is to facilitate the development of 1,506 units to meet the RHNA and AFFH quantified objective for new construction over the course of the 6th Cycle.

<sup>7</sup> Same as above



## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	and regulatory concessions to encourage the development of lower income housing types.		
	<b>H-2.M. Prioritize Review and Expedite Development of Affordable and Special Needs Projects.</b> Adopt a formal policy for expedited review and permitting of affordable housing developments and housing for special needs populations.	Target 25% of the projects assisted to have units available for special needs populations in relatively higher resource and income areas, and concentrated areas of affluence.	Same as above.
	<b>H-2.N. Assist with Development of Affordable Housing.</b> To assist the development of housing for households with lower-incomes on larger sites, the City will amend the timing of the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower-incomes and with special needs. The City will also identify potential property owners and nonprofit developers by December 31, 2024, and work with them on an annual basis to target and market the availability of sites with the best potential for development.	Prioritize assistance for projects in relatively higher resource and income areas, and concentrated areas of affluence.	Identify potential property owners and developers by December 31, 2024.  This action, along with others, is to facilitate the development of 1,506 units to meet AFFH and RHNA new construction targets over the course of the 6th Cycle. Target assistance so that at least 145* extremely-low or very-low income units are produced.
Community opposition/ ballot measures	<b>H-4.J – Measure A Outreach and Review.</b> The City will conduct an education and public outreach program and receive public comments on potential impacts of Measure A as a potential constraint on development and on the City's ability to provide new housing consistent with the new housing units identified in the Housing Element. If the City is not on schedule to produce the new housing units or has identified height limitations to be an additional constraint on housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action	Measure A is a citywide program. Outreach to be focused on achieving change in multi-family zoned areas.	Education and outreach program initiated by end of 2024.  If the assumptions in the Housing Element Sites Inventory are not being met based on the findings of the Mid-Cycle Review completed in 2027, or has identified height limitations to be an additional constraint on

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints.		housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action a ballot measure amending Measure A Height limits or pursue and implement other strategies as appropriate to address identified constraints as shown in the program.  Timeline: mid-cycle review completion in 2027 and action of potential next steps by 2028.
Zoning Ordinance	<p><b>H-2.R. Amend Density Bonus Ordinance.</b> Amendment is to meet state law, while maintaining the existing provisions of its Density Bonus Ordinance that exceed state requirements to encourage the development of affordable housing and housing mobility.</p> <p><b>H-2.T. Clarify Mixed-Use Commercial Requirements.</b> Clarify ground floor requirements to reduce perceived constraints on mixed-use development.</p> <p><b>H-4.B. Reduce Parking Requirements.</b> The City shall complete the parking study currently underway and use the findings as a basis to amend the Zoning Ordinance to reduce minimum parking requirements for multifamily and mixed-use projects. The amendments will meet the requirements of AB 2097 (2022) and achieve further adjustments in other areas based on study results to ensure that parking</p>	Citywide Zoning Ordinance amendments with emphasis on facilitating new units in relatively higher resource and income areas, and concentrated areas of affluence.	<p>Amend Density Bonus Ordinance By the end of FY 2023–24.</p> <p>These actions, along with others, is to facilitate the development of 1,506 units to meet the RHNA and AFFH quantified objectives for new construction and AFFH program objectives over the course of the 6th Cycle. Target assistance so that at least 145* extremely-low or very-low units are produced, or 25% of the projects assisted have units available for special needs populations. See individual programs for</p>

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>requirements do not constrain a housing development including but not limited to development costs that arise from excessive parking requirements and from achieving the maximum allowed density.</p> <p><b>H-4.I. Planned Development Permits.</b> Remove requirement for a separate Planned Development Permit (PDP) in the M-U and M-H-D zones for residential development, subject only to the Objective Design Standards administrative design review process. As a part of carrying out such zoning amendment, the City will also evaluate and amend as necessary discretionary CUP, PDP and Design Review findings used for residential developments that do not otherwise qualify for streamlined or ministerial review to address potential impacts on housing supply, cost, approval certainty, timing and feasibility.</p> <p><b>H-4.K - Building Envelope Analysis.</b> Conduct a Building Envelope Analysis Needs Assessment. If study results show that existing zoning standards are a constraint to achieving General Plan densities, prepare and implement Zoning Ordinance amendments to address the identified constraints.</p>		timeframes associated with each action.
Special Needs Zoning	<p><b>H-3.H. Housing Opportunities.</b> Increase housing opportunities for identified groups, such as persons with disabilities, unhoused persons, extremely low-income households, seniors, and local critical workforce. In summary, the City will implement actions including:</p> <ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance to allow as a permitted use residential care facilities for 7 or more persons subject only to objective standards in all zones allowing residential uses</li> </ol>	Prioritize housing opportunities providing special needs housing in relatively higher resource and income areas, and concentrated areas of affluence.	<p>Fall of 2025</p> <p>This action, along with others, is to facilitate the development of 1,506 units to meet the RHNA quantified objective for new construction and AFFH program objectives over the course of the 6th Cycle.</p>

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>similar to other residential uses of the same type in the same zone. <u>Schedule of Action: Fall of 2025.</u></p> <ol style="list-style-type: none"> <li>2. Reduce parking requirements for residential care facilities.</li> <li>3. Evaluate and pursue supportive rental programs for targeted groups. Convene and consult with community-based organizations serving special needs populations.</li> <li>4. Expand existing priority processing and expedited review for projects providing housing to all targeted communities including special needs housing.</li> <li>5. Strengthen City's relationship with the local fair housing provider (ECHO) and explore ways to expand services and mutually pursue additional funding resources for that expansion.</li> <li>6. Consider and develop financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase affordable housing for identified groups. Incentives may include:               <ol style="list-style-type: none"> <li>a. Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis),</li> <li>b. Waive covered parking requirements for affordable developments, opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and</li> <li>c. Development impact fee reductions for 100% affordable housing projects/projects with housing for targeted populations.</li> </ol> </li> </ol>		Target 25% of the projects assisted to have units available for special needs populations.

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p><b>H-4.C.</b> Update Special Need Zoning. Includes updating the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers, transitional and supportive housing, and group care facilities to conform to State requirements, by the end of 2024.</p>		
<b>Housing Mobility - High Priority</b>			
<p>Location and type of affordable housing</p> <ul style="list-style-type: none"> <li>- Missing Middle</li> <li>- Single Family zones</li> </ul>	<p>In addition to accommodating the RHNA, implement actions drawing from a suite of options to improve housing mobility through programs addressing location of sites, density, affordability, development standards, and public education.</p> <p>Programs including amending the Zoning Ordinance to streamline permitting processes as stated in programs <b>H-2</b>, <b>H-3</b> and <b>H-4</b>, including Program <b>H-2-R</b> to amend the Density Bonus Ordinance to exceed state requirements, <b>H-4.B</b> to reduce parking requirements, and <b>H-2.Q</b> to expand the ADU regulations to allow faith-based organizations to develop ADUs and JADUs similar to what is permitted for single-family uses.</p> <p>Additional programs aim to offer new choices and affordability through some or all of the following actions:</p> <p><b>H-6.G - Codify Senate Bill 9.</b> Adopt an ordinance to expand beyond the minimum requirements of SB 9. This could include allowing larger SB 9 dwelling units, and permitting homeowners to develop both an ADU and JADU in SB 9 lot splits beyond the current requirements of state law, provided that a deed restriction for affordability provisions is recorded for 55</p>	<p>Focus in highest income areas, concentrated areas of affluence, single-family zones, faith-based sites, and areas with low percentages of renter-occupied households, to facilitate housing mobility and integration of ownership and rental units.</p>	<p>Collectively these programs would produce 200 units in addition to the City's RHNA allocation and opportunity sites inventory in concentrated areas of affluence, highest income areas, and single family zones. Create approximately 100 of those new units through Program <b>H-6.J.</b> Housing Mobility.</p> <p>As a part of the Mid-Cycle Review (to be completed by December 2027), evaluate the number of units produced in single family zones. If unit production is not making anticipated progress to achieve program goals, make adjustments to strategies by December 2028 to achieve such goals.</p>

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>years. As stated in <b>Program H-6.H</b>, include a Fair Housing Fact Sheet as a part of SB 9 and ADU application packages.</p> <p><b>H-1.E. Increase Workforce Housing Options.</b> As a part of the permanent ordinance implementing Senate Bill 9, the City will consider allowing total larger square foot SB 9 dwelling units.</p> <p>Further, the City will add geographic targeting to the ADU and SB 9 programs, to increase education, marketing, incentives for specific areas of the City that are RCAAs and have larger lots.</p> <p><b>H-6.H Missing Middle and Housing Mobility Education.</b> The purpose of this program is to spread to awareness of opportunities and need, and it includes the preparation of a Fair Housing Fact Sheet.</p> <p><b>H-6.J. Housing Mobility.</b> In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence through some or all of the following actions:</p> <ol style="list-style-type: none"> <li>1. Create overlay zones in portions of R-8 through the R-12 zones, reduce minimum lot areas from between 8,000 to 12,000 sq. ft. to 7,260 sq. ft. and in R-15, through R-40 zones from between 15,000 and 40,000 sq. ft. to 14,250 sq. ft. to contribute to meeting at least 50 units of the 200-unit goal in single-family zones. <u>Schedule of Action: December of 2025</u></li> <li>2. Create overlay zones in portions of R-8 through R-12 zones that allow duplex, tri-plex or four plex</li> </ol>		

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>developments as permitted uses to diversify housing types in single family zones and contribute to meeting at least 50 units of the 200-unit goal in single-family zones. <u>Schedule of Action: December of 2025</u></p> <p>3. Consider amendment to the General Plan and related zoning to modify minimum allowable lot size for residential units within some areas currently designated as R-8 to R-12. <u>Schedule of Action: December of 2025</u></p> <p>4. Amend the Zoning Ordinance to allow additional affordable housing units in some existing P-D zones, without a separate need for a P-D rezoning, if the new development complies with the General Plan density. <u>Schedule of Action: December of 2025</u></p> <p>5. Amend the Zoning Ordinance to allow duplexes/triplexes/fourplexes on larger lots in single-family zones which currently contain non-residential uses (i.e. churches, etc.), at density consistent with General Plan. Ensure that appropriate development standards are in place to facilitate maximum densities and transitions in scale including but not limited to: lot size requirements, setbacks, FAR and unit size requirements. The action would affect approximately 30-40 lots and would contribute to the 200-unit goal in single-family zones. <u>Schedule of Action: December of 2025</u></p> <p>6. Evaluate and consider an amendment to the Zoning Code to increase heights in multi-family residential districts (outside of North Downtown Specific Plan and West Downtown Specific Plan areas) to the maximum height authorized under Measure A to increase density. <u>Schedule of Action: December of 2027</u></p>		



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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>7. Identify potential sites outside of the downtown Core Area that meet the statutory requirements for transit-rich areas and urban infill sites requirements for considering pursuant to SB-10 in order to facilitate development applications in these areas. <u>Schedule of Action: December of 2028</u></p> <p>As a part of <b>Program H-2.U.1 – Housing Choices</b>, Research and propose a home-sharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with existing homeowners. Coordinate or partner with regional organizations to conduct outreach to individuals beyond existing city residents, such as people who work in the city but don't live in the city.</p> <p><b>H-6.K. Mid-Cycle Review.</b> Conduct a Mid-Cycle Review to examine progress of housing units production for lower, moderate, above-moderate income housing and special needs housing, and evaluate status, schedule and timing of accomplishing some or all of the actions stated above. If unit production is not achieving anticipated progress identified in program goals, programs are ineffective or constraints are identified, the City shall take action to develop alternative strategies, including amending development standards and initiating a rezoning program to identify additional sites as necessary to achieve the anticipated progress. Schedule of Action: Conduct review by December 2027. Adopt alternative strategies as needed by December 2028.</p> <p><b>H-3.E. Coordinate with the Regional Center of the East Bay.</b> Expand program to pursue partnerships</p>		

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	with the Regional Center of the East Bay to identify funding opportunities and promote housing for persons with disabilities. In addition, encourage housing providers to designate a portion of new affordable housing developments for special needs populations such as persons with disabilities, and especially persons with developmental disabilities.		
Missing Middle  Faith-Based Sites	<b>H-2.Q. Faith-Based Properties.</b> <ol style="list-style-type: none"> <li>1. Generate a list of properties that contain facilities operated by faith-based organizations that can take advantage of state law for the development of affordable housing. Compile the information of faith-based organizations looking to develop affordable housing and affordable housing developers interested in developing on their property.</li> <li>2. Expand ADU ordinance to be applicable to faith-based properties. Proactively reach out to churches and affordable housing developers to provide information on state law, city ordinances, and the list of sites.</li> </ol>	Prioritize outreach to faith-based organizations located in single-family neighborhoods within relatively higher resource and income areas, and concentrated areas of affluence.	Generate list by the end of FY 2024 with updates every fiscal year by June 30.
Accessory Dwelling Units (ADUs)	<b>H-1.A. Encourage and Monitor ADUs.</b> Actions include: <ol style="list-style-type: none"> <li>1. Adopt pre-approved ADU designs and permit-ready construction plans.</li> <li>2. Encourage the development of ADUs by developing and distributing educational materials that inform property owners of the standards for ADU development, permitting procedures, and the importance of ADUs. City staff will distribute these promotional materials and flyers by making them available at the Planning Counter, publishing them on the City's website, and providing information in the City's newsletter that is mailed to all residents.</li> </ol>	Single-family neighborhoods within relatively higher resource and income areas, and concentrated areas of affluence	To facilitate development of 176 ADUs (as specified on Table 7-7). Achieve 80% of ADUs in high and highest opportunity areas.  Complete ADU designs and develop educational materials by December 2023. Develop the ADU Monitoring program by the end of 2024.  If the assumptions in the Housing Element Sites

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>3. Encourage regional partners to pursue a regional ADU incentive program. If pursued, participate in program development and implementation.</p> <p>4. Develop an ADU Monitoring Program to collect data from project applicants during the building permit application process in order to enhance existing tracking of ADU production with more details such as occupancy status and rent levels at time of occupancy. Utilize the data collected from the Monitoring Program to better understand the income groups they serve and inform future improvements to the outreach and educational efforts. Assess the production and affordability of ADUs in comparison to the estimates in the Sites Inventory as a part of the Mid-Cycle Review (see Program H-6.K).</p> <p>5. If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028.</p>		Inventory are not met, the City shall take alternative actions depending on the needs identified through the ADU Monitoring Program, by December 2028.
<b>Displacement Protection – Medium Priority</b>			
Economic pressures due to rising housing costs and inflation	<b>H-6.A. Funding to Support Fair Housing.</b> Continue to allocate funds to support local nonprofit organizations for fair housing counseling and education and outreach efforts.	No census tracts are currently susceptible to displacement, but displacement is a regional phenomenon linked to broader economic pressures.	Preserve 200 units of At Risk Housing during the 6 <sup>th</sup> Cycle.
Lack of sufficient funding for direct		Focus efforts in:	Provide direct assistance to 16 homeowners during the 6 <sup>th</sup> Cycle.

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
<p>services to individuals in need[</p> <p>At Risk Housing</p>	<p><b>H-6.B. Analysis of Impediments to Fair Housing.</b> Continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.</p> <p><b>H-6.C. Collaboration with Community-Based Organizations.</b> Compile a list of local organizations and reach out to inquire about possible collaborations for housing programs, and hold a meeting once a year.</p> <p><b>H-6.D. Displacement Prevention.</b> Provide information on website and promote the use of Housing Choice Vouchers.</p> <p><b>H-6.E. Legal Assistance for Renters.</b> Continue to contract with ECHO Housing and provide information on housing services provided by ECHO Housing and other nonprofits. Continue to contract with ECHO Housing and provide information on housing services provided by ECHO Housing and other nonprofits.</p> <p><b>H-6.F. Fair Housing Enforcement, Information and Education.</b> Provide information and education to residents in the City's website and through social media. Continue to provide links to ECHO Housing to provide Walnut Creek residents with information regarding fair housing law, tenant and landlord rights.</p> <p><b>H-5.D. Preservation and Monitoring of Existing and Future Affordable Units.</b> (see Housing Plan)</p> <p><b>H-5.E. Replacement Housing</b> (see Housing Plan)</p>	<ul style="list-style-type: none"> <li>Northwestern, core, and southwestern area block groups where 10-20% of households have incomes below the poverty level, as shown on Figure B-7- Poverty Concentration Map</li> <li>Where the percent of population with a disability exceeds 15%, as shown on Figure B-22- Percent of People with Disabilities Regional Map; and</li> <li>In block groups with more than 65% of renters considered cost burdened as shown on Figure B-23- Housing Cost Burden by Renters.</li> </ul>	<p>By Spring 2025. Achieve a 10% increase in low-income persons assisted by ECHO Housing over what was reported in the 2022-2023 Annual Action Plan which estimated service to 15 low-income persons for Fair Housing and 80 persons for Tenant Landlord issues.</p>

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>As a part of <b>Program H-2.U – Housing Choices</b>, identify a housing mobility coordinator to provide housing mobility counseling, such as information on opportunity areas, housing search skills and tools, workshops, one-on-one research assistance, referrals, structured support for a time after a move to the City, landlord-tenant mediation, and retention counseling.</p> <p><b>H-5.F. Housing Rehabilitation.</b> Participate in the Contra Costa County Neighborhood Preservation Program (NPP) housing rehabilitation program and publicize the availability of the County's low-interest loan programs for lower income seniors and other households.</p> <p>Coordinate with County staff to confirm program requirements and eligibility annually. Advertise the program on the City's website and in its newsletter, and distribute information on the program in areas of concentrated need.</p>	<p>Focus actions of housing mobility coordinator to benefit the same areas as above.</p> <p>For housing rehabilitation efforts, focus efforts in areas with over 65% of homeowners considered cost burdened as shown on Figure B-24.</p>	<p>Metrics same as above.</p> <p>Timeframe – Identify the coordinator by Spring of 2025 and ongoing participation in the NPP.</p>
Access to Housing Choice Vouchers	<p><b>H-2.H. Housing Choice Voucher (HCV) Program.</b> Actions include conducting a region-wide rent study to help increase HUD's Fair Market Rent determination, which will enable the City to identify critical areas for HCV promotion.</p>	<p>Citywide with an emphasis to encourage HCV use in relatively higher resource and income areas, and concentrated areas of affluence.</p>	<p>Provide HCVs for at least 50* households, with 80% located in relatively higher resource and income areas, and concentrated areas of affluence during the 6<sup>th</sup> Cycle.</p>
	<p><b>H-6.H. Missing-Middle Housing and Housing Mobility Education.</b> Conduct actions to promote the acceptance of HCVs, including providing landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties. Include a Fair Housing Fact Sheet including voucher program rules and responsibilities as a part of SB-9 and ADU application packages.</p>	<p>Same as above.</p>	<p>Same as above</p>

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
<b>Fair Housing Enforcement and Outreach - Low Priority</b>			
Resources for fair housing agencies and organizations	<b>H-6.A. Funding to Support Fair Housing.</b> Continue to allocate funds to support local nonprofit organizations for fair housing counseling and education and outreach efforts.	Citywide	Achieve a 10% increase in low-income persons assisted by ECHO Housing over what was reported in the 2022-2023 Annual Action Plan, which estimated service to 15 low-income persons for Fair Housing and 80 persons for Tenant Landlord issues.  Achieve the increase by December 2027.
Collaboration	<b>H-2.C. Allocate CDBG Funding for Housing.</b> Increase funding for ECHO housing fair housing services if needed.  <b>H-6.C. Collaboration with Community-Based Organizations</b>  <b>H-6.L. Metrics and Goals.</b> Work collaboratively with a mix of residents, business owners, and local non-profits to create data-centered evaluation metrics and establish ongoing City goals and actions. Seek participation from diverse participants representative of the regional population.	Citywide	Same as above
<b>Place-Based Strategies - Low Priority</b>			
Exposure to air pollutants in areas of the City	<b>H-7.E. Reduce Exposure to Environmental Pollution.</b> Includes work through the Enjoy Cleaner Options (ECO) program, implementing the Contra Costa County Local Hazard Mitigation Plan, and adopting a Sustainability Action Plan (SAP).	Focus on the downtown and western area of city.	Report on latest CalEnviroScreen pollution rankings as a part of the Mid-Cycle Review in 2027.

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
			Develop additional strategies if pollution exposure worsens.
Capital Improvement Program (CIP)	<p><b>H-6.I. Enhance Core Area Connectivity.</b> Implement Class 1 bike trails from Core Area to schools and other amenities.</p> <p><b>H-6.M. Capital Improvement Program.</b></p> <ol style="list-style-type: none"> <li>1. Multi-Modal Mobility. Through CIP projects, improve multi-modal mobility to increase access from lower income housing opportunity sites, higher poverty level block groups, higher renter overpayment areas, and higher disabled population areas to jobs, education and amenities. Implements strategies from the City's Rethinking Mobility initiative. Projects include: <ul style="list-style-type: none"> <li>• Locust Street Streetscape reconstruction to improve ADA accessibility and provide enhancements to address increased intensity of downtown development.</li> <li>• Pedestrian improvements at non-signalized intersections</li> <li>• Parkside Dr. Sidewalk Gap Closure to improve connectivity between the residential areas to the west and the Walnut Creek BART station Shadelands Multimodal Improvements to support recent rezoning for livable communities.</li> <li>• Lincoln Ave Ped-Bike Path to provide safe access from the Iron Horse Trail to the Library and into the traditional downtown.</li> <li>• School Area Active Transportation and Traffic Calming</li> <li>• Citywide Bicycle Amenities and projects</li> <li>• Walnut Boulevard Sidewalk at Walnut Heights Elementary</li> </ul> </li> </ol>	<p>Focus efforts within and providing improved connectivity to:</p> <ul style="list-style-type: none"> <li>• The City's northwestern, core and southwestern area block groups where 10-20% of households have incomes below the poverty level, as shown on Figure B-7-Poverty Concentration Map;</li> <li>• Where the percent of population with a disability exceeds 15%, as shown on Figure B-22- Percent of People with Disabilities Regional Map, and</li> <li>• Lower Income Inventory sites as shown on Figure B-25.</li> </ul>	<p>Complete eight public improvement projects that benefit higher density or special needs housing projects during the 6<sup>th</sup> Cycle.</p>



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**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<ul style="list-style-type: none"> <li>Olympic Corridor Trail Connector Study and Improvements to connect the Iron Horse Trail to the Lafayette/Moraga Trail.</li> <li>Ygnacio Valley Road Safe and Smart Corridor Study</li> <li>Pursue “complete street” CIP projects for Oakland Boulevard and Mt. Diablo Corridor transportation improvements per West Downtown Specific Plan</li> </ul> <p>2. Parks and Recreation. Implement the 2025 Parks Vision Plan to help meet the recreational needs generated by new residential development.</p> <ul style="list-style-type: none"> <li>Continue to maintain the City's 22 parks and 5 designated open space areas.</li> <li>Complete the design process for replacement of the Heather Farm (Clarke) Swim Center.</li> <li>Complete Arbolado Park Improvements Planning &amp; Outreach</li> <li>Provide All-Weather Sports Fields at HFP</li> <li>Provide Tice Sports Field Lighting and sand volleyball courts to support youth sport leagues.</li> <li>Improve Old Oak Park</li> <li>Complete various park and open space facility projects.</li> </ul>		
Specific Plan implementation	As a part of Program <b>H-4.K - Building Envelope Analysis</b> , determine if specific plan standards and review processes affect attainment of residential density in those areas.	Specific Plan areas	See Program H-4.K

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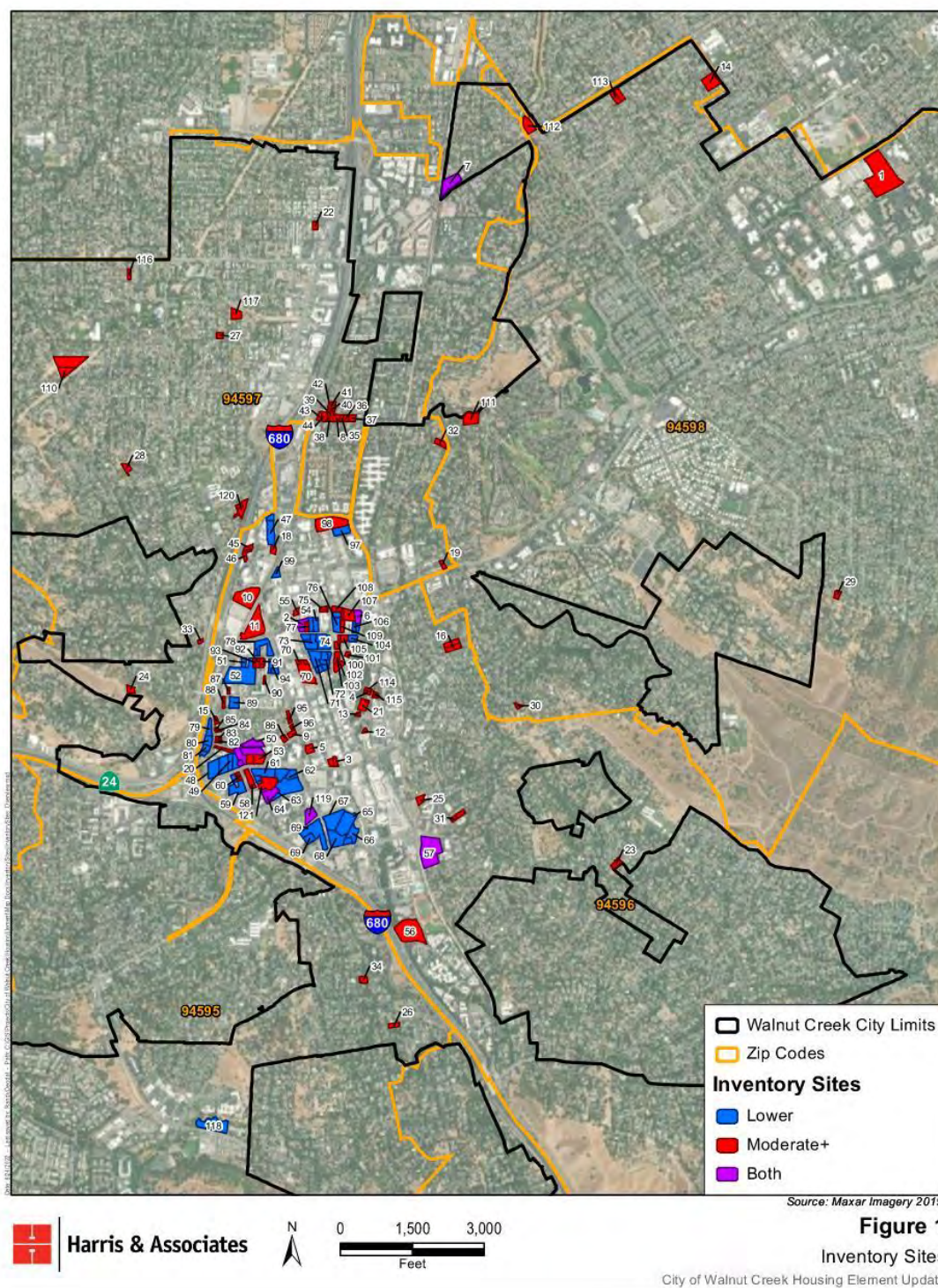
### *Appendix B. Affirmatively Furthering Fair Housing Analysis*

As identified in the assessment of disproportionate housing need and displacement risk there is a shortage of both rental and ownership housing that is affordable to all lower-income households. The City is aware of this affordability issue and has identified the need for a variety of types of affordable housing. The City has incorporated actions throughout the Housing Element goals, policies, and programs to address these factors, and all issues identified in this assessment. The programs in this Housing Element will affirmatively further fair housing, per AB 686, and are intended to address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. Furthermore, the programs in this Housing Element will ensure that the City of Walnut Creek furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the City and the region.

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-26. Sites Inventory Map (Citywide)

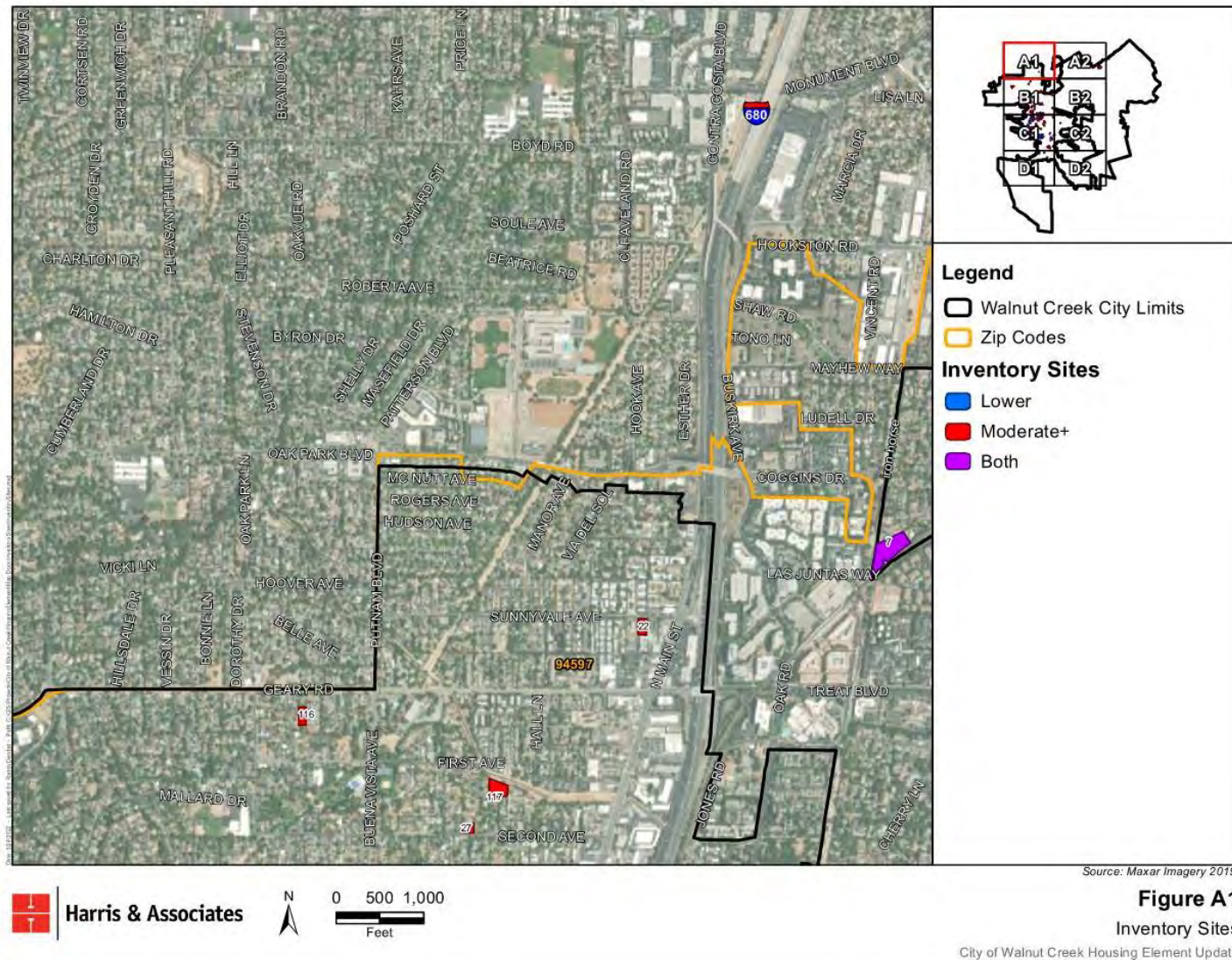




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-27. Sites Inventory Map – A1

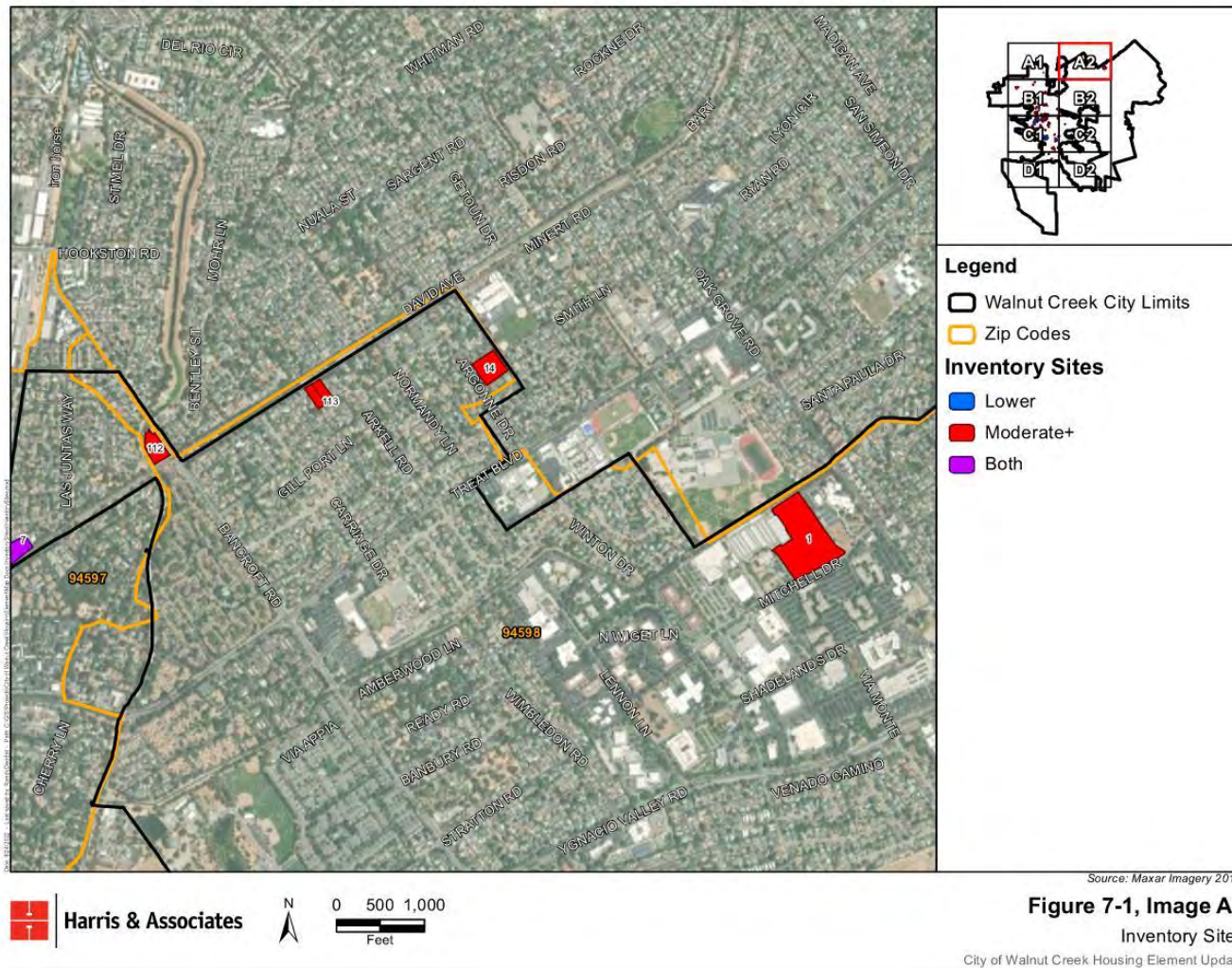




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-28. Sites Inventory Map – A2

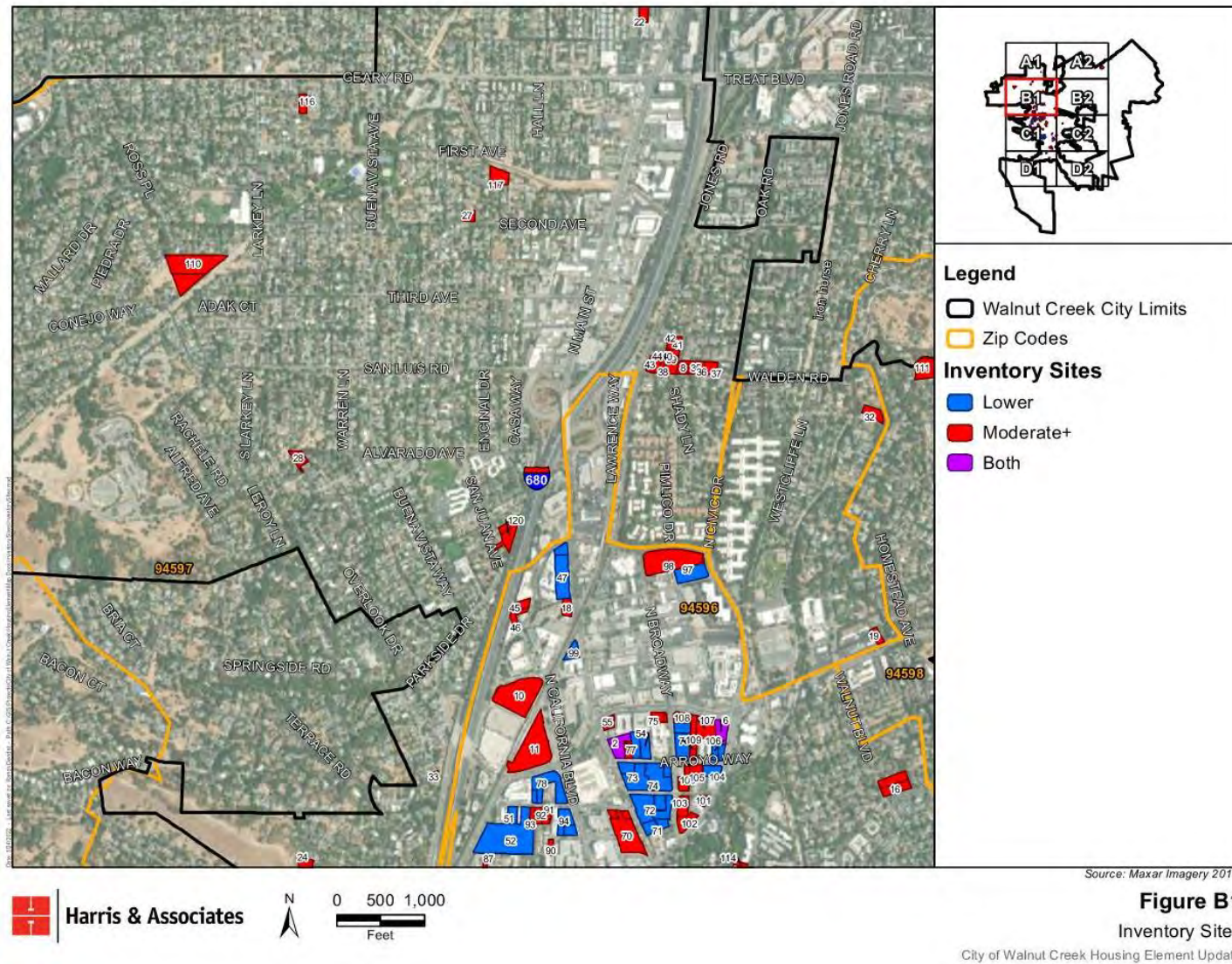




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-29. Sites Inventory Map – B1

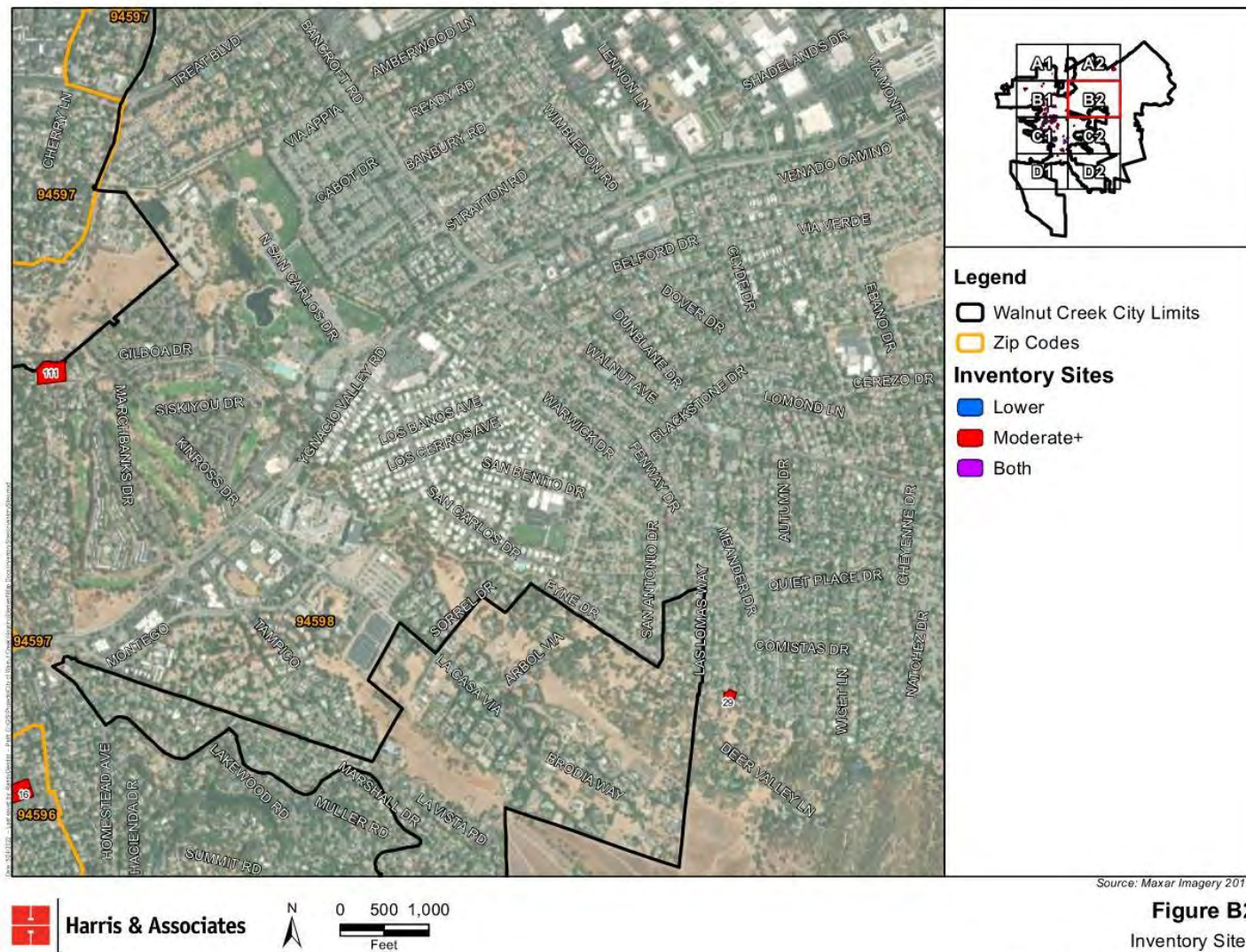




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-30. Sites Inventory Map – B2

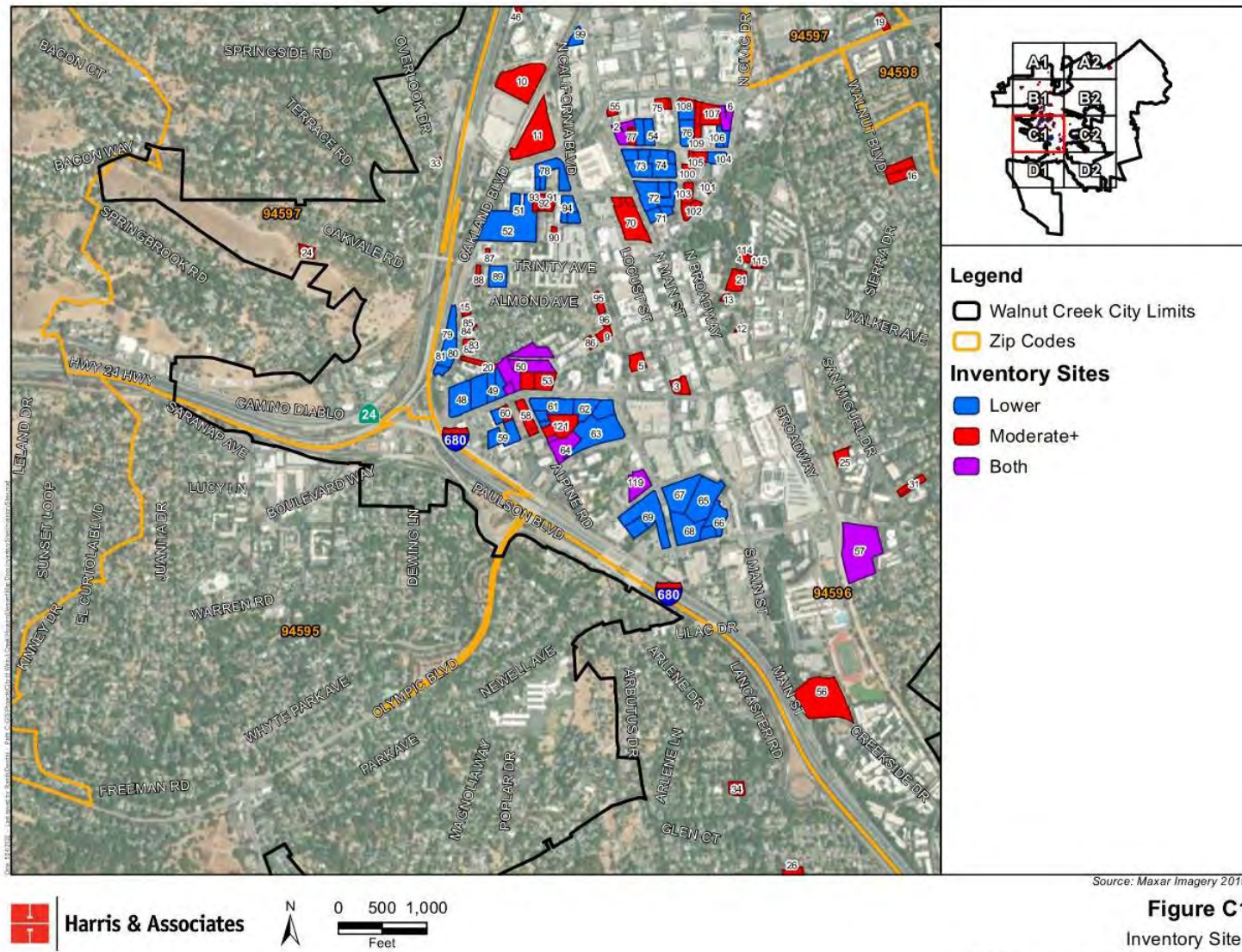




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-31. Sites Inventory Map – C1

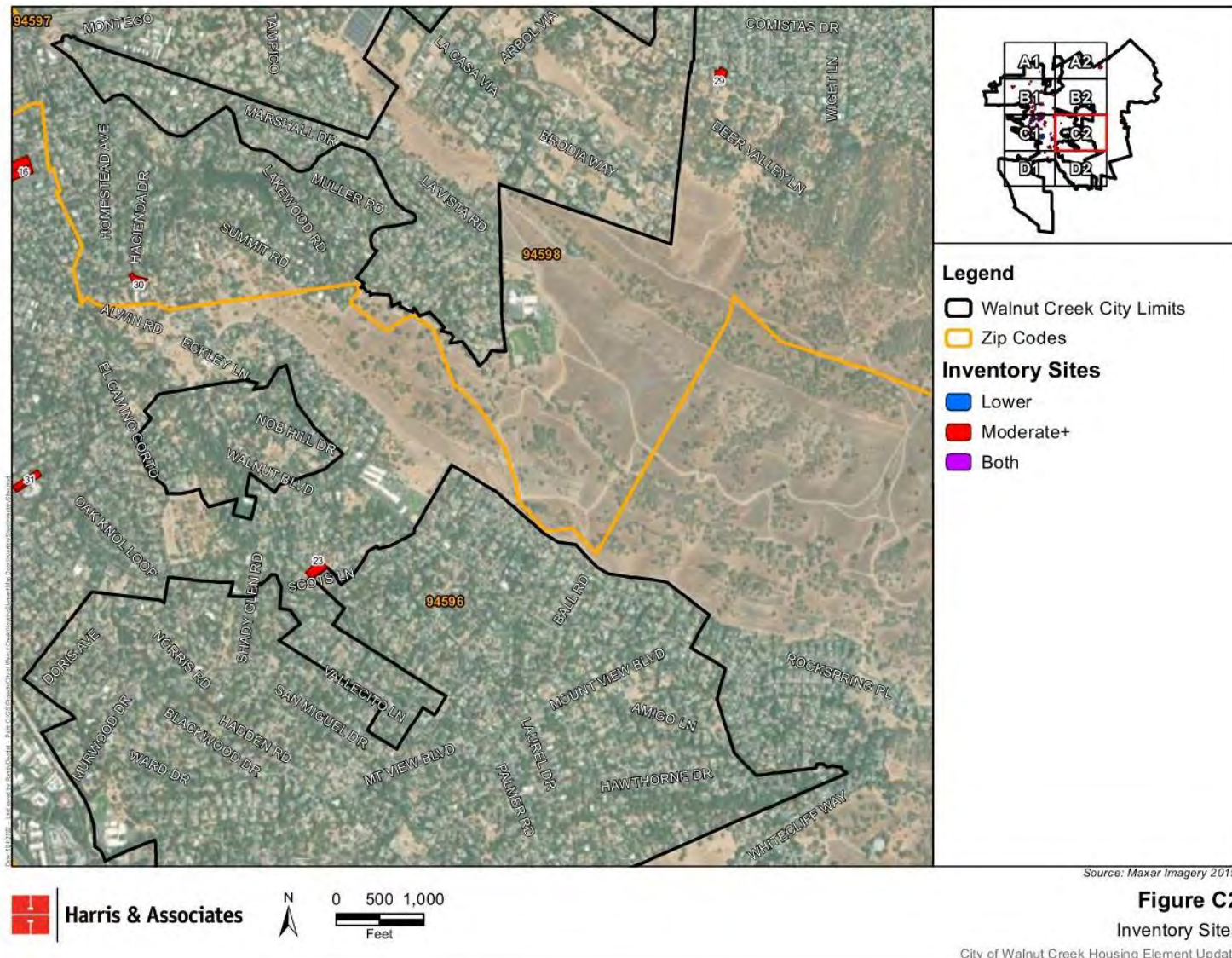




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-32. Sites Inventory Map – C2

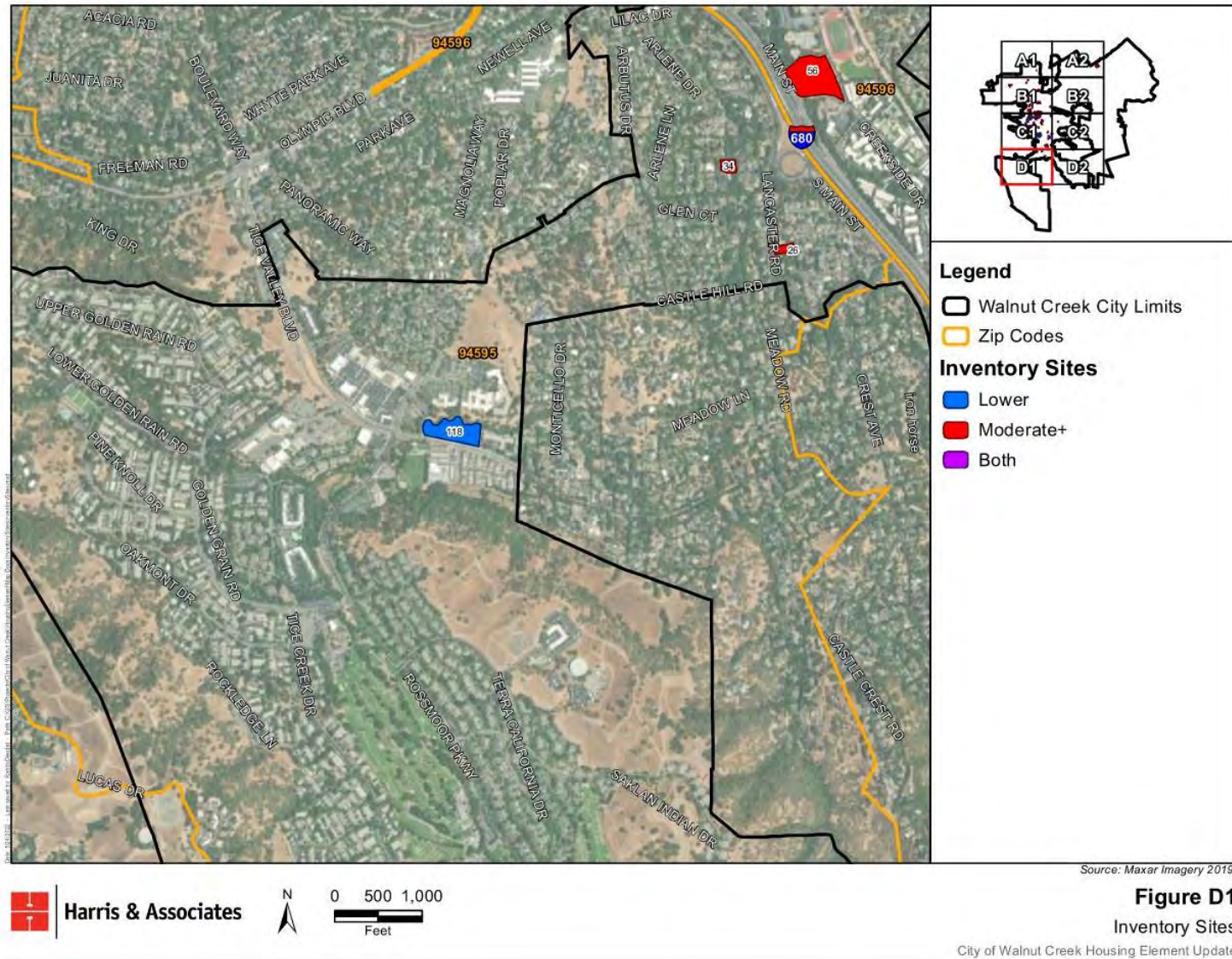




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-33. Sites Inventory Map – D1

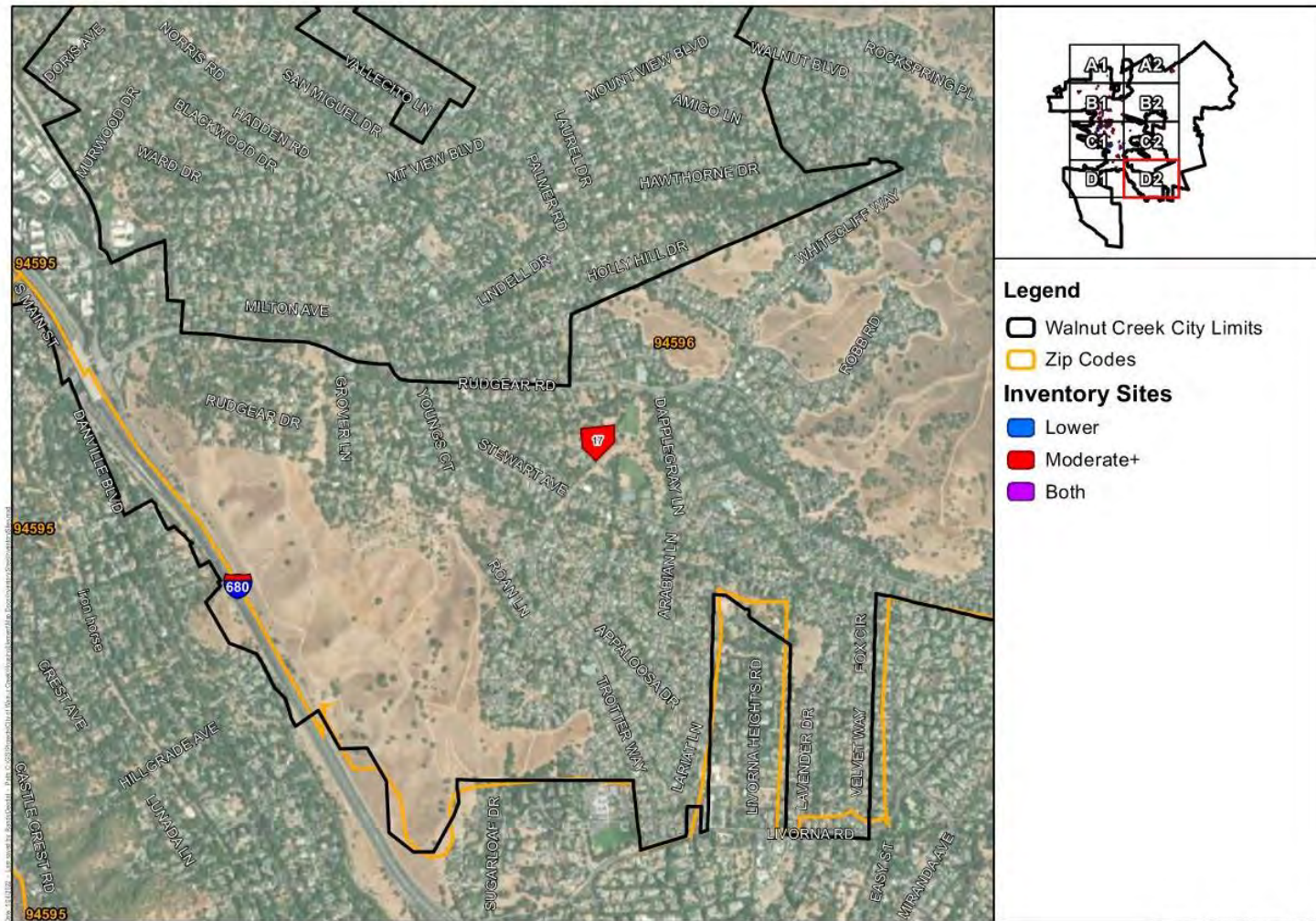




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-34. Sites Inventory Map – D2



Harris & Associates



0 500 1,000  
Feet

**Figure D2**

Inventory Sites

City of Walnut Creek Housing Element Update

## **APPENDIX B. AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS**

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Assembly Bill 686 (AB 686), passed in 2018, requires cities and counties to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes.

AB 686 requires that all housing elements prepared on or after January 1, 2021, include a program with the following:

- An assessment of fair housing within the jurisdiction that includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.
- Affirmatively Further Fair Housing as part of achieving the goals and objectives.
- The Sites Inventory in all housing elements incorporate affirmatively furthering fair housing.

The City of Walnut Creek (City) has completed the following outreach and analysis to inform the Housing Element and all housing goals, policies, and programs to meet State (State or California) law housing requirements. The City’s objective is to promote and Affirmatively Further Fair Housing opportunities throughout the community for all people regardless of age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, and genetic information.

It should be noted that some of the statistics referenced in this appendix might differ from those in Chapter 2, Housing Needs Assessment, of the Housing Element. The data in the Housing Needs was largely obtained from the Association of Bay Area Governments (ABAG) reporting for each community that has been pre-certified by the California Department of Housing and Community Development (HCD). However, additional data research and analysis beyond these

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

parameters of the pre-certified data was required for this appendix. The data utilized in several portions of this appendix are more current than that in the pre-certified data.

## Outreach

As discussed in Appendix A, Public Engagement, the City held two community workshops and several stakeholder meetings; passed out flyers; created a dedicated website; sent out updates to City list-serve accounts, reached out individually to various fair housing providers and developers; posted information at City facilities; and conducted an online public survey (see Appendix A for more in-depth descriptions). In addition, email blasts were sent out to notify people of the opportunity to provide comment at Planning Commission and City Council meetings as a part of the public hearing process. Outreach efforts are summarized below and in detail in Appendix A.

## Community Survey

A public survey was conducted and was available on the City's website from March 4 through May 31, 2022. The results of the survey (contained in Appendix A) indicate lack of affordable housing as the primary issue identified by survey respondents.

## Community Workshops

Community workshops were held on March 21 and April 20, 2022, with notice provided at the February 10, 2022 Planning Commission meeting, the February 15 City Council meeting, at the City's Farmer's Market on March 29, April 3, and April 10, 2022, through the City's HEU project website ([www.walnut-creek.org/HEU](http://www.walnut-creek.org/HEU)) social media announcements, fliers, and the City's email notification system to the affordable housing, housing policy, and housing element update list-serve mailing lists on March 11 and April 10, 2022. Due to the ongoing COVID-19 pandemic, the workshops were held virtually via Zoom on weekday evenings to facilitate participation. During the workshops, public input received clearly indicated that a lack of affordable housing is the primary housing issue facing Walnut Creek from the community's perspective. Appendix A contains the presentations from each workshop, the live polling results, and the minutes from each workshop. The graphic below has been available on the City's website since March 4, 2022.

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### Appendix B. Affirmatively Furthering Fair Housing Analysis



## Stakeholder Outreach

### Walnut Creek Homelessness Task Force

The City's consultant, Harris and Associates, attended the May 4, 2022, Walnut Creek Homelessness Task Force meeting to present information on the Housing Element Update and request input from the Task Force. A summary of this meeting (including input received) is provided in Appendix A.

### Stakeholder Focus Group Meetings

Three stakeholder meetings were held with housing advocacy groups, nonprofit service providers, property managers for affordable housing projects, and market rate and affordable housing developers. The meetings were held to obtain input on housing needs/opportunities, as well as ways the City can encourage housing (including affordable housing).

### Fair Housing Providers, Housing Advocacy Groups, Non-Profit Service Providers and Affordable Housing Project Property Managers

The City made an intentional effort to reach fair housing organizations. City staff invited the Trinity Center, the Eden Council for Hope and Opportunity (ECHO Housing), Shelter Inc., Greenbelt Alliance, Faith Alliance for a Moral Economy, East Bay Housing Coalition, Hope Solutions, Winter Nights Family Shelter, Ensuring Opportunity Ending Poverty, Covia (Home Match)/Front Porch, and Multifaith Action Coalition to meet and discuss housing issues in Walnut Creek. Of the 10 groups, the City met with five housing advocacy groups and non-profit service providers, and two affordable housing property managers on May 25, 2022. Attendees included:



## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

- Leslie Gleason, Trinity Center of Walnut Creek/member of Walnut Creek Homelessness Task Force
- Doug Leich, Multi-Faith Action Coalition/member of East Bay Housing Coalition and Walnut Creek Homelessness Task Force
- Kristen Richard, Property Manager at Oaks Apartments (EAH Housing affordable property)
- John Eckstrom, Shelter Inc./member of Walnut Creek Homelessness Task Force
- Jessica Boyd, Property Manager at Ivy Hill Apartments (affordable property)
- Delia Pedroza, HUD certified mediator with ECHO Housing
- Reverend Sophie DeWitt, East Bay Housing Organization

City staff called the property management entities for projects identified as having affordable units expiring during the 8-year Planning Period (2023–2031) and obtained email addresses. City staff sent an email to the property managers of these projects on May 19, 2022, to invite them to the May 25, 2022, stakeholder meeting with fair housing providers and non-profit service providers. The email also included the webpage address for the Housing Element Update, City staff contact information and requested input from all residents on housing needs.

The minutes from this meeting are included in Appendix A. Local housing needs and solutions were discussed. The major themes were that more affordable housing units are needed (including extremely low and low-income), there is a high demand for affordable senior and family units, zoning overlays would help to simplify affordable housing development on properties owned by religious institutions, higher grants amounts are needed (City grants), it is important to preserve naturally occurring affordable housing where possible, coordination with developers is needed to preserve at-risk affordable units and rehabilitate properties.

#### **Market Rate Housing Developers**

City staff invited 13 local market rate housing developers, including Hall Equities Group, Brad Griggs Properties, Anton Development, LCA Architects, Align Real Estate, Volkmann Architecture, Vital Building & Enterprises, Douglas Pancake Architects, Perry Architects, Bayrock Multifamily, LLC, Kissane Company, Edward Novak, and Calibr Ventures, to meet to discuss discussing challenges and opportunities when developing affordable housing and providing related services in Walnut Creek. Of the 13 developers, the City met with four market-rate housing developers on May 25, 2022. Attendees included:

- David Balducci, Align Real Estate

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

- Andy Byde, Calibr Ventures
- Brandon Dinon, Anton Development
- Brandon Griggs, Brad Griggs Properties

The minutes from this meeting are included in Appendix A. The comments and recommendations included reworking the development entitlement and application process to streamline and reduce the time and expense, by-right residential zoning, allowing higher density bonuses than State law allows, capacity building and training for City staff in regard to state housing legislation, reductions to City impact fees, and the facilitation of commercial conversions to residential.

#### **Affordable Housing Developers**

City staff invited two affordable housing developers, including Satellite Affordable Housing Associates and Resources for Community Development, to meet and discuss challenges and opportunities when developing affordable housing and providing related services in Walnut Creek. On May 26, 2022, City staff met with both housing developers. Attendees included:

- Eve Stewart, Satellite Affordable Housing Associates
- Norma Guzman, Resources for Community Development

The minutes from this meeting are included in Appendix A. The comments and recommendations included looking for a local Senate Bill (SB) 35 replacement to extend streamlining after its sunset, reduction of parking minimums, increase of height allowances, reduction/removal of City impact fees for affordable housing, general streamlining for project entitlements, by-right zoning for affordable developments, language clarification for overlay districts that allow residential developments in commercial areas, and collaborations with faith-based organizations to develop affordable housing.

#### **Additional Developer Outreach**

Following the focus group meetings, the City met one-on-one with Stuart Greundi of Bayrock Multifamily, LLC on May 31, 2022. In addition, the City facilitated a follow-up meeting held June 15, 2022 with interested developers and religious institutions to foster potential partnerships pursuant to AB 1851.

The City also benefited from outreach led by the Contra Costa County Collaborative (C4). On April 20, 2022, C4 held a panel discussion with affordable housing developers. Panelists were Elizabeth Kuwada, Mercy Housing; Dixie Baus, Eden Housing; Sarah Walker, National Community Renaissance; and Parker Evans, Mutual Housing. The panelists discussed the

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

challenges of building affordable housing, and identified incentives, solutions, and project characteristics most conducive to realizing affordable housing. Overall, the developers sought support from City staff for streamlining and flexibility in project design. Please see Chapter 3, Housing Constraints, for additional information and insights from the developer panel.

## Assessment of Fair Housing Issues

### Summary of Data Results and Findings

As detailed in the data and analysis presented in this section of the Housing Element, Walnut Creek faces the following fair housing issues:

- **A lack of affordable housing (which in turn results in a lack of housing choice) is a high-priority fair housing issue.** As shown in the data presented in this section of the Housing Element, Walnut Creek residents are significantly cost-burdened. Specifically, 42.8% of renters and 28.4% of homeowners spend more than 30% of their income in housing costs. While the Walnut Creek has lower percentages of cost-burdened households than Contra Costa County (Contra Costa or County) as a whole, this represents a significant amount. The Housing Plan contained in Chapter 8 of this Housing Element includes 20 programs to encourage, facilitate and expand affordable housing in the City at all income levels. These programs are also listed in **Table B-24** of this Appendix.
- **Income Segregation within Walnut Creek’s neighborhoods is a high-priority housing issue.** Analysis from the ABAG/MTC AFFH Segregation Report for Walnut Creek indicates that Above Moderate-income residents are the most isolated income group in Walnut Creek, with the average Above Moderate-income resident residing in a neighborhood that is 60.8% Above Moderate-income. Among all income groups, Moderate Income population has changed the most over time, becoming more segregated from other income groups between 2010 and 2015. Segregation between lower-income residents and residents who are not lower income, however, decreased during that same time period. This underscores the need for programs that address increasing Moderate Income housing unit production in Walnut Creek neighborhoods.
- **Displacement is a medium-priority fair housing issue in Walnut Creek.** Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. As housing costs increase, displacement has become a greater concern in the Bay Area. According to research from the University of California, Berkeley, Walnut Creek has communities sensitive to displacement risk. However, this is a regional

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

phenomenon linked to the broader economic pressures of housing costs and job markets. Regardless, in an effort to proactively address displacement in Walnut Creek, Chapter 8 of this Housing Element includes ~~six–nine~~ programs to help address the risks of displacement. These programs are also listed in **Table B-24** of this Appendix B.

- **Fair housing enforcement and outreach capacity is another issue in the City.** The City of Walnut Creek contracts with ECHO Housing, a Department of Housing and Urban Development (HUD)-approved housing counseling agency dedicated to affirmatively furthering fair housing choice through fair housing counseling, investigation, mediation, enforcement, and education. While residents are provided fair housing services, the 2020-2025 Contra Costa AI suggests that fair housing service providers may not be able to meet existing needs of residents due to a lack of capacity. To help increase capacity for ECHO Housing and other fair housing organizations, the City has included four programs. These programs are also listed in **Table B-24** of this Appendix B.
- **Exposure to Environmental Hazards is a secondary fair housing issue in Walnut Creek.** According to the U.S. Department of Housing and Urban Development's Environmental Health Hazard Index, the downtown and western areas of Walnut Creek have a higher exposure to environmental hazards (air quality), while those further to the east have lower exposures. The City has already taken several steps to reduce pollutants and greenhouse gas emissions. However, in an effort to continue to mitigate air pollution, the Housing Plan includes five programs. These programs are also listed in **Table B-24** of this Appendix B.
- **Lack of Regional and Local Cooperation.** The US Department of Housing and Urban Development (HUD) and other local data sources show that census tracts with the highest numbers of Black and Hispanic residents have the lowest scores of access to opportunity. Among other contributing factors, lack of regional and local cooperation plays a role in lack of access to opportunity. To mitigate this, the City included five programs in Chapter 8 of this Housing Element to help encourage regional and local collaboration. These programs are also listed in **Table B-24** of this Appendix B.

## Housing Element Requirement

California Government Code, Section 65583(c)(10)(A)(ii), requires all counties in California to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk.

California Government Code Section 65583(c)(1)(C)(10)(A)(ii) requires the City of Walnut Creek to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

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According to the California Tax Credit Allocation Committee (TCAC)/HCD 2020 Opportunity Areas Map, of the 21 census tracts in Walnut Creek, 18 are High or Highest Resource areas with only 3 tracts designated as Moderate Resource areas. There are no Low Resource areas or Disadvantaged Communities within Walnut Creek.

Highest and High Resource areas are those with the highest index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentrations of poverty, and low levels of environmental pollutants, among other factors. The designations of predominantly Highest and High Resource areas across the City of Walnut Creek is likely a result of a strong business core, access to large employers, access to public transportation, and good environmental indicators in most, if not all, of the City, which have resulted in high property values.

To assist in this analysis of integration and segregation, HCD and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the State “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low-income Housing Tax Credits (LIHTCs).” The maps are created using composite scores of three different “domains,” each consisting of a set of indicators. The maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30% of population under federal poverty line.
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for African Americans, Hispanics, Asians, or all people of color in comparison to Contra Costa County high segregation and poverty census tracts are, therefore, areas of over-concentrated low-income and minority households with limited access to resources and pathways to success.

## Data Sources

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues in addition to the designations provided by the 2022 TCAC/HCD Opportunity Area Map (described in the next section). Data for disability was available at the City and regional (County subdivision) levels, while data for poverty rates, opportunity areas, housing cost burden, jobs proximity, and diversity were available at the block group level, and data for familial status was available at the zip code level. The City used the

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

most localized levels of data available for this analysis and the 2020 American Community Survey (ACS) 5-Year Estimates for consistency with the demographic data prepared in the Bay Area Association of Governments pre-certified data packet and incorporated into the Housing Element. The City also benefited from the “Assessment of Fair Housing: Contra Costa County Regional Analysis” prepared by MIG for C4. Information from the 2020-2025 Analysis of Impediments to Fair Housing Choice for Contra Costa County (Contra Costa AI) was also used for the analysis.

HCD provides a statewide AFFH Data Viewer (AFFH Data Viewer) that assembles various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The City used the AFFH Data Viewer in combination with other local and regional data as directed by HCD. The AFFH map data layers are organized by:

- Fair Housing Enforcement and Outreach Capacity.
- Segregation and Integration.
- Disparities in Access to Opportunity.
- Disproportionate Housing Needs, including Displacement Risks.
- Racially and Ethnically Concentrated Areas of Poverty and Affluence, and
- Supplemental Data.

## California Tax Credit Allocation Committee/California Department of Housing and Community Development Opportunity Areas Map

### Background

The 2022 TCAC/HCD Opportunity Area map uses composite index scores of three different domains (economic, environmental, and education) to categorize tracts as low, moderate, or high resource. TCAC and HCD identify between one and five indicators for each domain. The indicators are:

- Poverty.
- Adult education.
- Employment.
- Job proximity.
- Median home value.

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

- Exposures and environmental effects, as measured for CalEnviroScreen 3.0.
- Math proficiency.
- Reading proficiency.
- High School graduation rates, and
- Student poverty rate.

Higher index scores indicate higher levels of access to opportunity. Scores are displayed in “Disparity in Access to Opportunity” AFFH map data layers. As described in this appendix, the City analyzed several additional factors to assess patterns that may further fair housing issues and to identify actions to combat these barriers to accessing opportunities. Categorization is based on percentile rankings for census tracts within the Contra Costa County region and higher composite scores mean higher resources.

#### Walnut Creek Opportunity Map Scores and Categories

Of the 21 census tracts in Walnut Creek, 18 are High or Highest Resource areas with only 3 tracts designated as Moderate Resource areas. There are no Low Resource areas or Disadvantaged Communities (per the TCAC/HCD Opportunity Map) within Walnut Creek. Within Contra Costa County, most of the high and highest resource areas are located within the southern and central parts of the County.

Table B-1, Opportunity Area Map Scores and Categorization, shows the scores by domain for each census tract. Figure B-1, TCAC/HCD Opportunity Area Map (located at the end of this appendix), illustrates the categorization of resource areas in and around the City.



## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-1. Opportunity Area Map Scores and Categorization**

CENSUS TRACT	ECONOMIC DOMAIN SCORE	ENVIRONMENTAL DOMAIN SCORE	EDUCATION DOMAIN SCORE	COMPOSITE INDEX SCORE	FINAL CATEGORY
06013325000	0.440	0.706	0.781	0.312	High Resource
06013334200	0.627	0.547	0.819	0.421	High Resource
06013337300	0.372	0.867	0.602	0.140	Moderate Resource
06013338201	0.414	0.828	0.623	0.188	High Resource
06013338203	0.600	0.316	0.576	0.133	Moderate Resource
06013338204	0.592	0.751	0.686	0.336	High Resource
06013338301	0.589	0.889	0.789	0.451	High Resource
06013338302	0.648	0.913	0.842	0.550	Highest Resource
06013339001	0.450	0.450	0.819	0.295	High Resource
06013339002	0.449	0.330	0.855	0.306	High Resource
06013340001	0.330	0.406	0.789	0.161	Moderate Resource
06013340002	0.705	0.484	0.815	0.445	High Resource
06013341000	0.776	0.552	0.867	0.576	Highest Resource
06013343001	0.620	0.688	0.850	0.490	Highest Resource
06013343002	0.572	0.691	0.913	0.533	Highest Resource
06013343003	0.724	0.625	0.845	0.533	Highest Resource
06013346101	0.638	0.843	0.845	0.528	Highest Resource
06013351101	0.300	0.970	0.947	0.477	High Resource
06013351102	0.135	0.909	0.921	0.272	High Resource
06013351103	0.203	0.944	0.894	0.327	High Resource
06013355302	0.694	0.879	0.811	0.533	Highest Resource

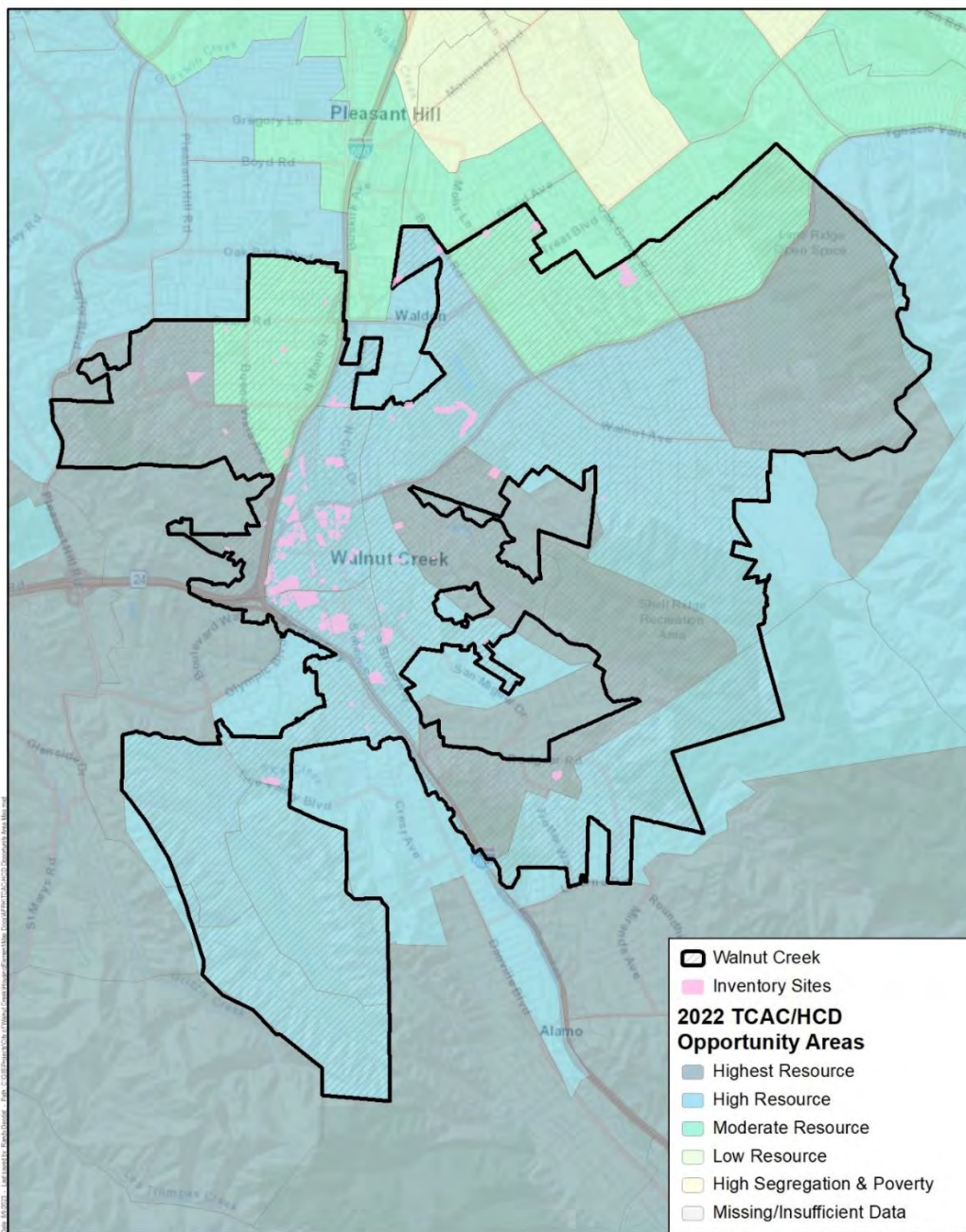
Source: 2022 TCAC/HCD Opportunity Area Maps.

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Figure B-1. TCAC/HCD Opportunity Area Map**

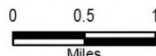
*[Editor's note: Map was modified to reflect updated Sites Inventory]*



Source: California Tax Credit Allocation Committee 2022.



Harris & Associates



**2022 TCAC/HCD Opportunity Map**

City of Walnut Creek Affirmatively Furthering Fair Housing

## Patterns of Integration and Segregation

Segregation is defined as the separation or isolation of a race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealings between persons or groups, by separate educational facilities, or by other discriminatory means.<sup>1</sup> To measure segregation in a given jurisdiction, HUD provides racial or ethnic dissimilarity trends.<sup>2</sup> Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community.

### Segregation Patterns in the Bay Area

Across the Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups.<sup>3</sup> The highest levels of racial segregation occur between the Black and White populations.<sup>4</sup> As indicated by the AFFH Segregation Report prepared by ABAG and the University of California Merced (UC Merced), the amount of racial segregation within Bay Area cities and across jurisdictions in the region has decreased since the year 2000.<sup>5</sup> This finding is consistent with recent research from the Othering and Belonging Institute at the University of California Berkeley (UC Berkeley).<sup>6</sup> UC Berkeley concluded that:

*“Although seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”<sup>7</sup>*

Furthermore, the AFFH Segregation Report found the following:

- Walnut Creek has a higher share of White residents than other jurisdictions in the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents (See Table B-2).
- Regarding income groups, Walnut Creek has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-

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<sup>1</sup> *The Most Segregated Cities and Neighborhoods in the San Francisco Bay Area*, UC Berkeley Othering and Belonging Institute, 11 Oct. 2021, <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

## 2023–2031 Housing Element

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income residents, a similar share of moderate-income residents, and a higher share of above moderate-income residents.

**Table B-2. Racial Isolation Index Values for Segregation Within Walnut Creek**

Race	Walnut Creek			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.109	0.138	0.172	0.245
Black/African American	0.013	0.022	0.030	0.053
Latinx	0.080	0.108	0.122	0.251
White	0.812	0.746	0.651	0.491

Source: IPUMS National Historical Geographic Information System, U.S. Census Bureau, 2020 Census, UC Merced Urban Policy Lab and ABAG/MTC AFFH Segregation Report.

Segregation in the Bay Area is generally more pronounced than in other jurisdictions. Specifically, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups than in other regions in the State.

### Concentrations of Minority Population

There are no census tract block groups designated by TCAC/HCD maps as “High Segregation & Poverty” in Walnut Creek. The 2022 TCAC/HCD Opportunity Areas map combines both poverty and patterns of minority concentrations. Those census tracts that have both a poverty rate of over 30% and are designated as racially segregated are filtered into the “High Segregation & Poverty” category. The term “concentration” is defined as a census tract block group with a proportion of a particular race/ethnic group greater than that of the countywide average for that group.

Per the 2020 ACS 5-Year Estimates, the City has three block groups where the minority population made up over 40% of the population. These groups are located in the north-central portion of the City along Ygnacio Valley Road, and in the northwest corner of the City near Larkey Lane. The majority of the City had block groups where the population is a White majority. There are only two areas in the City where the census tracts have a gap of less than 10% between White and minority populations. Walnut Creek does not have any census tracts with an Asian, African American, Hispanic, or Native American majority. Figure B-2 through Figure B-5 illustrate the concentrations of minorities in general, as well as African American, Hispanic, and Asian populations.

According to the 2010 census data in the AFFH Mapping resources, there were no block groups with minority concentrations or non-White concentrations over 40%. Therefore, the number of census tracts with minority concentrations has increased in the last 10 years.

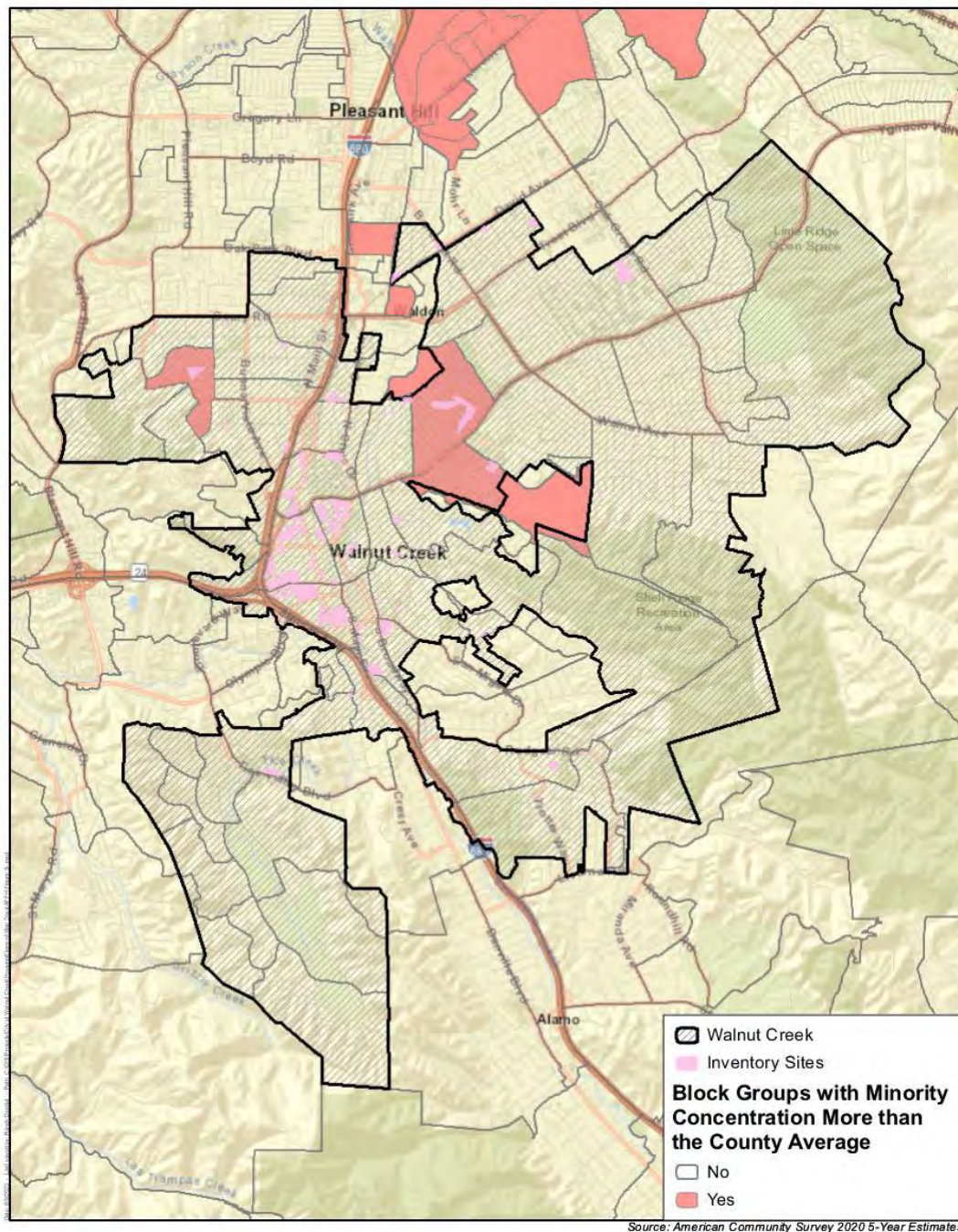


## 2023–2031 Housing Element

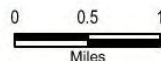
### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-2. Minority Concentration Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



Harris & Associates



Minority  
Concentration

City of Walnut Creek Affirmatively Furthering Fair Housing

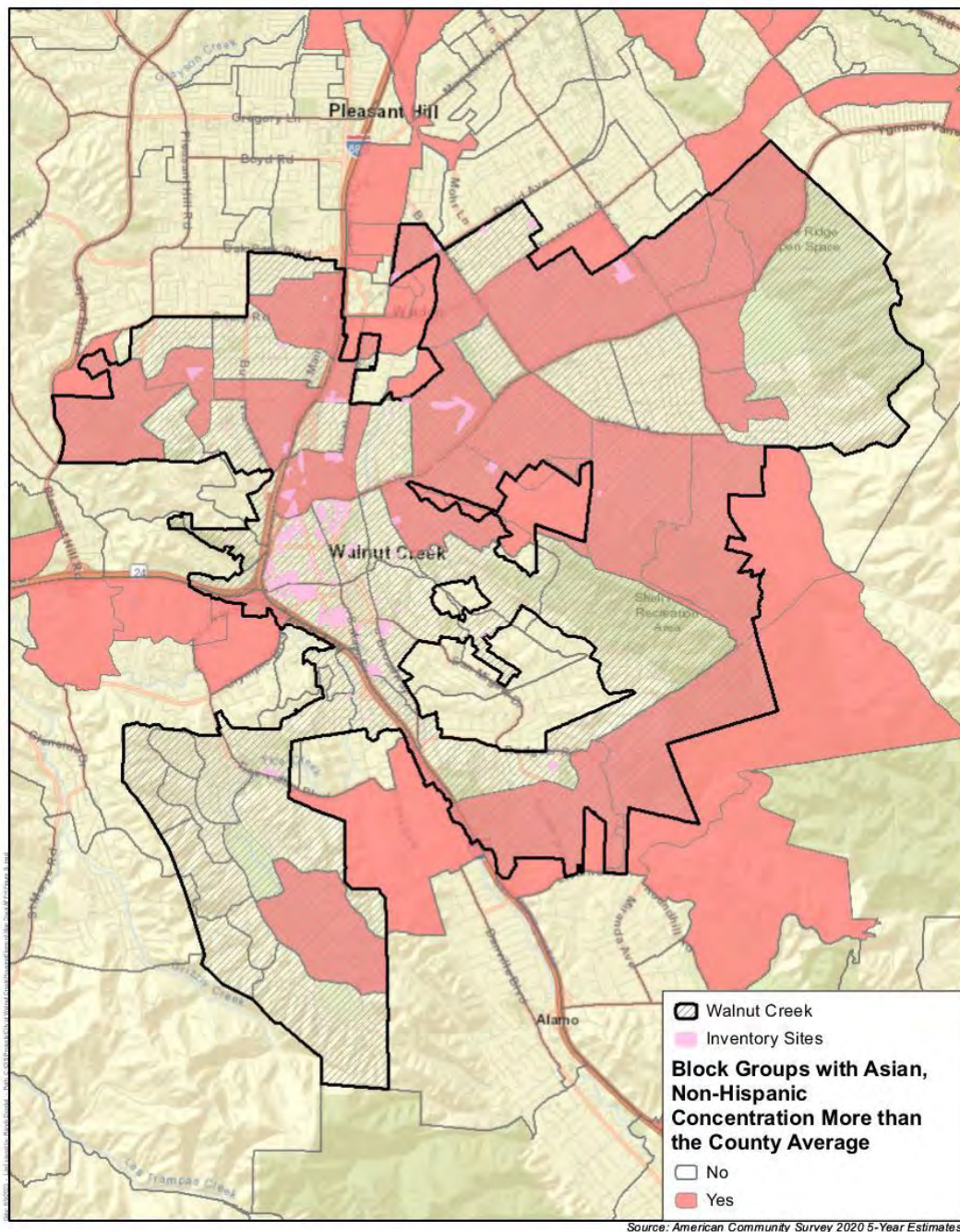


## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-3. Asian, Non-Hispanic Concentration Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



Harris & Associates



0 0.5 1  
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Asian,  
Non-Hispanic Concentration

City of Walnut Creek Affirmatively Furthering Fair Housing

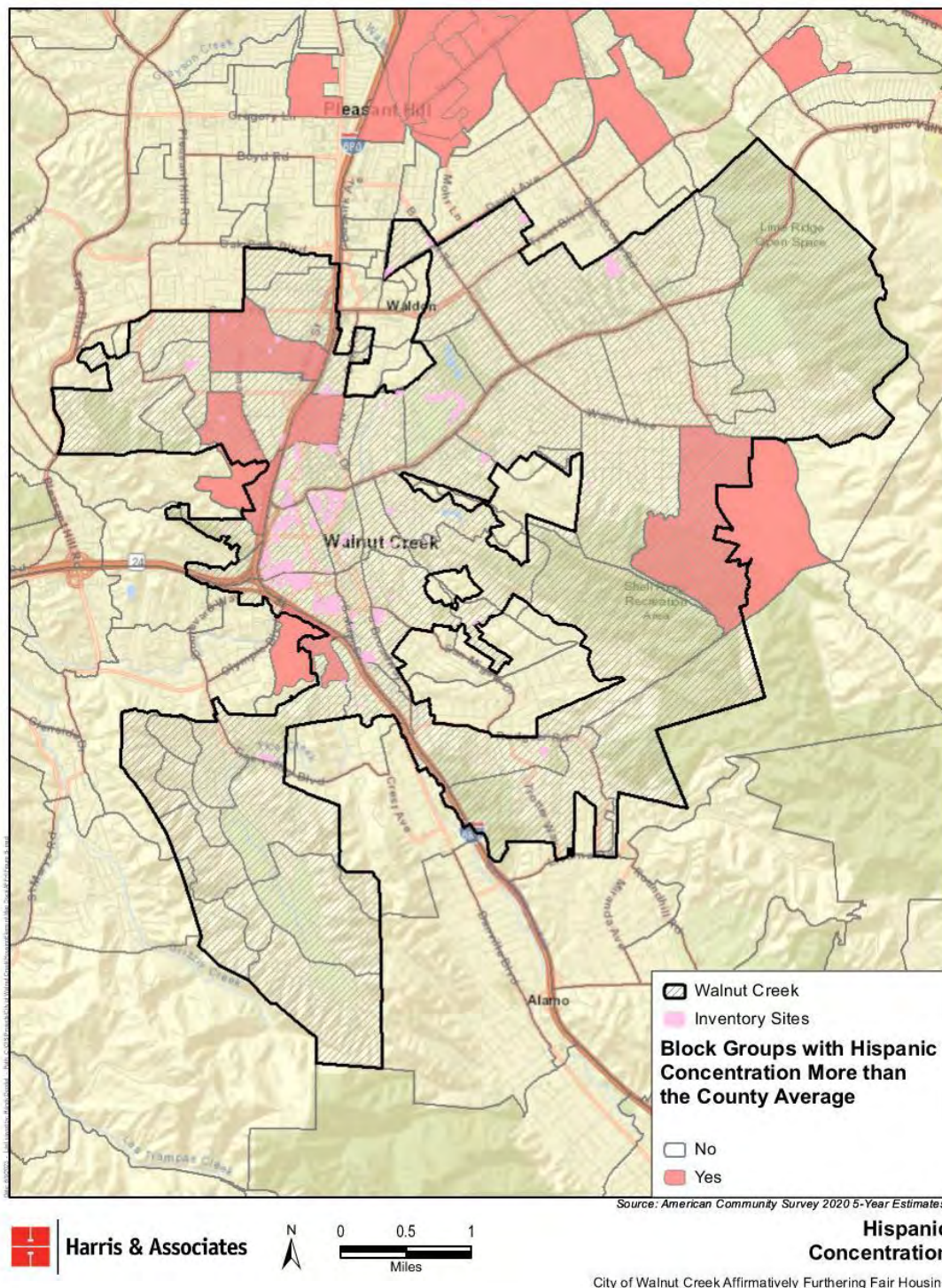


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### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-4. Hispanic Concentration Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



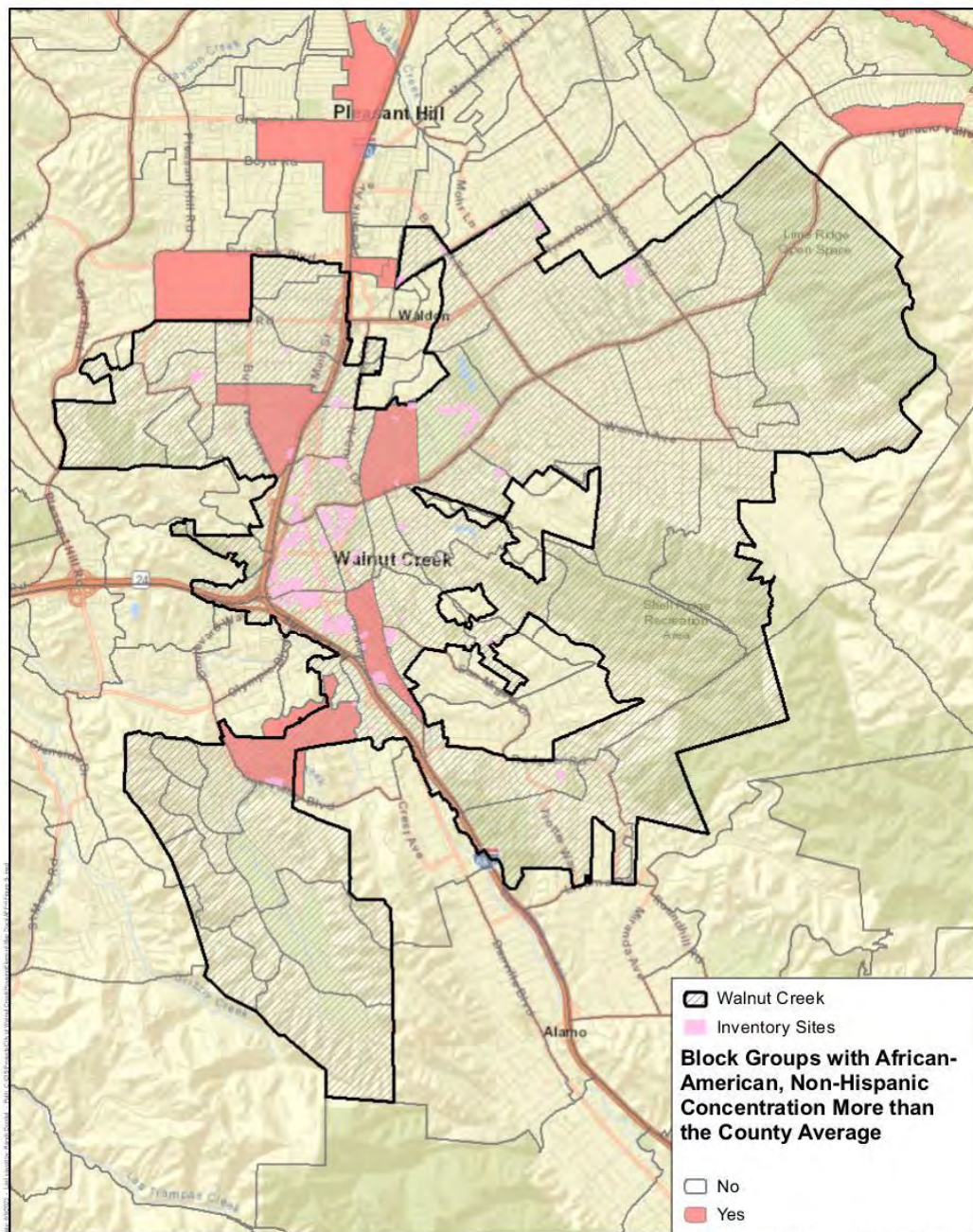


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### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-5. African American, Non-Hispanic Concentration Map

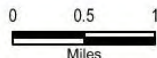
*[Editor's note: Map was modified to reflect updated Sites Inventory]*



Source: American Community Survey 2020 5-Year Estimates.



Harris & Associates



**African-American,  
Non-Hispanic Concentration**

City of Walnut Creek Affirmatively Furthering Fair Housing

#### Areas with Limited English Proficiency

California, and specifically the Bay Area, has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have Limited English Proficiency (LEP).

This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns. Those with LEP may be more susceptible to discrimination due to limited English proficiency.

According to the 2020 5-Year ACS Estimates, approximately 23.8% of Walnut Creek residents were foreign born. This data is important so the City can ensure residents are treated fairly in housing regardless of national origin. The foreign-born portion of the population may be more susceptible to discrimination due to limited English proficiency. The U.S. Census Bureau defines a “linguistically isolated household” as a household in which all members aged 14 years and older speak a non-English language and also speak English less than “very well.” The ACS provides information on households with populations five years of age and over who speak English “less than very well.” In Walnut Creek, the percentage of linguistically isolated population is an estimated 9.1% of the population which is lower than the County rate of 12.9%. The most spoken language for those in Walnut Creek with Limited English Proficiency (LEP) are Asian and other Pacific Islander languages – distinct from the most common language spoken by those with LEP in the County (Spanish).

Language barriers may not only prevent residents from accessing services, information, and housing but may also affect educational attainment and employment.

In order to ensure that residents can access services, information and housing, the City contracts with a service to provide translation and interpretation services. More specifically, per the 2019 Contra Costa AI, “Walnut Creek uses Language Line, a language translation and interpretation service for LEP Persons. Local organizations such as ECHO Housing provides information in Spanish and Bay area Legal Aid used volunteer interpreters/translators to help provide language access and its legal advice line provides council and advice in different languages.”

#### Language Access in the County

The 2019 Contra Costa AI identified that the lack of meaningful language access for individuals with limited English proficiency (LEP) may be a significant contributing factor to fair housing issues in Contra Costa County. The 2019 Contra Costa AI notes, “The County has a Language Access Plan and provides language assistance to persons upon request; however, given the diversity and size of the LEP population in Contra Costa County, a lack of language access in a

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

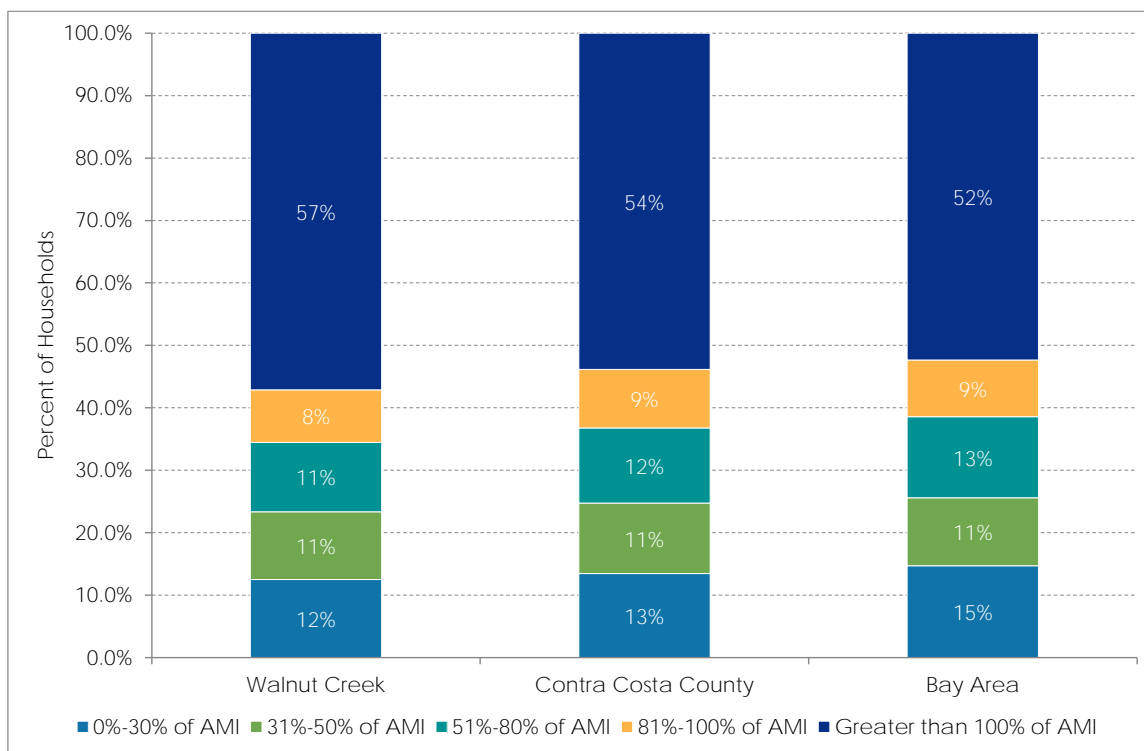
broad range of languages may still limit fair housing outreach efforts.” Walnut Creek and the County as a whole are dedicated assisting LEP individuals in order to achieve fair housing.

## Income Trends and Patterns

The Bay Area is commonly known for its booming economy, highly skilled workforce, competitive wages, and soaring housing costs - Walnut Creek is no exception to this trend. Similarly, to the Bay Area and Contra Costa County, over half of Walnut Creek’s households have a median income greater than Area Median Income (AMI). According to the HCD “Revised State Income Limits for 2021” letter dated December 31, 2021, the 2021 AMI in Contra Costa County was \$125,600.

As shown on Figure 2-22, Households by Household Income Level, 34% of Walnut Creek households had lower incomes, 8% had below median incomes, and 57% of households had above median incomes. **The City has slightly less lower-income households than the County (36%) and the Bay Area (39%) and a higher percentage of above-median income households than the County (54%) and the Bay Area (52%).**

**Figure 2-22. Households by Household Income Level**



Source: HUD, CHAS ACS tabulation, 2013–2017 release.

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### *Appendix B. Affirmatively Furthering Fair Housing Analysis*

As shown in Figure 2-22, Median Income by Block Group (2015-2019), the lowest incomes in Walnut Creek are concentrated in the Southern and Downtown areas of the City. The Southern portion of the City encompasses the Rossmoor Community, an award-winning active senior adult community. This is an important consideration, as residents of the Rossmoor community are typically seniors on fixed incomes that own their own homes. This provides residents of the community with stability and predictability of housing expenditures. Furthermore, the Downtown area of the City includes three Block Groups that range between \$79,700 and \$81,157 and fall below the HCD 2020 State Median Income (\$87,100).

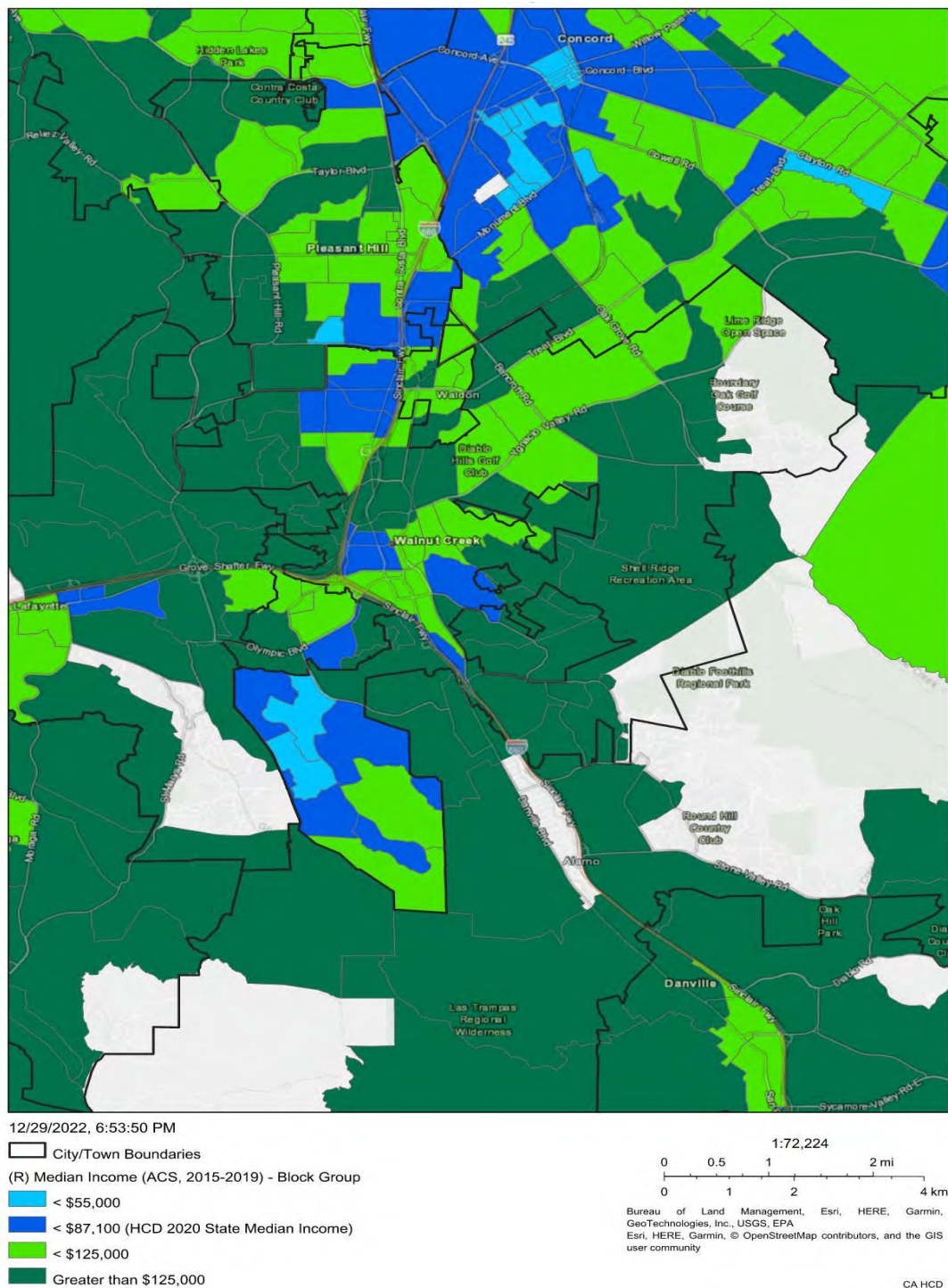


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Figure B-6. Median Income by Block Group (2015-2019)

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



Source: HCD AFFH Data Viewer, U.S. Census 2015-2019 5-Year American Community Survey

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HCD's Intersectional Policy Work webpage asserts the following regarding housing and transportation:

*“After housing, transportation is the second-largest household expense... People who live near transit and job centers drive less, particularly lower income residents. More recently, however, those areas have become less and less affordable. Housing near transit is in high demand, and rents and property values near transit are 10 to 20 percent higher on average than similar homes further from transit. Modeling and analysis by the Legislative Analyst's Office suggest ‘California’s high housing costs cause workers to live further from where they work, likely because reasonably priced housing options are unavailable in locations nearer to where they work.’ When households move further from job- and transit-rich areas to find more affordable homes, they encounter higher transportation costs and longer commutes. Beyond the quality-of-life consequences for individual households, longer commutes also increase greenhouse gas emissions and decrease productivity.”*

As ~~stated~~sustained by HCD, lower-income households benefit from housing near transportation, which provides accessibility to jobs, amenities, and services. Due to the increased demand for housing near transit, lower-income households are much more vulnerable to displacement and housing cost burden. In order to mitigate the effects of increased development near amenities, services, and transportation, Walnut Creek planned for the development of affordable housing near the Downtown area, where lower income families would be less vulnerable to extreme housing cost burden and displacement.

Prioritizing the City's available sites closest to transportation and job centers for lower-income families is an important goal of this Housing Element. However, the City also considers housing mobility to be an important element of helping our community thrive.

To continue its efforts to increase housing mobility, the Housing Plan contains the following programs:

- **H-2.Q.** ~~Assist~~ Faith-Based ~~Properties~~Organizations ~~With Affordable Housing Development~~
- **H-2.R.** Amend Density Bonus Ordinance ~~to Meet and Exceed State Law Requirements~~
- ~~H-4.H. Zoning Ordinance Review and Update~~
- **H-6.G.** Codify Senate Bill 9
- **H-6.H.** ~~Provide~~ Missing-Middle Housing and Housing Mobility Education ~~to Owners~~
- **H-6.I.** Enhance Core Area Connectivity

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- H-6.J. Housing Mobility
- H-6.M. Capital Improvement Program
- H-8.A. Housing Element Annual Progress Report and Mid-Cycle Monitoring

To address prior trends that deterred persons with lower incomes from living in the City, increased development of affordable housing is critical. The Housing Element therefore includes the following programs:

- H-1.B. Technical Assistance to Developers
- H-1.D. Provide a ~~menu~~ Menu of Incentives/Concessions for Developers
- H-2.A. Pursue State and Federal Funding for Affordable Housing
- H-2.B. Local Funding for Affordable Housing
- H-2.D. Facilitate Access to Affordable Housing for Residents
- H-2.E. Community Housing Engagement
- H-2.F. Mortgage Credit Certificate Program
- H-2.G. Improve First Time Homebuyer Assistance Program
- H-2.I. Provide Density Bonus Ordinance Training/Education
- H-2.J. Legislative Advocacy for Affordable Housing
- H-2.K. Coordinate with Contra Costa County for Affordable Housing
- H-2.L. Regional Collaboration on Affordable Housing and Homelessness
- H-2.M. Prioritize Review and Expedite Development of Affordable and Special Needs Projects
- H-2.N. Assist with Development of Affordable Housing
- H-2.O. Funding, Incentives, and Concessions for Extremely Low-Income Developments
- H-2.P. Advertise Available Resources
- H-2.Q. ~~Assist Faith-Based Properties Organizations With Affordable Housing Development~~
- H-2.S. ~~Continue to Allow By-Right Residential Development on Non-Vacant Sites Designated for lower income Households and Used in the~~ Previous Sites Inventory
- H-3.F. Identify Incentives for Larger Housing Units ~~A part of this program requires City to consider and develop financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase affordable housing for identified groups.~~

## Concentration of Poverty

Concentrations of poverty are not prominent in the city. The city's northwestern and southwestern area block groups are the only block groups in the city where 10-20% of



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### Appendix B. Affirmatively Furthering Fair Housing Analysis

households have incomes below the poverty level. No block group in the city approaches the U.S. Department of Housing and Urban Development (HUD) definition of a concentrated area of poverty. Figure B-7, Poverty Concentration Map, identifies concentrations of poverty in Walnut Creek by census block group per the 2020 ACS 5-Year Estimates.

A concentrated area of poverty is defined by HUD as a census tract where the percentage of individuals living in households with incomes below the poverty rate is more than the lesser of 40% or three times the average poverty rate for the metropolitan area. The City is within the San Francisco-Oakland-Berkeley metropolitan area, where the average household poverty rate (according to 2020 ACS 5-Year Estimates) is approximately 8.57%.

While census data cited above does not indicate concentrations of poverty in the city, other data and analysis presented in this section of the Housing Element indicate that the primary fair housing issue in Walnut Creek is a lack of housing choice and mobility caused by a lack of affordable housing. To address this ongoing issue, the Housing Plan contains 20 programs specifically targeted to encourage and facilitate the development of affordable housing units in the City. This effort will increase the number of affordable housing units and support access to resources such as housing choice vouchers, thereby alleviating the lack of housing choice and fostering greater housing mobility. These programs include the following:

- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.C.** Allocate CDBG Funding for Housing
- **H-2.D.** Facilitate Access to Affordable Housing for Residents
- **H-2.E.** Community Housing Engagement
- **H-2.F.** Mortgage Credit Certificate Program
- **H-2.G.** Improve First Time Homebuyer Assistance Program
- **H-2.H.** Housing Choice Voucher Program
- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-2.J.** Legislative Advocacy for Affordable Housing
- **H-2.K.** Coordinate with Contra Costa County for Affordable Housing
- **H-2.L.** Regional Collaboration on Affordable Housing and Homelessness
- **H-2.M.** Prioritize Review and Expedite Development of Affordable and Special Needs Projects

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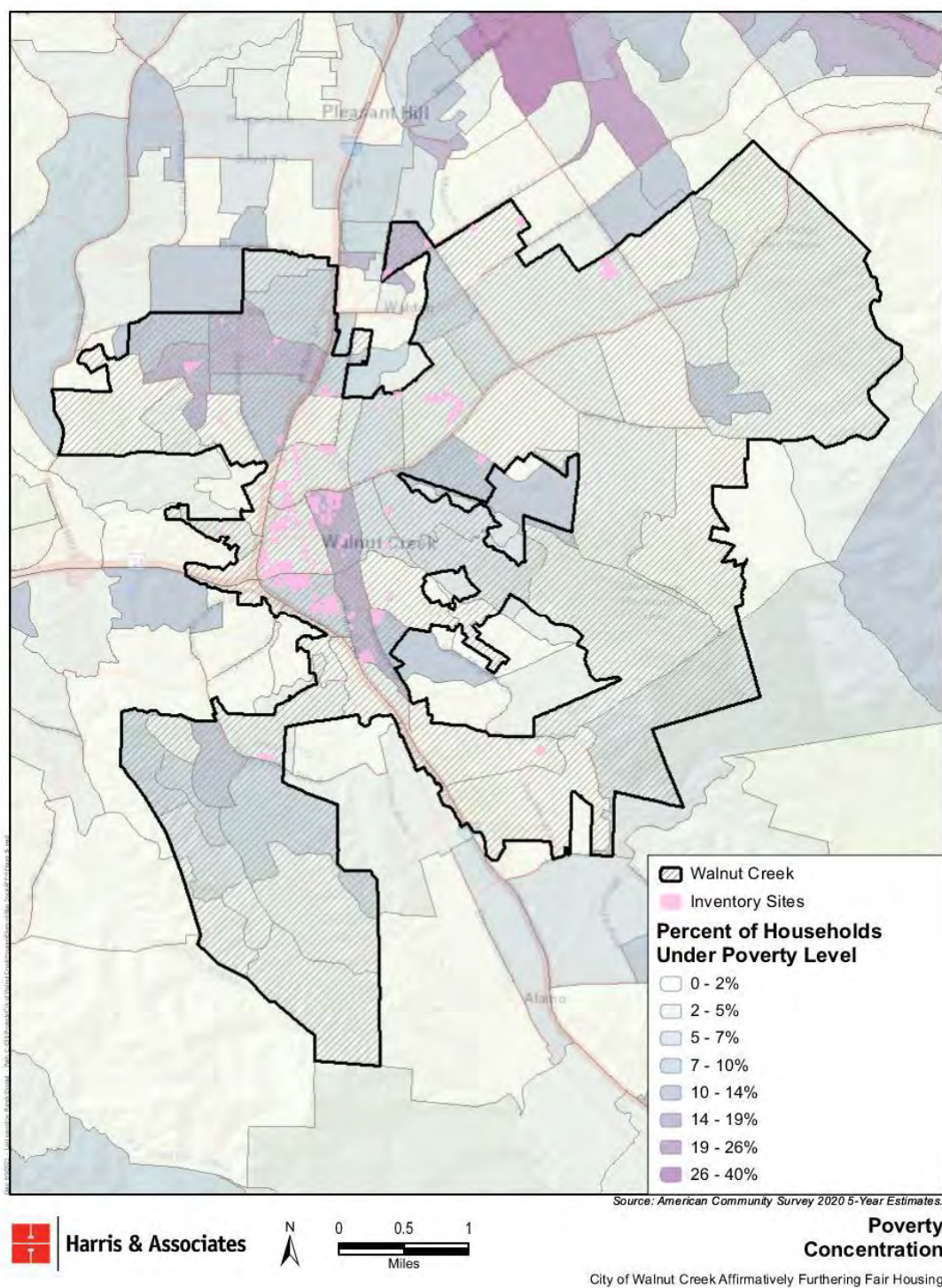
- **H-2.N.** Assist with Development of Affordable Housing
- **H-2.O.** Funding, Incentives, and Concessions for Extremely Low-Income Developments
- **H-2.P.** Advertise Available Resources
- **H-2.Q.** ~~Assist~~ Faith-Based ~~Properties~~Organizations ~~With Affordable Housing Development~~
- **H-2.R.** Amend Density Bonus Ordinance
- **H-2.S.** ~~Continue to Allow By-Right Residential Development on Non-Vacant Sites Designated for lower-income Households and Used in the~~ Previous Sites Inventory
- **H-2.T.** Clarify Mixed-Use Commercial Requirements

### Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are geographic areas with significant concentrations of poverty and minority populations. Identifying R/ECAPS facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws. To identify R/ECAPs, HUD has identified census tracts with the majority of non-White population (greater than 50%) and a poverty rate that exceeds 40% or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord. There are no R/ECAPs in Walnut Creek, as shown on Figure B-8, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map.

**Figure B-7. Poverty Concentration Map**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



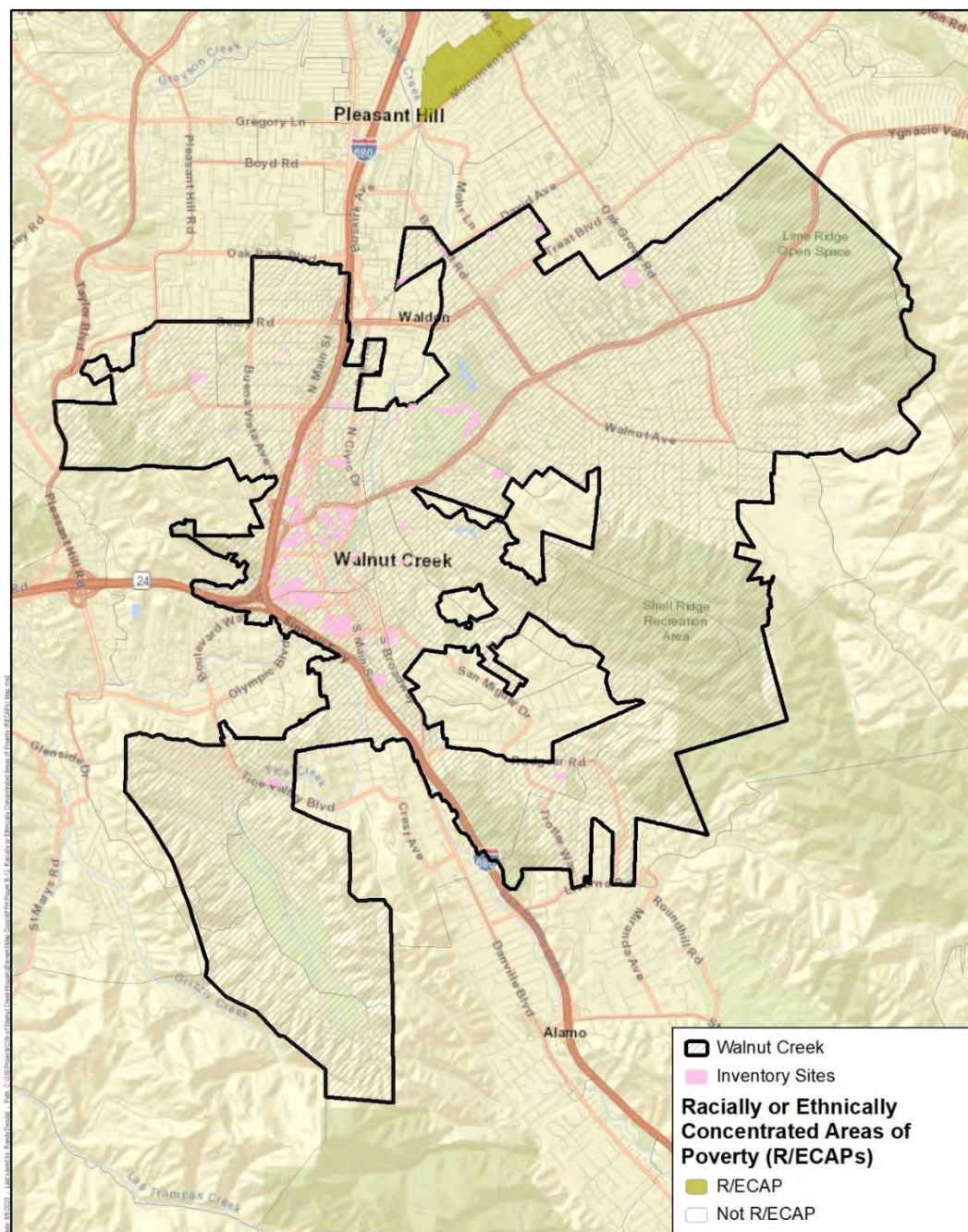


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Figure B-8. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



#### Diversity Index

The Diversity Index from ESRI, an international supplier of geographic information system (GIS) software, web GIS, and geodatabase management applications, represents the likelihood that two people, chosen at random from the same area, belong to different race or ethnic groups. The Housing Element utilizes ESRI's definition of the Diversity Index - ethnic and racial diversity. ESRI's diversity calculations accommodate up to seven race groups: six single-race groups (White, African American, Native American, Asian, Pacific Islander, Some Other Race) and one multiple-race group (two or more races). Each race group is divided into two ethnic origins, Hispanic and Non-Hispanic.

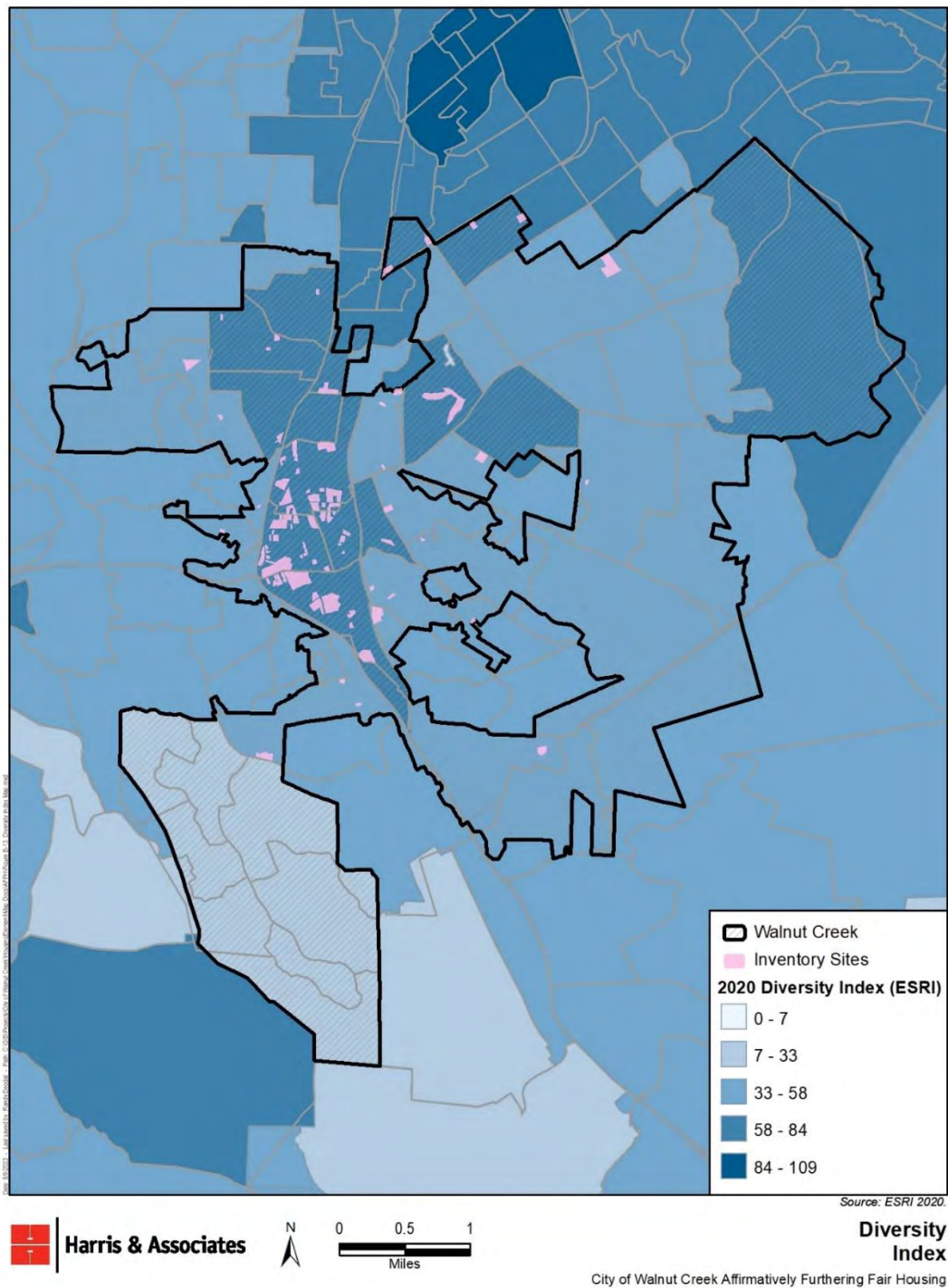
If an area is ethnically diverse, then racial diversity is compounded. The Diversity Index ranges from 0 (no diversity) to 100 (complete diversity). If an area's entire population belongs to one race group and one ethnic group, then an area has 0 diversity. An area's Diversity Index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

The relative diversity of different areas of the City is illustrated through the 2020 Diversity Index by block group seen in Figure B-9, Diversity Index Map. The City has 64 block groups (23 census tracts), which indicate that Walnut Creek has mid-low to mid-high levels of diversity. Specifically, the southwestern area of the city has lower diversity levels on the diversity index. There are 11 census block groups (four census tracts) with a diversity index of 55-85 along the Interstate Highway 680 corridor, and there are eight block groups (three census tracts) near the Boundary Oak Golf Course and Lime Ridge Open Space with a diversity index of 55-70.



**Figure B-9. Diversity Index Map**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



#### Racially Concentrated Areas of Affluence (RCAs)

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to “Racially Concentrated Areas of Affluence: A Preliminary Investigation” authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota (a policy paper published by HUD), RCA is defined as an affluent, White community. The policy paper goes on to state that “Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAs have not been studied extensively or defined precisely by the HCD or HUD. The Housing Element uses a definition recommended by Veronica Tam & Associates, based on her extensive coordination with HCD. That definition uses the percent of White population (i.e., 40%) and median household income (top quartile) as proxies to identify potential areas of racial concentration and affluence.

**According to the 2020 ACS 5-Year Estimates, White, non-Hispanic households in the City have a median annual income of approximately \$104,571, or \$4,118 (3.8%) less than the median income of all Walnut Creek households. In the County, White, non-Hispanic households have a median annual income of approximately \$115,457, or \$11,460 (11.0%) more than the median income of all households in Contra Costa County. This data indicates that White households in Walnut Creek are not as affluent (based on median income) as compared to White households in Contra Costa County. As shown on**



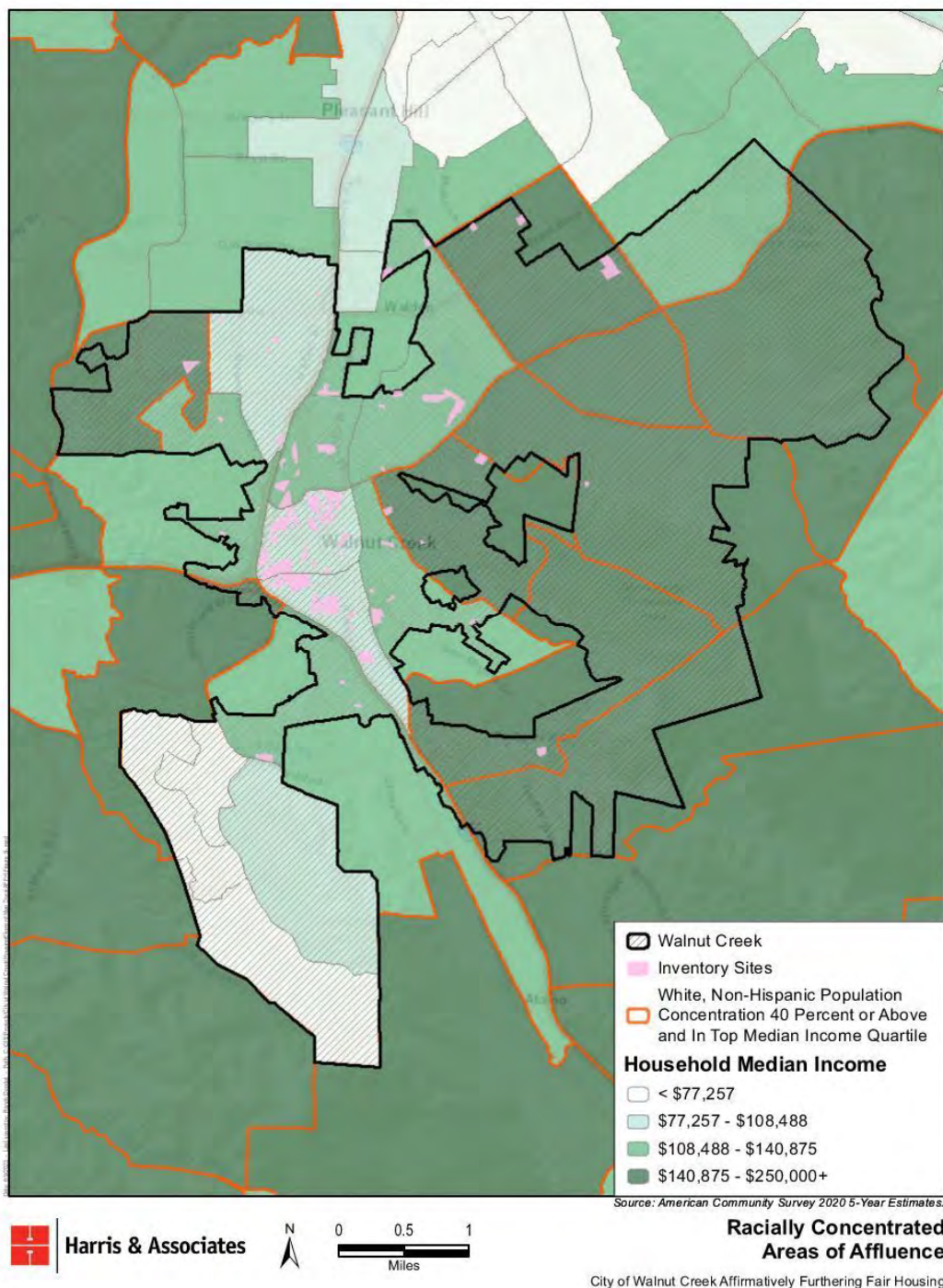
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Figure B-10, Racially Concentrated Areas of Affluence, census tracts with a White, non-Hispanic population over 40% and household income in the top median-income quartile of all City census tracts (greater than \$140,875), are mostly located in the eastern and northwestern portion of the city.

**Figure B-10. Racially Concentrated Areas of Affluence**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



#### Regional Income Segregation (between Walnut Creek and other jurisdictions)

As discussed in the “Patterns of Integration and Segregation” section of this AFFH, ABAG and UC Merced prepared an AFFH Segregation Report for the City of Walnut Creek. According to the AFFH Segregation Report, White residents and above moderate-income residents across the Bay Area are significantly more segregated from other racial and income groups. However, the amount of racial segregation within Bay Area cities and across jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley. UC Berkeley concluded that:

*“Although seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”<sup>2</sup>*

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. When looking at income segregation between jurisdictions in the Bay Area, one can examine how Walnut Creek differs from the region. The income demographics in the City for 2010 and 2015 are shown in Table B-3, Population by Income Group, Walnut Creek and the Region. Through these findings, the AFFH Segregation Report found:

- Walnut Creek had a lower share of very low-income residents than the Bay Area in 2015, a lower share of low-income residents, a similar share of moderate-income residents, and a higher share of above moderate-income residents.

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<sup>2</sup> *The Most Segregated Cities and Neighborhoods in the San Francisco Bay Area*, UC Berkeley Othering and Belonging Institute, 11 Oct. 2021, <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

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**Table B-3. Population by Income Group, Walnut Creek and the Region**

Income Group	Walnut Creek		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	16.52%	20.48%	28.7%
Low-Income (50%-80% AMI)	11.32%	9.58%	14.3%
Moderate-Income (80%-120% AMI)	15.05%	16.86%	17.6%
Above Moderate-Income (>120% AMI)	57.11%	53.08%	39.4%

Source: 2006-2010, 2011-2015, and 2015-2019 5-Year ACS Estimates, HUD, UC Merced Urban Policy Lab and ABAG/MTC AFFH Segregation Report.

Those same data sources show that the above moderate-income residents are the most isolated group at the neighborhood level. Further, the income segregation in Walnut Creek between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions, indicating that lower-income residents are more segregated from other residents within Walnut Creek compared to other jurisdictions in the region.

Furthermore, Aa regional AFFH analysis prepared by the Contra Costa County Collaborative (C4) found “a string of RCAAs running from Danville to Lafayette and that tapers off towards Walnut Creek.” The C4 analysis found that the reduced areas of affluence in Walnut Creek is aligned with the cities’ racial demographics and median income based on data showing that Walnut Creek’s White population (74.05%) and 2019 median household income (\$105,948) was less than that of Danville (80.53% and \$160,808) and Lafayette (81.23% and \$178,889).

~~Table B-~~Table B-4. White, Non-Hispanic Household Income and Household Percentage<sup>2</sup>, ~~White, Non-Hispanic Household Income and Household Percentage~~, presents data from the 2020 ACS 5-Year Estimates. As indicated in—Table B-4~~Table B-2~~, White, non-Hispanic households make up approximately 72.3% of Walnut Creek households, compared to approximately 52.4% of County households, according to the 2020 ACS 5-Year Estimates.

**Table B-4. White, Non-Hispanic Household Income and Household Percentage**

MEDIAN HOUSEHOLD INCOME	CITY OF WALNUT CREEK	CONTRA COSTA COUNTY
All Households	\$108,689	\$103,997
White, Non-Hispanic	\$104,571	\$115,457
White, Non-Hispanic Household Percentage	72.3%	52.4%

Source: American Community Survey 2020 5-Year Estimates.

Neighborhood-Level Income Segregation

The AFFH Segregation Report also discusses neighborhood-level income segregation in the City. According to the report:

- Above-moderate income residents are the most isolated income group in Walnut Creek.
- Walnut Creek has an isolation index of 0.608 for above-moderate residents, which means the average above moderate-income resident in the City lives in a neighborhood that is 60.8% above moderate-income (See ~~Table B-5~~ Table B-5. Income Group Isolation Index Values for Segregation Within Walnut Creek).
- Among all income groups, the moderate-income population’s isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.

Table B-5. Income Group Isolation Index Values for Segregation Within Walnut Creek

Income Group	Walnut Creek		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.251	0.242	0.269
Low-Income (50%-80% AMI)	0.137	0.121	0.145
Moderate-Income (80%-120% AMI)	0.163	0.195	0.183
Above Moderate-Income (>120% AMI)	0.628	0.608	0.507

Source: 2006-2010 and 2015-2019 5-Year ACS Estimates, HUD, UC Merced Urban Policy Lab and ABAG/MTC AFFH Segregation Report.

Furthermore, the AFFH Segregation Report discusses the isolation between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% AMI). This analysis aligns with the requirements described in HCD’s AFFH Guidance Memo for identifying dissimilarity for lower-income households. This dissimilarity index shows the percentage of residents that would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction. As shown on Table B-6. Income Group Dissimilarity Index Values for Segregation Within Walnut Creek, Income Group Dissimilarity Index Values of Segregation Within Walnut Creek:

- Segregation in the City between lower-income residents and residents who are not lower-income decreased between 2010 and 2015, while still being higher than the Bay Area.

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- Segregation in Walnut Creek between residents who are very low-income (earning less than 50% AMI) and those who are above moderate-income (earning above 120% AMI) also decreased between 2010 and 2015, while still being higher than the Bay Area.

**Table B-6. Income Group Dissimilarity Index Values for Segregation Within Walnut Creek**

Income Group	Walnut Creek		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.309	0.274	0.198
Below 50% AMI vs. Above 120% AMI	0.387	0.351	0.253

Source: 2006-2010 and 2015-2019 5-Year ACS Estimates, HUD, UC Merced Urban Policy Lab and ABAG/MTC AFFH Segregation Report.

### Neighborhood-Level Tenure Segregation

Walnut Creek recognizes the importance of promoting fair housing and ensuring that all residents have equal access to safe and affordable housing. As part of the City’s efforts to affirmatively further fair housing, this Housing Element examines the concentration of renters and owners in different areas of the City.

According to the 2021 ACS 5-Year Estimates, the Downtown Core Area of Walnut Creek has a higher concentration of renters than the City as a whole, as shown in Table B-7. Tenure Concentration (Core Area vs. Citywide). Specifically, in the Downtown Core Area, 81% of residents are renters, while 35% of all households in the City are renter households. On the other hand, 65% of the households in the City are owner households, while the Downtown Core Area’s owner households make up 19% of the total households.

**Table B-7. Tenure Concentration (Core Area vs. Citywide)**

TENURE	DOWNTOWN CORE AREA (Tracts 3390.01, .03, and .04)		WALNUT CREEK	
	#	%	#	%
Owner	1,158	19%	20,735	65%
Renter	4,992	81%	11,391	35%
Total	6,150	100%	32,126	100%

Source: 2017-2021 5-Year ACS Estimates.

This disparity in tenure between the Downtown Core Area and entire City may have implications for fair housing, as renters may face different housing challenges than homeowners, such as affordability, stability, and access to resources. The City of Walnut Creek is committed to addressing these challenges and ensuring that all residents have access to safe and affordable housing. To further our efforts in promoting fair housing, Chapter 8. Housing Plan includes the



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### Appendix B. Affirmatively Furthering Fair Housing Analysis

following goals, policies, and programs to protect renters and provide them with more housing opportunities:

- **Goal H-42:** Affordable Housing – To facilitate affordable housing opportunities, particularly for Walnut Creek workers, first-time homebuyers, and lower-income renters.
- **Policy H-2.3:** The City shall encourage, streamline, and give high priority to housing that is affordable to Walnut Creek, first-time homebuyers, and lower-income renters.
- **Policy H-2.14:** The City shall assist extremely low-, very low- and low-income renters with securing affordable housing.
- **Policy H-5.6:** If preservation is not possible, the City shall ensure that renters of 1) at-risk units opting out of low-income use restrictions and 2) homes acquired for public improvement projects are properly noticed and informed of resources available to them for assistance.
- **Program H-5.C. Code Enforcement:** “...the City will continue funding ECHO Housing and referring renters for repairs and habitability issues.”
- **Program H-5.D. ~~Continue the~~ Preservation and Monitoring of Existing and Future Affordable Units:** “...Monitoring: Monitor the units to ensure renters receive proper notifications, education, and support.”
- **Program H-5.E. Replacement Housing:** “... To ensure that any demolished units are replaced, the City will review all available information for the property, reach out to existing renters to determine their income levels, calculate the number of units with lower-income households, and determine if the proposed units are sufficient for replacement.” The City will coordinate with developers to ensure the appropriate numbers of affordable units are built to replace existing units with lower-income households, pursuant to California Government Code, Section 65915.”
- **Program H.5.F Housing Rehabilitation.** Participate in the Contra Costa County Neighborhood Preservation Program (NPP) housing rehabilitation program and publicize the availability of the County’s low-interest loan programs for lower income seniors and other households.
- **Program H-6.E. Legal Assistance for Renters:** The City will continue to contract with ECHO Housing and provide information on housing services provided by ECHO Housing and other nonprofits, such as Centro Legal and Senior Legal Services. Information will be provided on the City’s website, social media outlets, and to community organizations that work with different populations through targeted emails.



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### Appendix B. Affirmatively Furthering Fair Housing Analysis

Additionally, The Housing Plan contained in Chapter 8 of this Housing Element includes 20 programs to encourage, facilitate and expand affordable housing in the City at all income levels. These programs are also listed in ~~Table B-19~~ Table B-24. AFFH Contributing Factors and Programs of this Appendix B. We believe that by addressing the concentration of renters in the Downtown Core Area and promoting equitable housing opportunities across the City, we can help create a more inclusive and equitable community for all residents of Walnut Creek.

#### Displacement in the Downtown Corridor

As discussed in the previous section, the Downtown Corridor of the City is primarily made up of renter and, therefore, lower-income households. In addition, this Housing Element plans for the majority of its lower income sites to be located in the Downtown Corridor. With the concentration of new housing in the Walnut Creek Downtown Corridor, the displacement of residents in the Walnut Creek Downtown Corridor is a concern that needs to be addressed.

High costs of living, which includes exorbitant rents and property prices, has resulted in the displacement of low-income households across California, affecting the social fabric and economic stability of communities, including Walnut Creek. In 2019, the National Low Income Housing Coalition (NLIHC) published an article titled “Gentrification and Neighborhood Revitalization: What’s the Difference?” (2019 Article). In this 2019 Article, NLIHC states the following:

*One case of extreme gentrification is the Bay Area in California, which is undergoing a radical makeover due to the rise in technology companies replacing old industries and jobs. New people moved in to work for these companies and replaced the pre-existing residents. Land values and housing prices increased dramatically, as did the pressure for property owners to get the most out of rents on urban spaces. The Bay Area has become the second densest urbanized area in the country after Los Angeles.*

*The Bay Area has grown radically wealthier, but the newfound wealth coming from the tech, medicine and finance businesses goes to a small percentage of people. (The area has more millionaires and billionaires than New York City.) The upper layers of the labor force are getting paid very well, allowing them to outbid ordinary working people, the elderly, and people with disabilities for homes. This increased competition for housing has left areas like Oakland and the San Francisco Mission less affordable for long-term residents.*

In recent years, California has prioritized Transit Oriented Development (TOD) as a way to reduce greenhouse gas emissions and promote sustainable urban development. TOD is a planning approach that emphasizes the development of compact, mixed-use communities around public transit stations. TOD has become a key component of California's housing policy.

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In 2018, the state passed Senate Bill 828, which requires cities to plan for their fair share of housing, including affordable housing, and to prioritize the development of housing near transit. The State has also allocated funds for TOD projects through its Affordable Housing and Sustainable Communities (AHSC) program.

While TOD has many benefits, it can also lead to the displacement of lower-income families who live near public transportation. The 2021 UCLA Institute of Transportation Studies (2021 UCLA ITS) publication, “Transit Oriented Development Without Displacement: Strategies to Help Pacoima Business Thrive,” speaks to this conundrum:

*TOD, while seeking to advance equitable outcomes for low-income communities of color suffering the brunt of air pollution, climate change, and traffic violence, carries the inherent risk of exacerbating gentrification and displacement in those same communities.*

Local jurisdictions must now balance the need for greenhouse gas emission reductions and proximity to public transit for lower-income families with the obligation to produce affordable housing and protect residents from displacement. To do so, policymakers and planners must prioritize affordable housing and anti-displacement measures in areas near public transportation. According to the 20201 UCLA ITS publication, this can include requiring developers to include affordable housing in new developments through inclusionary housing requirements or density bonus incentives. In addition, jurisdictions can encourage the preservation and development of affordable housing in areas near transportation hubs.

Development for the sake of increasing supply will not protect lower-income families from the effects of gentrification and displacement in the Downtown Corridor. As such, this Housing Element prioritizes the development of lower-income housing in the Downtown Corridor, where families can become vulnerable to displacement resulting from the demand of TOD. Lower-income families are in need of affordable housing at the lowest levels in order to have the opportunity to remain in their communities, while spending a reasonable amount on housing costs and, therefore, finding financial stability.

### Exclusionary Housing Practices

Research on past exclusionary housing practices in the San Francisco Bay Area was also reviewed to learn if such practices were a part of Walnut Creek’s history, and to investigate if past practices have contributed to current housing conditions and areas of affluence. The publication “Roots, Race, & Place – A History of Racially Exclusionary Housing in the San

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

Francisco Bay Area<sup>3</sup> (Roots, Race & Place Report) identified a timeline of racially exclusionary policies and practices in the Bay Area which identified 1880-1966 as a time when racially restrictive covenants and homeowner association (HOA) bylaws resulted in deed restrictions prohibiting the sale or lease of homes to specific racial groups, and bylaws restricting HOA membership by race. The Roots, Race & Place Report identified some municipalities in the Bay Area as among the earliest adopters of explicitly racial exclusionary zoning in the nation and reported that racially restrictive real estate covenants were common across the Bay Area. The Root, Race and Place Report authors also identify implicitly racial zoning, public housing policies, and urban renewal policies that have continued post 1970, as well as “low-density development patterns, consumer preferences for suburban neighborhoods and low tax rates” as exclusionary tactics.

The City of Walnut Creek was incorporated in 1914 as the eighth city in Contra Costa County. At the time, the City had a total land area of 482 acres (compared to 12,700 acres today), consisting primarily of the now-older portion of downtown, plus some residential and industrial areas to the north and west<sup>4</sup>. While rapid suburban development in surrounding communities began with the end of World War II (and benefitted from the opening of the San Francisco-Oakland Bay Bridge in 1936 and the Caldecott Tunnel in 1937, which allowed central Contra Costa County residents to travel by car or bus to San Francisco in under an hour), the strong agricultural economy in Walnut Creek delayed significant suburban development in the city until the mid-1950s.

Walnut Creek adopted its first single-family zoning in 1954, when the City’s population was about 3,000 (compared to approximately 70,000 today), and its first major residential subdivision was developed in 1955 in a former walnut orchard located a couple of miles east of downtown in the Ygnacio Valley. Other single-family residential neighborhoods in the valley continued to develop over the next 20 years, with some multifamily neighborhoods developed in the 1970s and 80s closer to downtown and the Pleasant Hill BART station. In 1964, Rossmoor, a gated retirement community on a 2,200-acre site located a few miles southwest of downtown, opened and

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<sup>3</sup> Moore, Eli, Nicole Montojo, and Nicole Mauri. "Roots, Race, and Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area." Haas Institute for a Fair and Inclusive Society, University of California, Berkeley. October 2019. [haasinstitute.berkeley.edu/ rootsraceplace](https://haas.institute.berkeley.edu/rootsraceplace)

<sup>4</sup> Walnut Creek Historical Society. "Walnut Creek’s History: A Look Back." <https://wchistory.org/history/local-history/>. Accessed 12/12/2022.

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continues to serve seniors with about 6,700 residences. These developments were part of the 4,791 units built in Walnut Creek prior to 1960, and another 8,271 units were built between 1960 to 1969 (ACS, 2019). Thus, 13,062 units, or about 39.3% of Walnut Creek’s current stock of 33,157 housing units, were built prior to 1970 (ACS, 2019).

Walnut Creek was only specifically mentioned once in the Roots, Race & Place Report (p. 52) where it is cited as one of several East Bay cities where “the Black population did not rise above a half of a percent through the early 1970s.” The report links this outcome to the racial steering, blockbusting, and other exclusionary tactics being practiced at the time. Given the history of racially exclusionary practices in the Bay Area, it is possible that Walnut Creek’s development and population were influenced by these past practices. However, the impact of these practices has been reduced in part because approximately 95% of the City’s housing stock was built after the 1948 Supreme Court case *Shelley vs. Kraemer* (which rendered racially restrictive real estate covenants unenforceable), and over 60% of the City’s housing stock was built after the passage of the Fair Housing Act of 1968.

Though racial and income segregation persists, the City’s leaders have long been aware of this issue and have made attempts to address it through housing policy. For example, on September 2, 1964, the Walnut Creek City Council voted unanimously to oppose Proposition 14, a state initiative that allowed property owners and agents to discriminate based on race in the rent or sale of housing. This initiative was passed by the state’s ~~voters, but~~ voters but was ultimately struck down by the Supreme Court in 1967.

In 1971, the City stated in its first General Plan:

*Unlike the stereotyped image of many suburban communities, Walnut Creek is providing variety in housing choice today. Slightly less than two-thirds of the 22,700 dwelling units within the Planning Area in 1970 were single dwelling units. Of the 15,000 dwelling units within the City today, 45% are single family, 32% multiple family and 23% Rossmoor.*

The City’s first General Plan also stated:

*In order to provide home ownership opportunities for more people in broader income ranges, conventional single family detached dwellings on relatively large lots should be supplemented with the choice of clusters of attached single family dwellings with common open spaces and recreation facilities. Apartment residents who either prefer or need to rent their homes should have a choice of convenient outlying locations, as well as Core Area locations. And, if the above choices were provided, not only in Walnut Creek but in all suburban portions of the Bay Region, there would be increased opportunities for integration of minority groups throughout the region.*

Walnut Creek made significant progress towards this goal over the 18-year planning period of the 1971 General Plan, as the City successfully shifted away from detached single-family

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residential development, and towards denser development primarily consisting of townhouse and large apartment/condominium developments. This pattern has continued in the decades since, as new development has provided increased housing choices through the construction of denser multi-family residential housing, in a larger region still typified by detached single-family homes.

With the goal of providing further choices in housing, and increased housing mobility into the City's highest-resource areas, programs have been added to support development of 200 units in single-family zones and areas of affluence. These programs include streamlining the approval of additional homes in existing Planned Development Districts, facilitating the construction of Accessory Dwelling Units and SB 9 Units, and reducing the minimum lot area requirements in most of the City's single-family zones (with the greatest reductions occurring in areas of affluence which currently have the largest minimum lot area requirements).

According to the 2020 Census, 66% of Walnut Creek residents identify as White. This compares to 79% in 2010, 84% in 2000, 91% in 1990, 94% in 1980, and 98% in 1970. As can be seen, the racial makeup of the city is changing with increasing speed, particularly as generational turnover occurs, and the city attracts new residents. Additionally, the City's diverse housing stock offers opportunities for all races in a range of product types and price points. Notably, the city's single-family neighborhoods share a similar demographic profile as the city as a whole, with White residents making up a slightly smaller percentage of the residents in these neighborhoods than in multifamily neighborhoods. For example, 64% of the residents in Census Tracts 3373, 3382.01, 3382.02, and 3553.02 (which consist almost entirely of single-family neighborhoods in the Ygnacio Valley, and approximately a third of the city's population) identify as White, compared to the aforementioned citywide figure of 66%.

## Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household.

### Adults Living Alone or With Spouse

The percentage of adults living with their spouse or partner in the city is 3% higher than that of the County. More specifically, according to the 2020 ACS 5-Year Estimates, the percentage of adults living with their spouse or partner is approximately 58.4% in Walnut Creek, compared to approximately 55.3% of adults countywide. Local block groups with the highest shares of adults living with their spouse or partner are located mainly in the City's eastern and north-western areas, as seen on Figure B-11, Percent of Adults Living with Spouse or Partner Map. Approximately 0.9% of households in the City and approximately 1.71% of households in the County are married-couple families living below the poverty line.

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Additionally, 19.8% of Walnut Creek heads of a household and 9.9% of County heads of households live alone. As shown on Figure B-12, Percent of Adults Living Alone Map, adults living alone primarily reside in the southwest and central areas of the city. It is important to note that the majority of the area shown on Figure B-12 represents Rossmoor, a large master planned senior (55 and over) community developed in the 1960s through 1990s.

#### Children in Married-Couple Households

The percentage of children in married-coupled households in Walnut Creek is similar to the percentage in the County as a whole. More specifically, according to the 2020 ACS 5-Year Estimates, 78.5% of children under 18 live in married-couple families throughout the City, compared to approximately 77.9% countywide, as shown on Figure B-13, Percent of Children in Married-Couple Families Map. Families with children can have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Families with children and especially teenagers may face discrimination in the rental housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex or unit, limit the time children can play outdoors, or choose not to rent to families with children altogether.

#### Children in Single Female-Headed Households

The percentage of children in single female-headed households in the city is also similar to the percentage in the County as a whole. According to the 2020 ACS 5-Year Estimates, approximately 16.1% of children in Walnut Creek under 18 and approximately 16.4% of children in the county under 18 live in female-headed households, as shown on Figure B-14, Percent of Children in Single Female-Headed Households Map. Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. According to HCD, female-headed households with children tend to have lower-incomes, thus limiting housing availability for this group. It is important to note that fair housing laws protect single parent households.



Figure B-11. Percent of Adults Living with Spouse or Partner Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*

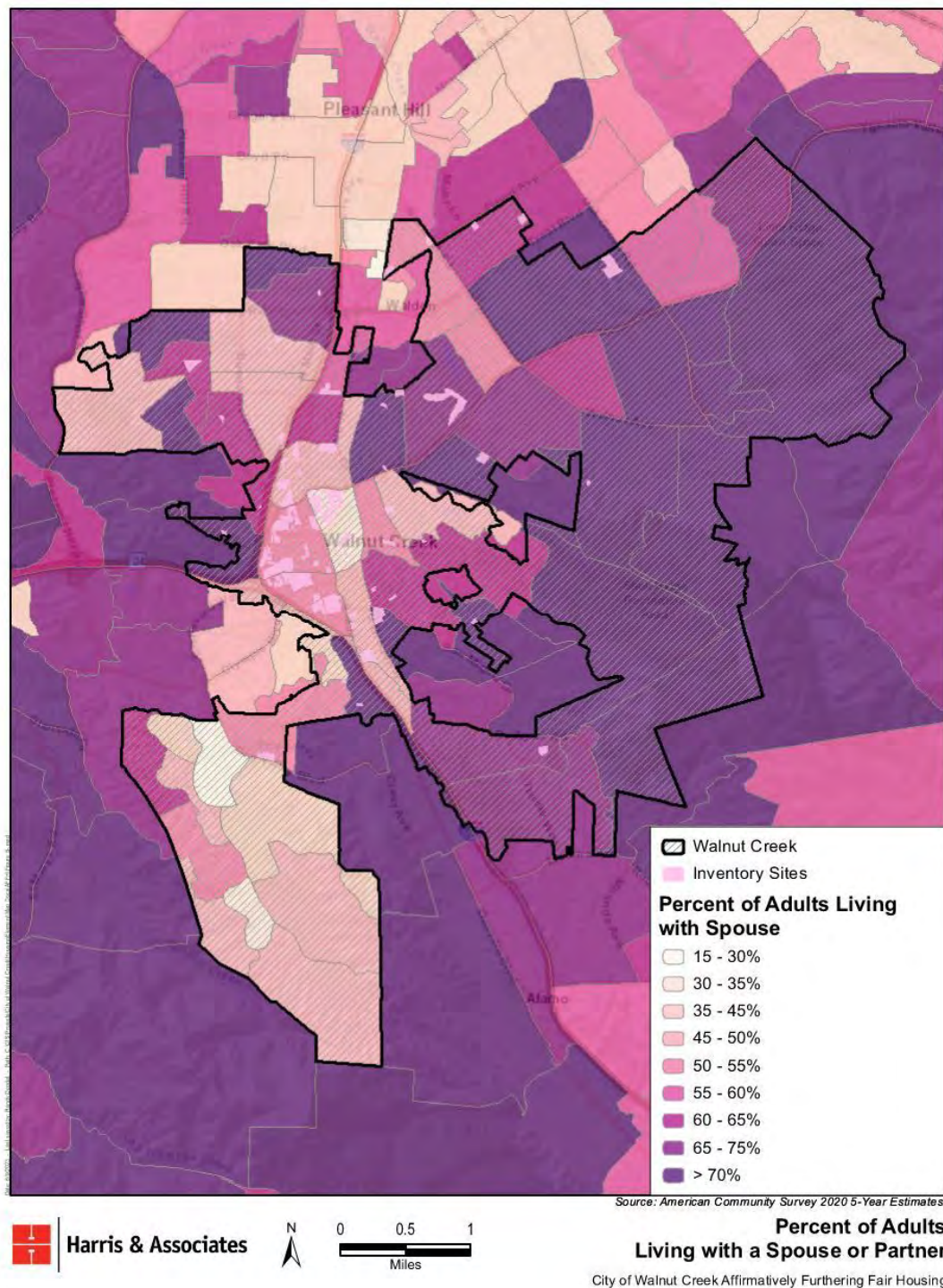
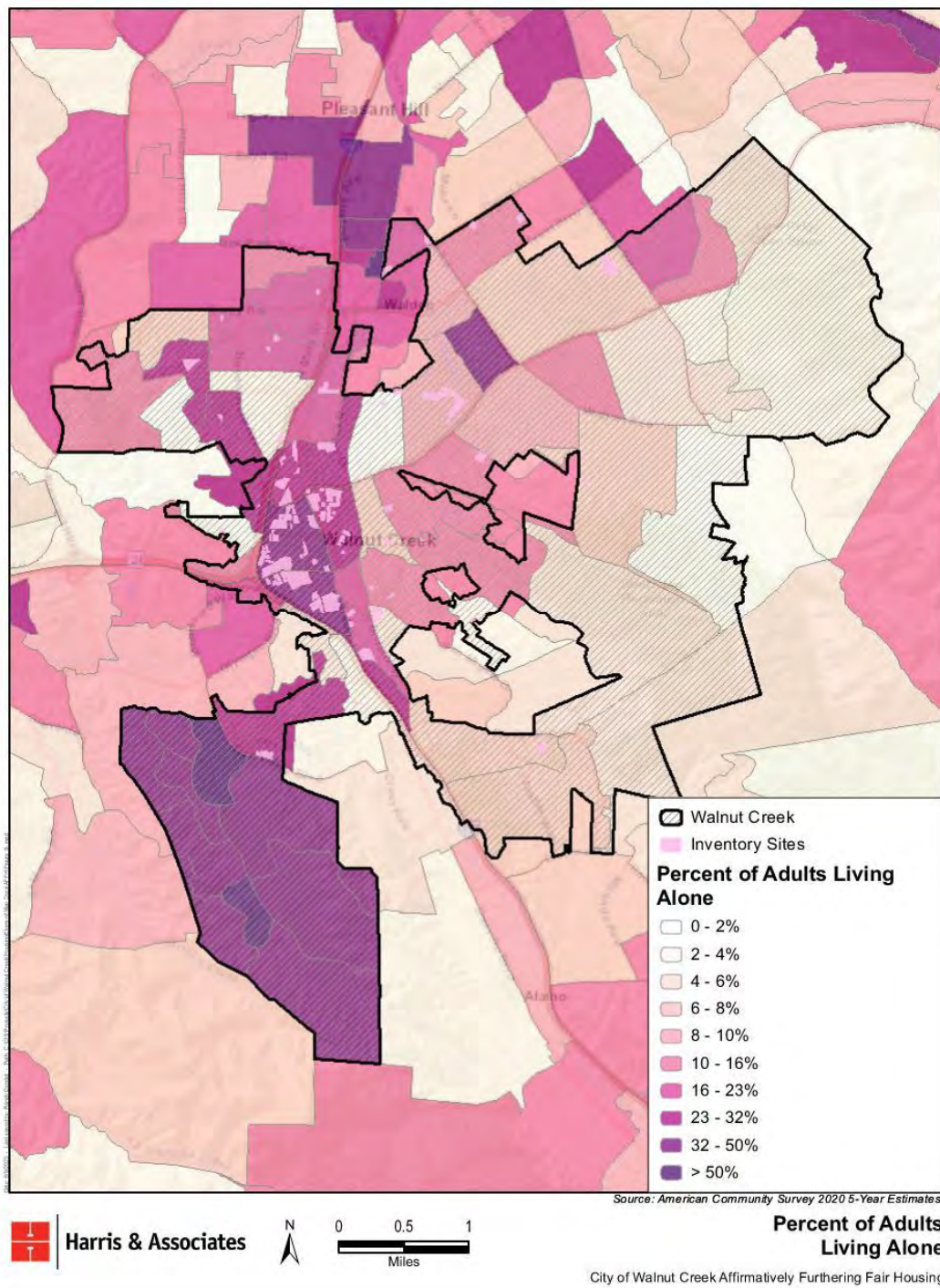




Figure B-12. Percent of Adults Living Alone Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



**Figure B-13. Percent of Children in Married-Couple Families Map**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*

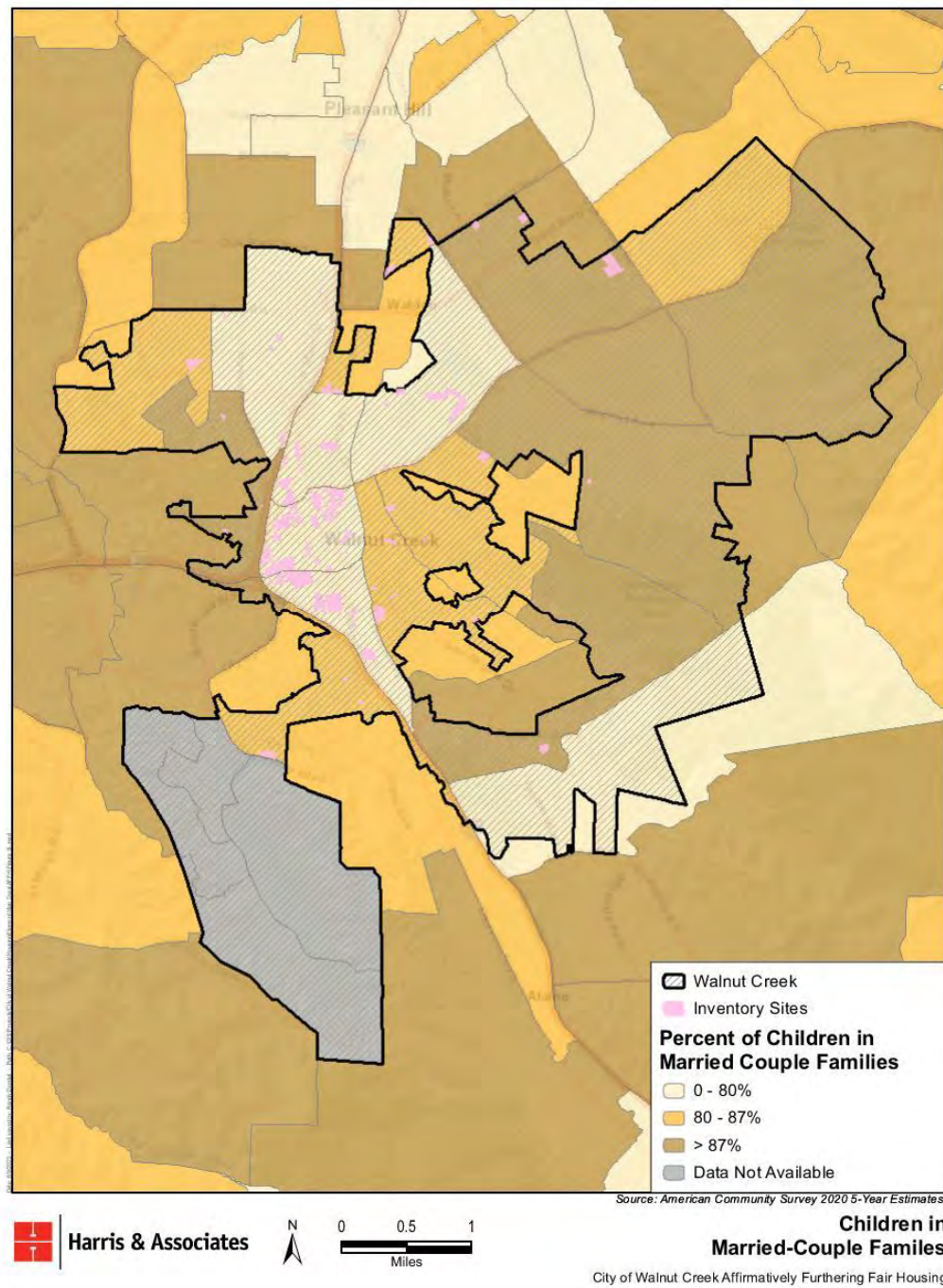
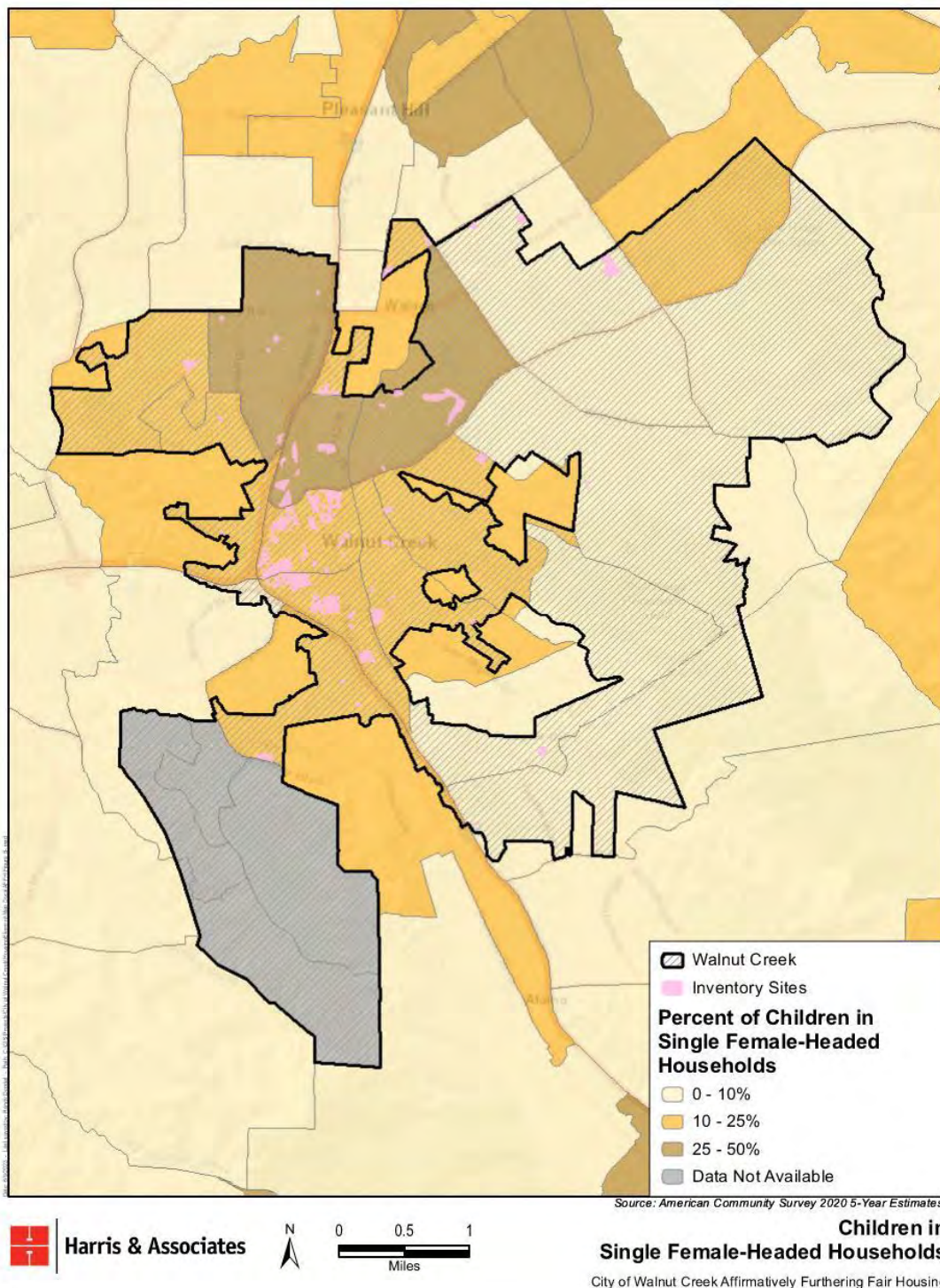




Figure B-14. Percent of Children in Single Female-Headed Households Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



## Access to Opportunity

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

## Environmental Quality

### U.S. Department of Housing and Urban Development's Environmental Health Hazard Index (Ratings on Index)

The Environmental Quality Index (EQI) presents data in five domains: air, water, land, built, and sociodemographic environments to provide a county-by-county snapshot of overall environmental quality across the entire U.S. The EQI helps researchers better understand how health outcomes relate to cumulative environmental exposures that typically are viewed in isolation.

The Environmental Health Hazard Index (EHHI) utilizes Environmental Protection Agency (EPA) data and is a measure of potential exposure to harmful toxins at a neighborhood level. The EHHI measures a linear combination of standardized EPA estimates of cancer causing, respiratory, and neurological air quality hazards by census tract. It does not measure specific environmental hazards, but rather provides a score for the neighborhood's general air quality based on standardized EPA standards. According to HUD, the values are inverted and then percentile ranked nationally, ranging from zero to 100. The higher the index value, the less exposure to toxins harmful to human health and the better the environmental quality of a census block-group.

As of 2018, the City has a wide range of ratings on HUD's EHHI, with northwestern portions of the city rated generally between 38 and 51, while southern and northern-central portions of the city are rated generally around 54. This reflects higher exposure to environmental hazards in the areas closer to downtown neighborhoods and in the western portions of the City, with lower exposure to environmental hazards in the areas closer to preserved open spaces to the east.

The City has taken several steps to both identify climate impacts, reduce pollutants and greenhouse gas (GHG) emissions, and prepare for a climate resilient future by completing the following:

- Enjoy Cleaner Options Department Program (ECO) – The City formed a program with the goal of preserving a higher quality of life in the surrounding area. ECO provides incentives such as rebates and credits for switching to sustainable energy options as well as

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practices aligning with climate action planning, energy innovation, air and water protection, transportation aimed at reducing carbon emissions, improved “green” building practices, and waste reduction.

- Climate Action Plan (CAP) – The City adopted its first CAP in 2012 and has been actively working to reduce its GHG emissions that cause climate change by at least 15% below 2005 levels by 2020.
- The Sustainability Action Plan is based on the 2012 Climate Action Plan and will be the plan used in the future to guide climate action and resilience.
- Sustainability Action Plan – This plan will continue and strengthen citywide efforts to reduce greenhouse gas emissions to address climate change in the short-term, through the year 2030, and in the long-term, out to 2050. This new Plan will look at resilience to climate change as well, addressing the threat posed by climate change and how to stay healthy and safe in a future climate. The Plan will also address other key sustainability topics, such as equity, air pollution, water conservation, and waste.
- Community-Based Electricity – The City partnered with Marin Clean Energy (MCE) as a community-based electricity provider to provide increased access to affordable and 100% renewable electricity to residents, and GHG emissions. In addition, all City-owned facilities now use 100% renewable energy.
- Public Transportation Options – The City has many transportation options available to residents and visitors to reduce traffic and pollution, including County Connection, Free Rides, Bay Area Rapid Transit (BART), and Senior & Paratransit Services.
- Master Plans – The City adopted both a Pedestrian Master Plan and Bicycle Master Plan to create infrastructure that encourages alternative modes of transportation and reduces GHG emissions.
- GHG Emission Reduction Leader – The City has been a long-term leader in greenhouse gas emission reductions and sustainability. Achievements as of 2017 include:
  - Significant transportation and energy GHG reductions from 2005 levels by 27%.
  - Per capita, residential electricity use decreased by 589 kilowatt hours since 2005.
  - Annual BART passenger miles increased by approximately 12.8 million since 2005.
  - 25 miles of new bike lanes constructed.
  - Over 1,000 residences installed solar energy systems.
  - 650 kilowatts of solar systems installed on municipal buildings.

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To further address air pollutant exposure and prepare for emergencies in Walnut Creek, the City will adopt the following programs, shown in the Housing Plan (Chapter 8) of this Housing Element:

- **H-7.A.** Residential Energy Conservation Program
- **H-7.B.** Energy Retrofits Through the Home Rehabilitation Loan Program
- **H-7.C.** Energy Upgrade California
- **H-7.D.** Energy Efficiency and Conservation
- **H-7.E.** Reduce Exposure to Environmental Pollution

#### **California Communities Environmental Health Screening Tool**

The California Office of Environmental Health Hazard Assessment developed a screening methodology tool called the California Communities Environmental Health Screening Tool (CalEnviroScreen) to help identify California communities disproportionately burdened by multiple sources of pollution. Census tracts with high scores are more burdened by pollution from multiple sources and are most vulnerable to impacts, given the socio-economic characteristics and underlying health data. The CalEnviroScreen 4.0 tool provides scores for all census tracts in Walnut Creek. CalEnviroScreen scores are incorporated into the TCAC Environmental Opportunity Maps. As shown on Figure B-15, CalEnviroScreen Disadvantaged Communities Map, there are no areas with sources of pollution.

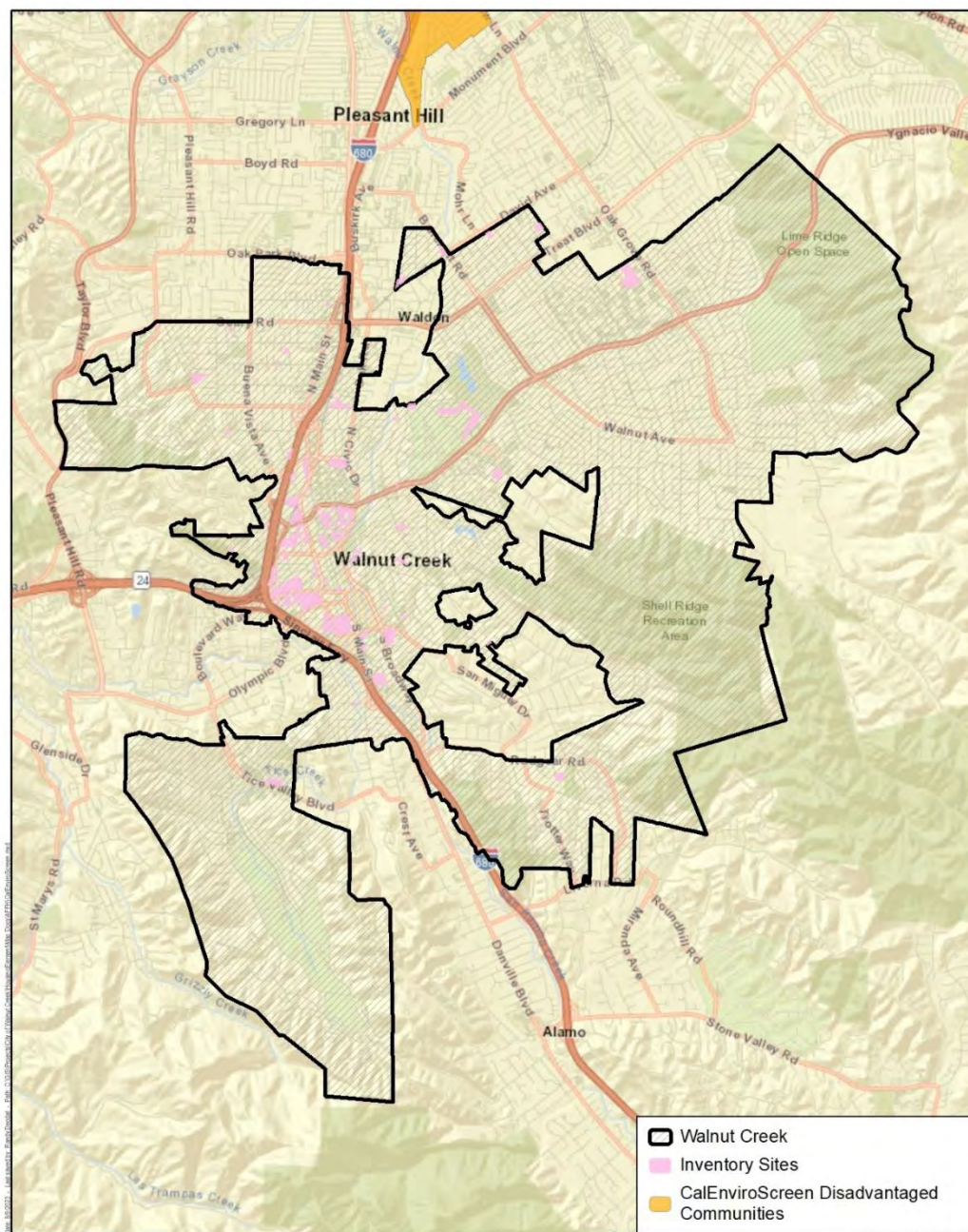


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Figure B-15. CalEnviroScreen Disadvantaged Communities Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



Source: HUD (2020).



Harris & Associates



0 0.5 1  
Miles

**CalEnviroScreen  
Disadvantaged Communities**

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#### TCAC Environmental Score

In February 2017, HCD and TCAC convened a group of independent organizations and research centers that would become the California Fair Housing Task Force (“Task Force”). TCAC and HCD charged the Task Force with creating an opportunity map to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

TCAC utilizes CalEnviroScreen in their Environmental Score calculations. Variables for the CalEnviroScreen includes ozone diesel drinking water pesticides toxic release traffic children’s lead risk from housing cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

The index scales from 0 to 1 with the lower indexes indicating low environmental scores and more environmental issues present. There are no census tracts with index scores below 0.25 in Walnut Creek as seen in Figure B-16, TCAC Environmental Index Score Walnut Creek Map. Index scores throughout the Contra Costa County region can be seen in Figure B-17, TCAC Environmental Index Score Contra Costa Map.

#### Location of Environmental Health Hazards (Countywide)

The 2019 Contra Costa AI identified that the location of environmental health hazards may be a significant contributing factor to fair housing issues in the County. The analysis notes that “non-Hispanic Blacks and Hispanics have access to somewhat less environmentally healthy neighborhoods than non-Hispanic Whites and non-Hispanic Asians.”

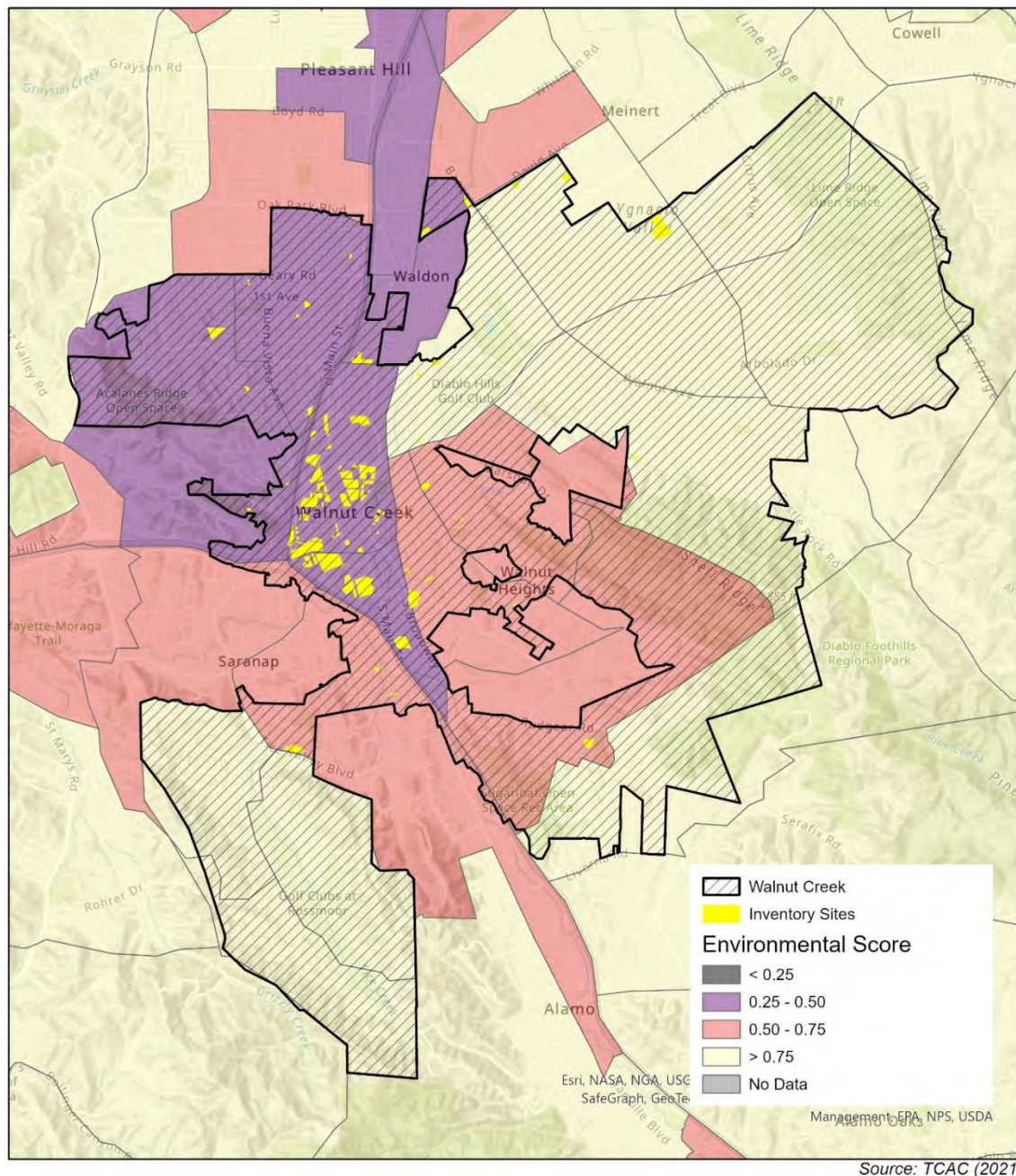
The CalEnviroScreen 4.0 tool provides scores for all census tracts in the County. A score of 100 indicates that an area has a pollution burden of 100%. Countywide, the pollution burden ranges from 10% to 60% with Walnut Creek experiencing a 50–60% pollution burden along the downtown area.

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Figure B-16. TCAC Environmental Index Score Walnut Creek Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



0 0.47 0.95  
Miles

TCAC Environmental Score

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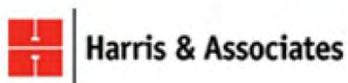
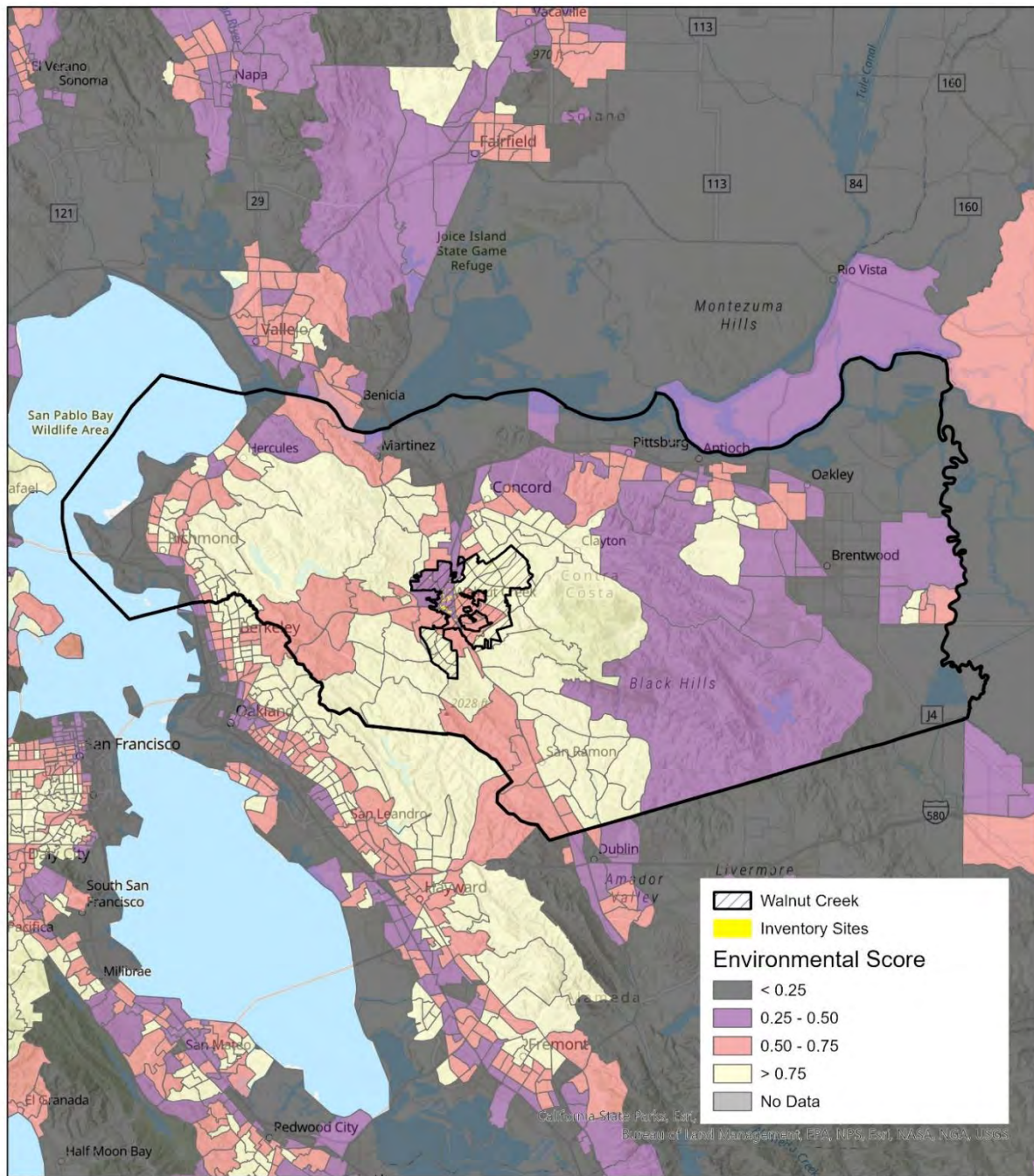


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Figure B-17. TCAC Environmental Index Score Contra Costa Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



0 3.5 7  
Miles

TCAC Environmental Score

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#### City Actions to Address Environmental Health Issues

The City has taken several steps to both identify climate impacts, reduce pollutants and greenhouse gas (GHG) emissions, and prepare for a climate resilient future by completing the following:

- **Enjoy Cleaner Options Program (ECO)** – The City formed a program with the goal of preserving a higher quality of life in the surrounding area. ECO provides incentives such as rebates and credits for switching to sustainable energy options as well as practices aligning with climate action planning, energy innovation, air and water protection, transportation aimed at reducing carbon emissions, improved “green” building practices, and waste reduction.
- **Climate Action Plan (CAP)** – The City adopted its first CAP in 2012 and has been actively working to reduce its GHG emissions that cause climate change by at least 15% below 2005 levels by 2020. The Sustainability Action Plan is based on the 2012 Climate Action Plan and will be the plan used in the future to guide climate action and resilience.
- **Sustainability Action Plan** – This plan will continue and strengthen citywide efforts to reduce greenhouse gas emissions to address climate change in the short-term, through the year 2030, and in the long-term, out to 2050. This new Plan will look at resilience to climate change as well, addressing the threat posed by climate change and how to stay healthy and safe in a future climate. The Plan will also address other key sustainability topics, such as equity, air pollution, water conservation, and waste.
- **Community-Based Electricity** – The City partnered with Marin Clean Energy (MCE) as a community-based electricity provider to provide increased access to affordable and 100% renewable electricity to residents, ~~and GHG emissions.~~ In addition, all City-owned facilities now use 100% renewable energy.
- **Public Transportation Options** – The City has many transportation options available to residents and visitors to reduce traffic and pollution, including County Connection, Bay Area Rapid Transit (BART), and Senior & Paratransit Services.
- **Master Plans** – The City adopted both a Pedestrian Master Plan and Bicycle Master Plan to create infrastructure that encourages alternative modes of transportation and reduces GHG emissions.
- **GHG Emission Reduction Leader** – The City has been a long-term leader in greenhouse gas emission reductions and sustainability. Achievements as of 2017 include:
  - Significant transportation and energy GHG reductions from 2005 levels by 27%.
  - Per capita, residential electricity use decreased by 589 kilowatt hours since 2005.

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- Annual BART passenger miles increased by approximately 12.8 million since 2005.
- 25 miles of new bike lanes constructed.
- Over 1,000 residences installed solar energy systems.
- 650 kilowatts of solar systems installed on municipal buildings.

To further address air pollutant exposure and prepare for emergencies in Walnut Creek, the City will adopt the following program, shown in the Housing Plan (Chapter 8) of this Housing Element:

- **H-7.A.** Residential Energy Conservation Program
- **H-7.B.** Energy Retrofits Through the Home Rehabilitation Loan Program
- **H-7.C.** Energy Upgrade California
- **H-7.D.** Energy Efficiency and Conservation
- **H-7.E.** Reduce Exposure to Environmental Pollution

## Economic Opportunity

### Access to Public Transit

As shown in B-1944, the sites contained in the Sites Inventory (Appendix C) are in close proximity to the Walnut Creek BART station. In addition, the city has numerous transportation options available to residents and visitors to reduce traffic and pollution and increase accessibility to jobs, services, and recreation.

The City and its transit providers offer a range of transit options for Walnut Creek residents. Public transit helps people who cannot afford personal transportation or who elect not to drive. Elderly and disabled persons also rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Many lower-income persons are also dependent on transit to go to work. Public transit that provides a link between job opportunities, public services and affordable housing helps to ensure that transit dependent residents have adequate opportunity to access housing, services, and jobs.

### County Connection

County Connection was formed in 1980 as a Joint Powers Agency under the legal name the Central Contra Costa Transit Authority. County Connection provides fixed-route and paratransit bus service throughout the communities of Concord, Pleasant Hill, Martinez, Walnut Creek, Clayton, Lafayette, Orinda, Moraga, Danville, San Ramon, as well as unincorporated communities in Central Contra Costa County.

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County Connection operates a fleet of 121 fully accessible transit buses and 63 paratransit vehicles. Service is provided from approximately 6 AM to 9 PM on weekdays, and from approximately 9 AM to 7 PM on weekends.

#### **Free Routes**

The City of Walnut Creek, in partnership with County Connection and the businesses of the Shadelands Business Park, support a number of free transportation options for residents and visitors to Walnut Creek, including the Route 4 Downtown Trolley, the Route 5 Creekside Shuttle, and the Route 7 Shadelands Shuttle (described below).

#### **Route 4, Downtown Trolley**

The Route 4 Free Downtown Trolley operates ~~7~~seven days a week from the Walnut Creek BART Station and provides complimentary hop-on, hop-off service between various shopping, restaurant, and entertainment destinations in downtown Walnut Creek. The Downtown Trolley encourages residents and visitors to leave the car at home and take the Trolley with bus service every 12 minutes on weekdays and every 20 minutes on weekends.

#### **Route 5, Creekside Shuttle**

The Route 5 Creekside/Walnut Creek BART service operates weekdays from the Walnut Creek BART Station serving destinations along California Boulevard, South Main Street and Creekside Drive, including destinations downtown. This bus provides easy access to Kaiser Hospital - Walnut Creek, Los Lomas High School, and neighborhoods on Creekside Drive.

#### **Route 7, Shadelands Shuttle**

The Route 7 Shadelands Shuttle offers complimentary weekday bus service between the Pleasant Hill/Contra Costa Centre BART Station and the Shadelands Business Park.

#### **Bay Area Rapid Transit (BART)**

The City of Walnut Creek is currently served by two BART Stations:

- The Walnut Creek BART Station, which serves downtown Walnut Creek and major employment and shopping areas; and
- The Pleasant Hill/Contra Costa Centre BART Station, which serves northern portions of Walnut Creek, unincorporated Contra Costa County, the City of Pleasant Hill and the City of Concord.

Both of the area BART stations offer secure vehicle parking and bicycle storage lockers available for public use.



#### Senior & Paratransit Services

- **County Connection LINK Paratransit Service.** County Connection LINK paratransit service is an Americans with Disabilities Act (ADA) paratransit service.
- **Senior Helpline Services.** Senior Helpline Services offers home-bound senior residents of Contra Costa County, free one-on-one, door-through-door rides provided by volunteer drivers. These rides are primarily for the purpose of obtaining medical care, groceries, and other basic necessities.
- **Rossmoor Shuttle.** Rossmoor offers a variety of convenient and easy-to-use transportation options to meet the needs of Rossmoor residents. Rossmoor is a master planned, senior community in the city.
- **Expanded Transportation Program for Seniors.** The Senior Mini-Bus Program provides over 3,000 rides per year to seniors in Walnut Creek. It utilizes volunteer drivers and dispatchers to schedule rides. Transportation plays a key role in combating isolation among seniors. The Mini-Bus program helps seniors maintain their independence, by ~~allows~~ allowing them to get to important medical appointments and to do grocery shopping, provides opportunities for socialization, and helps alleviate traffic and parking congestion in Walnut Creek.

The City of Walnut Creek is also utilizing the ride sharing app Lyft to expand its transportation services. In addition to the Senior Mini-Bus program, the Lyft pilot program will provide rides outside of regular Mini-Bus hours, allowing members the freedom to get where they need to be within the borders of Walnut Creek.

#### AllTransit Performance Score

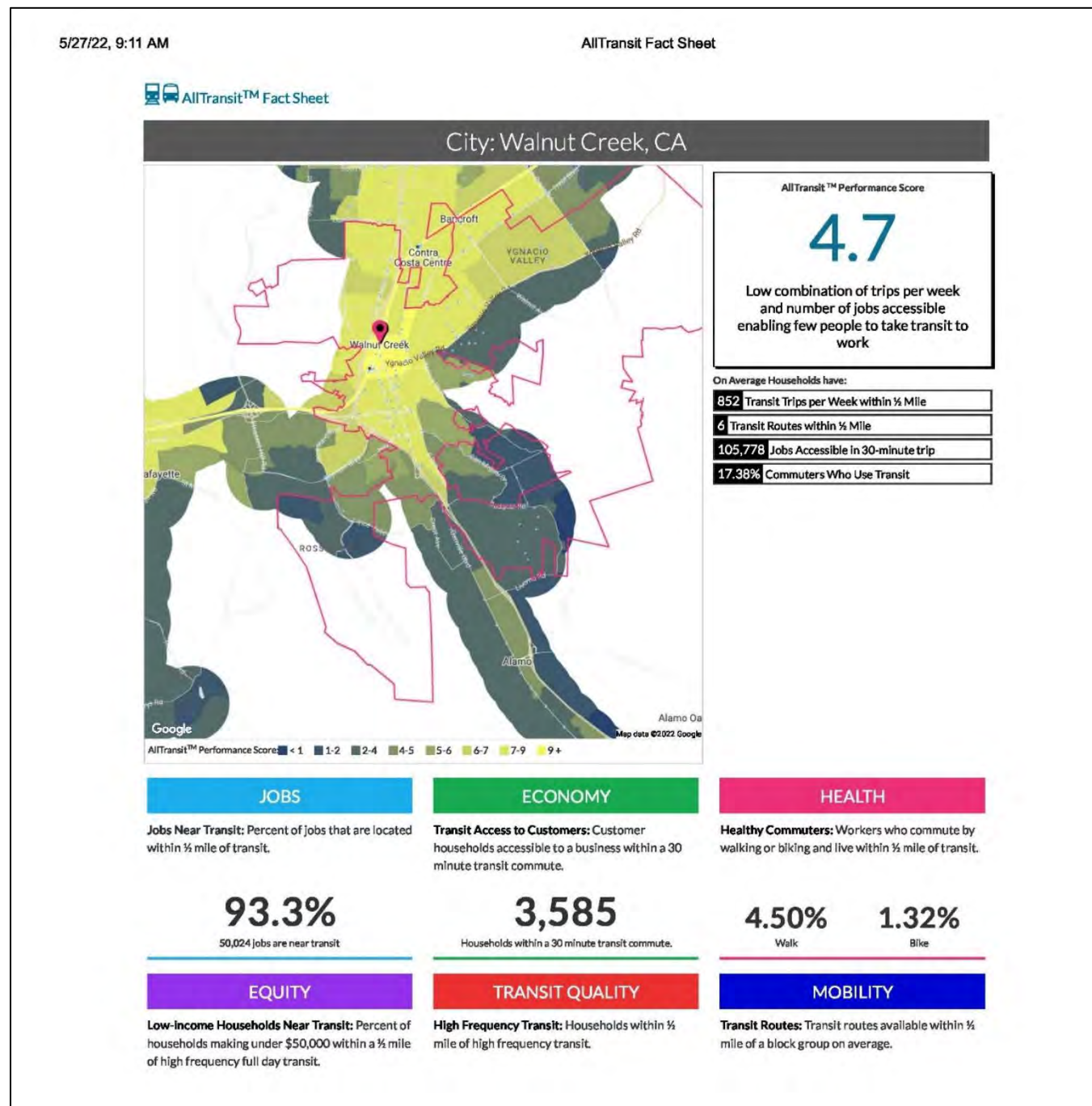
AllTransit is a data repository managed by the Center for Neighborhood Technology, an award-winning innovations laboratory for urban sustainability. AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The City's AllTransit performance score is 4.7, while Contra Costa County has a score of 5.0. These scores would illustrate a low combination of trips per week and number of jobs accessible, which enable only a few people to take transit to work in Contra Costa County and even fewer in the City. However, it is important to note that the vast majority of sites are within the highest AllTransit Performance Score Areas (yellow in Figure B-18, AllTransit Performance Score Map – Walnut Creek) and all lower-income sites are within the highest scored areas (6-9+). Figure B-19, Transit Proximity Map, illustrates what areas of the City are within a half-mile of a BART stop or major highway and that the sites identified for housing are located in close proximity to transit options.



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### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-18. AllTransit Performance Score Map – Walnut Creek

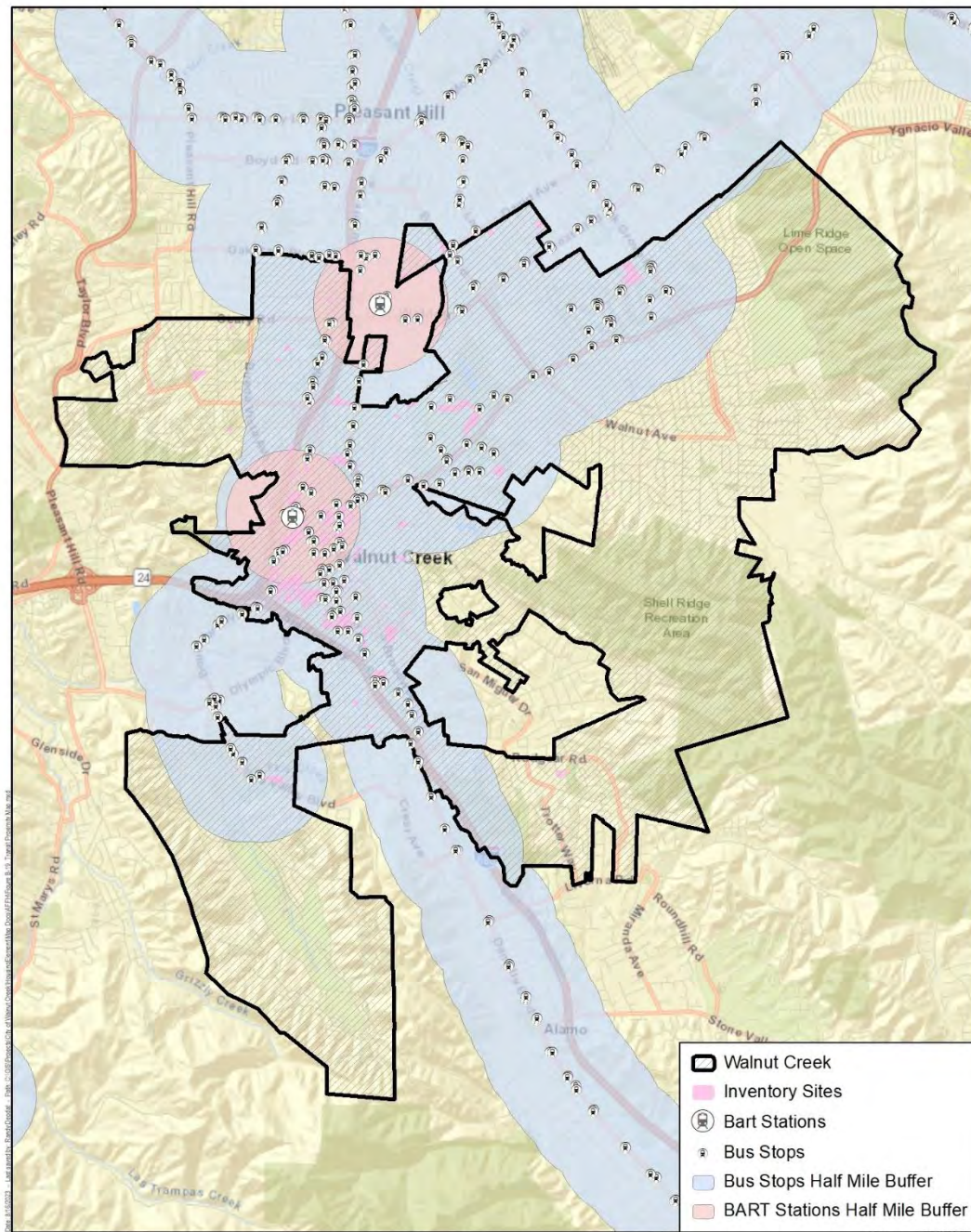


## 2023–2031 Housing Element

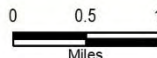
### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Figure B-19. Transit Proximity Map**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



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**Transit Station  
Proximity**

City of Walnut Creek Affirmatively Furthering Fair Housing

#### **Pedestrian Master Plan**

The Walnut Creek Pedestrian Master Plan provides a comprehensive framework for pedestrian facilities and programs. This document is intended to be dynamic and will be updated to maintain consistency with best practices in pedestrian policy, planning, and design.

There are four stated goals of the Pedestrian Master Plan. These goals are synthesized from the numerous goals in the General Plan that support walking in the City.

1. Provide a citywide walking network that facilitates pedestrian travel.
2. Improve pedestrian safety.
3. Provide programs that encourage walking.
4. Maintain the Pedestrian Retail District and Core Area as premier walking environments.

A Short-Range (2016–2018) Action Plan was implemented in the city to audit walkways, develop, and identify a list of projects, and secure funding for the Pedestrian Master Plan to deliver pedestrian improvements.

#### **Bicycle Master Plan**

The City adopted the Walnut Creek Bicycle Master Plan in connection with the Walnut Creek General Plan 2025 inclusion of new and proposed facilities as part of the City's long-term goal to accommodate bicycle use. The purpose of the Bicycle Plan is to:

- Support the City's ongoing efforts to create a green, environmentally sustainable environment that encourages alternative modes of transit, consistent with goals and policies in the General Plan.
- Provide recommendations to improve the overall safety of the bicyclist.
- Identify and prioritize the needs of the bicyclist.
- Promote bicycling as a viable and sustainable transportation option.
- Emphasize Walnut Creek's importance as a regional destination by providing a bicycle network that is consistent with other local and regional plans.
- Establish a set of short- and long-term goals and policies intended to guide the development of new facilities as well as the maintenance of existing facilities.
- Allow the City to compete for grant opportunities from outside funding sources for plan implementation, such as the California Bicycle Transportation Account (BTA) funds and other state and federal funding programs.



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Promoting bicycle use in the City will further improve the air quality in downtown. A number of General Plan action items are directed at improving the quality of life for bicycle use and create better accessibility and safety for paths leading to parks, the built environment, and BART stations.

#### Proximity to Jobs

As shown on Figure B-20, Jobs Proximity Map (measured by HUD’s Jobs Proximity), the majority of Walnut Creek has an index value of over 80, while the remainder of Contra Costa County has scores below 80 (per the AFFH Data Viewer). It is important to note that many of the lower-income sites identified in the Site Inventory are located in the downtown Core Area where the job index is the highest (between 90-99).

The higher the index value, the better the access to employment opportunities for residents in the neighborhood. According to the AFFH Data Viewer, which used 2015–2019 ACS 5-Year Estimates, the City has among the highest job proximity index scores when compared to the rest of the County that has scores below 80.

According to the 2020 ACS 5-Year Estimates, the average commute travel times to work for both the City and County residents were 45-60+ minutes. The BART stations make Walnut Creek a major residential center in Contra Costa County despite the long commute for its residents. Chapter 2 of the Housing Element presents additional information on employment by industry and occupation.

#### Educational Access

The City of Walnut Creek is served by the Walnut Creek School District, Acalanes Union High School District, Mt. Diablo Unified School District, Lafayette School District, and San Ramon Valley Unified School District.

Figure B-21, Schools Proximity Map, shows what areas of the City are within one mile of a school. School access is consistent throughout the City, with a significant majority of the City’s area and all of the projected units in the Sites Inventory located within one mile of a school. All sites identified in the Site Inventory (Appendix C) are within 4-one mile from a school.

The TCAC/HCD Opportunity Areas Map provides an Education Domain Index score on a scale from 0 – 1 analyzing various education factors. The majority of the schools in the City have more positive outcomes with an average Education Domain Index score of 0.80, the lowest score in the City is of 0.58. For reference, the County average Education Domain Index score was 0.47.

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

The majority of the schools are considered high-quality, according to School-Ratings.com, with ratings distributed from the 78th to the 93rd percentiles. The Walnut Creek School District is ranked within the top 10% of school districts in California.

The City has provided funding to support the school districts' crisis counselors at the elementary, middle, and high schools, serving about 695 students, parents, and teacher/assistants.

### Population With a Disability

According to 2020 ACS 5-Year Estimates, the percentage of population with one or more disabilities in the City of Walnut Creek is 13.0% and 11.2% in Contra Costa County. Figure B-22, Percent of People with Disabilities Regional Map, takes a regional view, illustrating the share of residents with a disability in the City of Walnut Creek.

According to the AFFH Data Viewer (which uses 2015–2019 ACS 5-Year Estimates), there are some concentrations of population with a disability throughout the City. The highest concentration is of 30-40% in the southwestern portion of the City.

The ADA defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” Fair housing choice for persons with disabilities can be compromised based on the nature of their disability. Persons with physical disabilities may face discrimination in the housing market because of the use of wheelchairs, need for home modifications to improve accessibility, or other forms of assistance. Landlords/owners sometimes fear that a unit may sustain wheelchair damage or may refuse to exempt disabled tenants with service/guide animals from a no-pet policy. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Property owners often refuse to rent to tenants with a history of mental illness. Neighbors may object when a house becomes a group home for persons with mental disabilities.

People with disabilities are not only in need of affordable housing, but also can require accessibly designed housing to provide greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Special housing needs for persons with disabilities generally fall into two general categories:

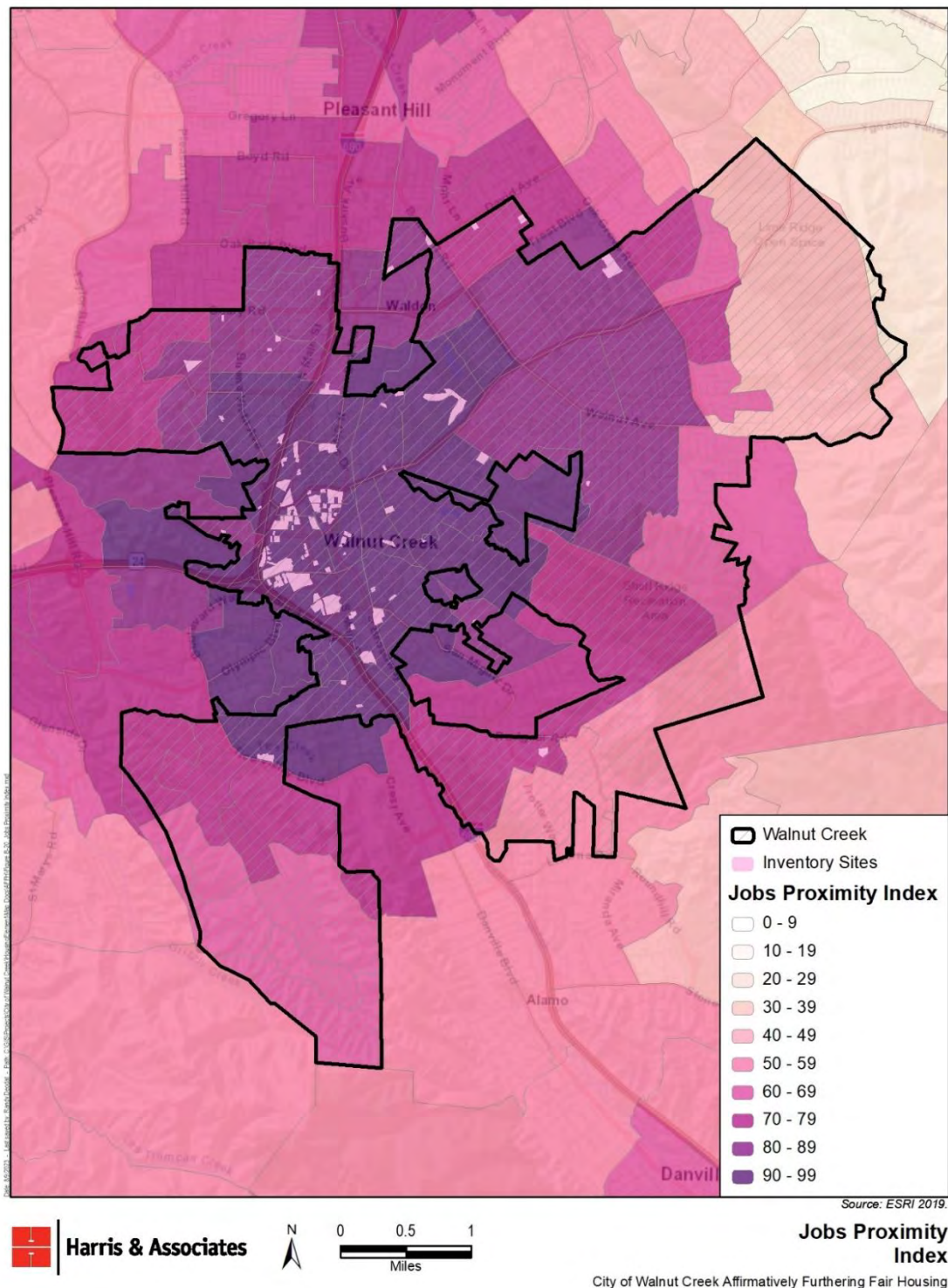
- Physical design to address mobility impairments.
- In-home social, educational, and medical support to address developmental and mental impairments.

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**Figure B-20. Jobs Proximity Map**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



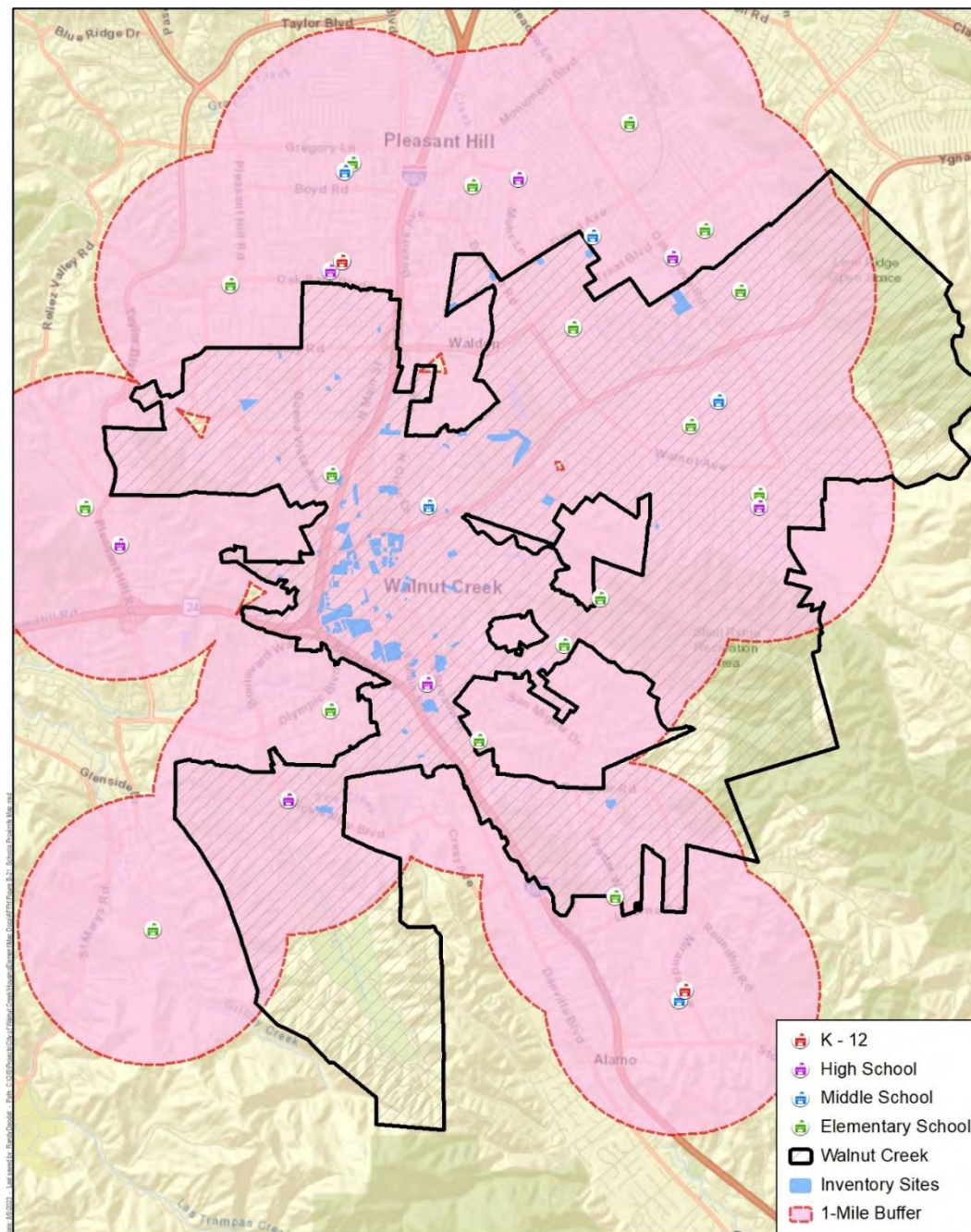


## 2023–2031 Housing Element

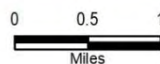
### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Figure B-21. Schools Proximity Map**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



Source: ESRI 2019.



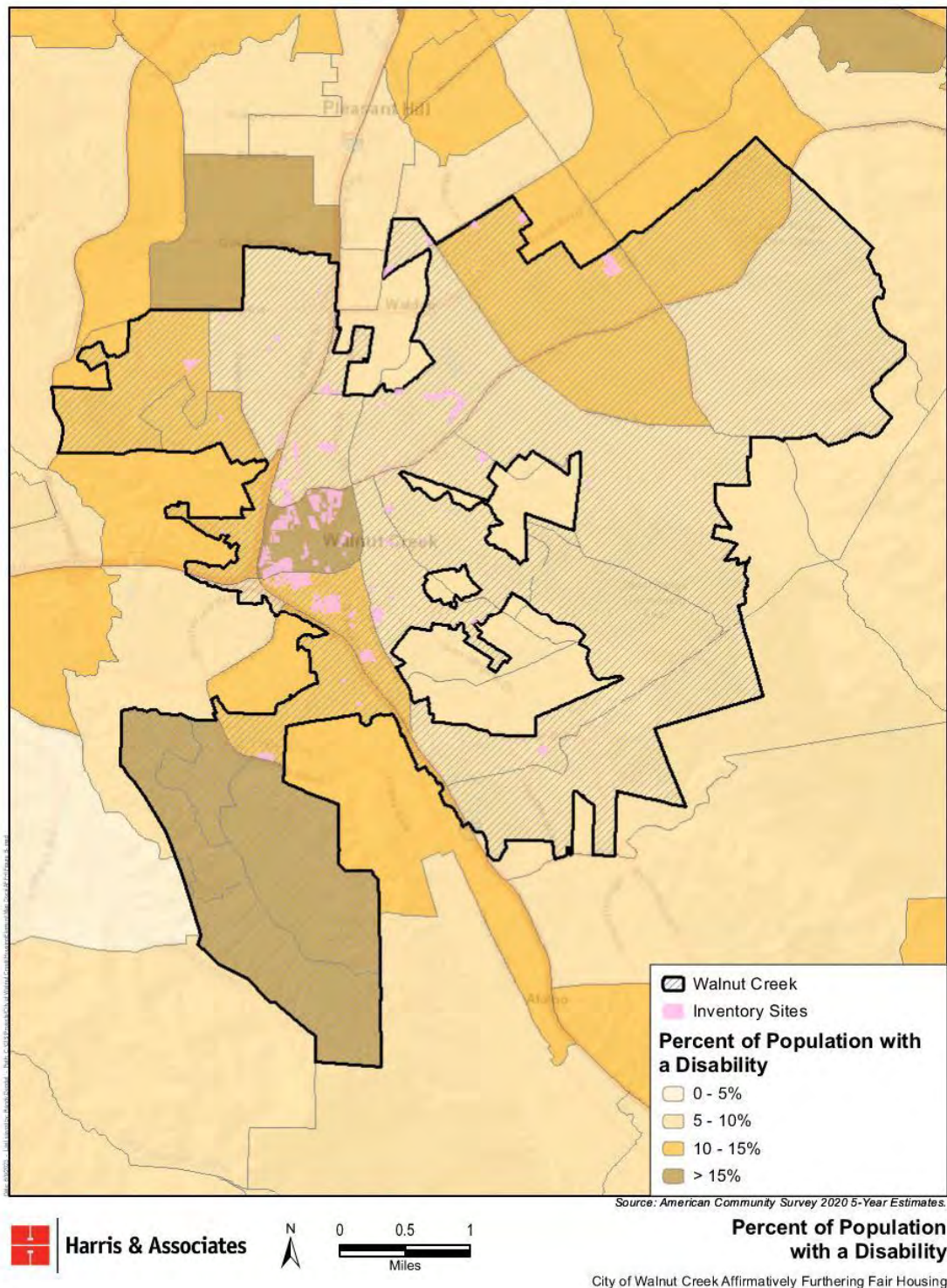
**Walnut Creek  
Schools**

City of Walnut Creek Affirmatively Furthering Fair Housing



Figure B-22. Percent of People with Disabilities Regional Map

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



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### Appendix B. Affirmatively Furthering Fair Housing Analysis

#### Disability and Access in Contra Costa County

The Disability and Access section of the Contra Costa AI provides an overview of housing accessibility, community integration, and access to reasonable accommodations and modifications. The Contra Costa AI states that the amount of affordable, accessible housing in Contra Costa County is insufficient to meet the total need among low-income persons with disabilities who need accessibility features.

Community integration efforts in California for individuals who are at risk of unjustified institutionalization, particularly including persons with intellectual and developmental disabilities and persons with psychiatric disabilities, are further along than they are in most states. This is due to the ambitious use of Medicaid waivers and the availability of funds for permanent supportive housing through the Mental Health Services Act, as well as the recent implementation of the No Place Like Home program, which dedicates up to \$2 billion in bond proceeds to the development of permanent supportive housing.

Nonetheless, there are unmet needs for wraparound supportive services for persons with psychiatric disabilities and for permanent supportive housing for persons with intellectual and developmental disabilities.

#### Summary of Contra Costa County Access to Opportunity

As a composite, HUD, and other local data show that:

- Access to opportunity is highest for non-Hispanic Whites in Contra Costa County. The various report measurements show that County neighborhoods with the most Whites have the most access to opportunity.
- Access to opportunity is lowest for non-Hispanic Black people and Hispanics. The various report measurements show that census tracts with the highest numbers of Black people and Hispanics have the lowest scores in the categories that measure access to opportunity.

In addition, opportunity scores are often lower on average in those County neighborhoods with higher numbers of foreign-born individuals.

Geographic trends are also evident. Across various dimensions, access to opportunity is:

- Lowest in western and north-eastern sections of the County, specifically in the cities of Richmond, Pittsburg, and in Antioch.
- Highest in central Contra Costa County, including Walnut Creek, Danville, Alamo, San Ramon, Lafayette, Orinda, and Moraga.

Significant contributing factors to disparities in access to opportunity include:

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- Availability of dependable public transportation;
- Lack of access to opportunity due to rising housing costs;
- Lack of regional and local cooperation;
- The County findings show that access to opportunity is highest in central Contra Costa County, including Walnut Creek, and the disparities in access to opportunities are due to:
  - Availability of reliable public transportation,
  - Lack of access to opportunity due to rising housing costs,
  - Lack of regional and local cooperation,
  - Location of employers
  - Location of schools and student assignment plans, and
  - Location of environmental health hazards.
- The Housing Plan contains programs to increase regional cooperation to help ensure that there is access to the opportunities offered by Walnut Creek and that progress is made to address regional inequities. These activities include:
  - CDBG funding,
  - Mortgage Credit,
  - ~~coordination~~ Coordination with the CCCHA on vouchers,
  - ~~reaching~~ Reaching out to CCCHA on interjurisdictional programs, and
  - ~~regional~~ Regional collaboration on affordable housing.

### Cost Burden among Renters

According to the 2020 ACS 5-Year Estimates, 42.8% of renters in the city experience rent cost burden while the percentage in the County is 49.9%. Figure B-23, Renter Cost Burden Map, illustrates there are rent-burdened households throughout the City of Walnut Creek. The highest concentration of renters overpaying for housing are near the east to southeast as well as the northwest neighborhoods of the city.

In order to address this issue, the City is proposing the following:

- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.C.** Allocate CDBG Funding for Housing

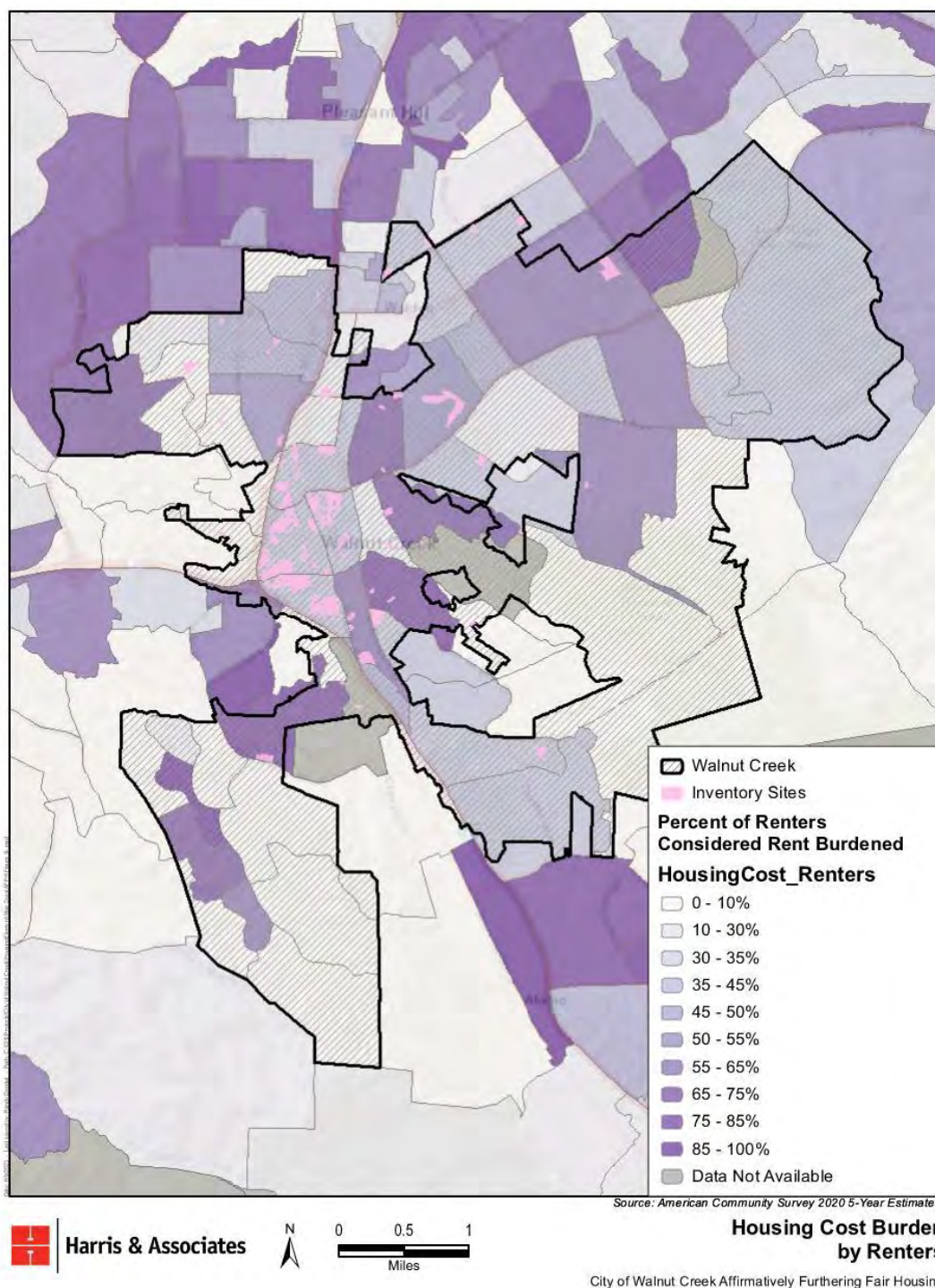
## Appendix B. Affirmatively Furthering Fair Housing Analysis

- B-70



**Figure B-23. Renter Cost Burden Map**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



#### Cost Burden among Owners

According to the 2014-2018 ACS 5-Year Estimates, 28.4% of City homeowners are cost-burdened while the percentage in the County is 29.6%. Figure B-24, Owner Cost Burden Map, shows that east/northeast and western parts of the city are locations where homeowners are cost-burdened. Homeowners in both the City and County paying a mortgage are more cost-burdened than those without a mortgage payment. In the City, the percentage with a mortgage payment is 33.4% and with no mortgage payment is 21.8%. In the County, 35.5% homeowners with a mortgage are cost-burdened and 13.5% without a mortgage are cost-burdened.

In order to address this issue, the Housing Plan contains the following programs:

- **H-1.A.** Encourage and ~~Incentivize~~ Monitor Accessory Dwelling Units (ADUs)
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.F.** Mortgage Credit Certificate Program
- **H-2.G.** Improve First Time Homebuyer Assistance Program
- **H-5.A.** Residential Rehabilitation Loan and Emergency Grant Program
- **H-5.B.** Foreclosure Assistance

#### Overcrowding

Some households may not be able to accommodate high-cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding.

Household overcrowding is considered reflective of various living situations:

- a.** A family lives in a home that is too small.
- b.** A family chooses to house extended family members.
- c.** Unrelated individuals or families are sharing one affordable housing unit.

Not only is overcrowding a potential fair housing concern, but it can also strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

As described in Chapter 2 of the Housing Element, less than 3% of housing units in Walnut Creek meet the ACS definition of “overcrowding” and it is not a significant problem. The overcrowding rate of 3% in the City is less than in the County (5%) and the Bay Area as a whole

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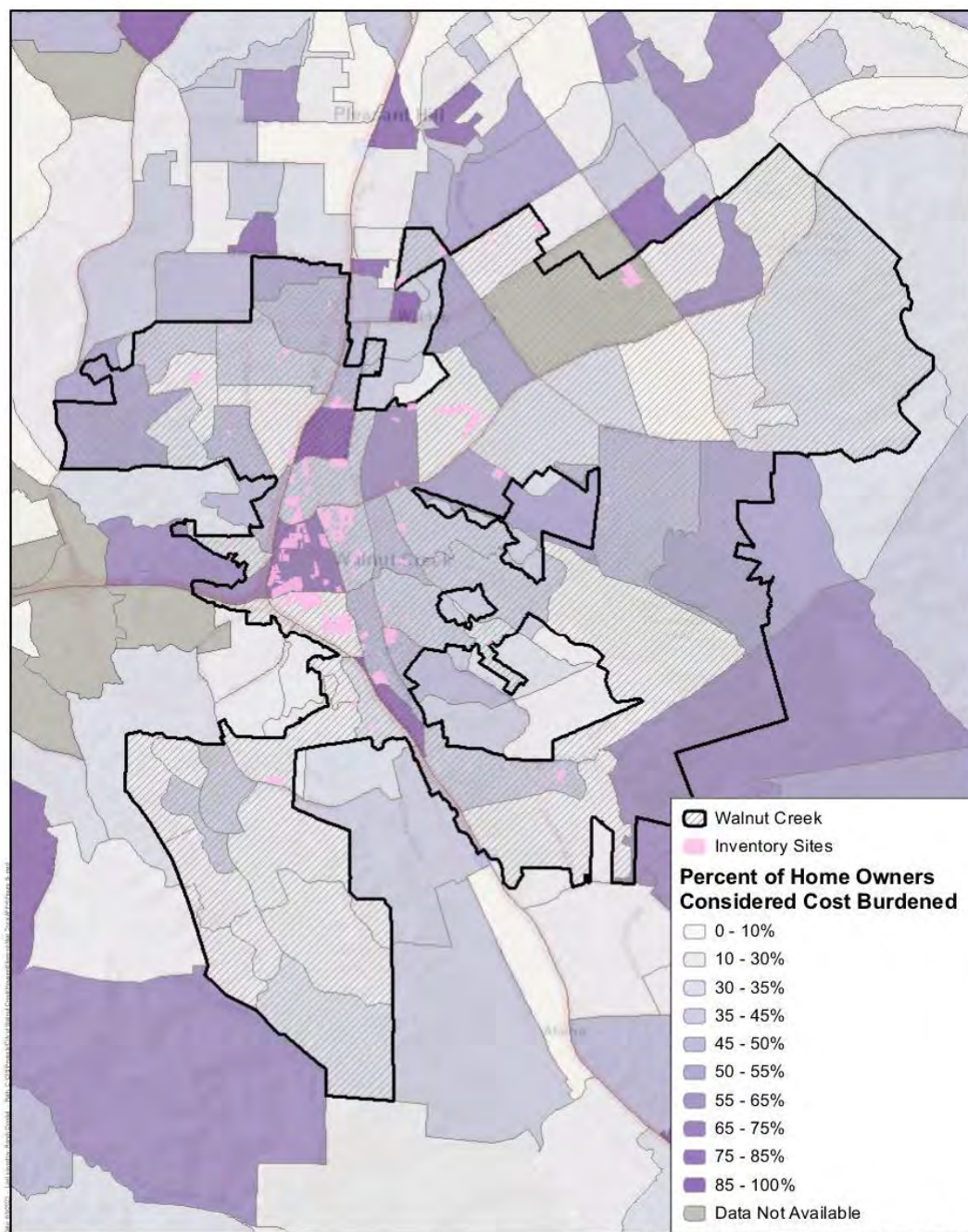
### Appendix B. Affirmatively Furthering Fair Housing Analysis

(7%) (Figure 2-~~29~~30, Overcrowding Severity, Table 2-10, Overcrowding Severity, and Table 2-11, Overcrowding by Tenure and Severity).

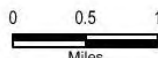


**Figure B-24. Owner Cost Burden Map**

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



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**Housing Cost Burden  
by Owners**

City of Walnut Creek Affirmatively Furthering Fair Housing

## Displacement Risk in Walnut Creek

### Background and Data Sources

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The Urban Displacement Project (UDP) is a research and action initiative of the University of California Berkeley and the University of Toronto and defines “residential displacement” as “the process by which a household is forced to move from its residence – or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this research project, the UDP identifies sensitive communities as those that have neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs and market-based displacement pressures present in and/or near the community. Figure B-25, Sites Inventory Map – Sites with Lower-Income Units, displays the site inventory along with other regional factors relating to displacement.

According to research from the University of California, Berkeley:

- 15.1% of households in Walnut Creek live in neighborhoods that are susceptible to or experiencing displacement.
- 0.0% live in areas at risk of or undergoing gentrification.
- 36.6% of households in Walnut Creek live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs.
- Much of the City is designated as “Stable Moderate/Mixed Income” or “At Risk to Becoming Exclusive” especially in the north-western part of the City.

There is a Low-Income/Susceptible to Displacement section in the south-western Rossmoor area of the city, the site of a master planned, senior community where it is likely that residents are retired and are on fixed incomes. This designation indicates high housing costs and low-income households but is not identified as an area of active displacement. The 2019 Contra Costa AI also utilized UDP data in the displacement risk analysis and explains that the displacement of residents is not only due to economic pressures in the City. The document states that displacement is a regional phenomenon linked to the broader economic pressures of housing costs and job markets. Western Contra Costa County areas experienced the most displacement within the County. The AI states that some portions of Walnut Creek are classified as potential areas undergoing displacement, as well as some census tracts that show signs of

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advanced exclusion meaning that these areas have a very low proportion of low-income households and little in-migration of low-income households. The UDP data does not indicate that displacement is currently taking place. Although the UDP identifies the Rossmoor area as susceptible to displacement, it is important to note that the area identified is a planned development for seniors with a 97% homeownership rate.

There are various ways to address displacement, including ensuring new housing at all income levels is built, and addressing the high cost of housing. In order to take a proactive approach on the issue of displacement, the Housing Plan contains the following programs:

- H-2.H. Housing Choice Voucher Program, including coordinating to conduct a region-wide rent study to help increase HUD’s Fair Market Rent determination.
- H-2.U-W. Increase Housing Choices within residential areas, including identifying a housing mobility coordinator to provide housing mobility counseling, such as information on opportunity areas, housing search skills and tools, workshops, one-on-one research assistance, referrals, structured support for a time after a move to the City, landlord-tenant mediation, and retention counseling.
- **H-6.A.** Funding to Support Fair Housing
- **H-6.B.** Analysis of Impediments to Fair Housing
- **H-6.C.** Collaboration with Community-Based Organizations
- H-6.D. Displacement Prevention
- H-6.E. Legal Assistance for Renters
- 
- H-6.F. Provide Fair Housing Enforcement, Information and Education Education to Residents in the City’s Website
- H.6.H. Missing-Middle Housing and Housing Mobility Education. Provide landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties.

## Disproportionate Housing Need

The Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements published by HCD in 2021 defines “disproportionate housing needs” as:

*“a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the*

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*proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.”*

The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. Many housing problems such as housing overpayment or overcrowded housing are directly related to the cost of housing in a community. If housing costs are high relative to household income, a correspondingly high prevalence of housing problems occurs. This appendix evaluates the disproportionate housing need and displacement risk.

Table B-8, Impacts on Patterns of Disproportionate Housing Needs, provides a Site Inventory summary of the number of units by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs. ~~The table analyzes the following categories:~~

### Overpayment/Cost Burden

According to the federal government, overpayment is considered any housing condition where a household spends more than 30% of income on housing. A cost burden of 30% to 50% is considered moderate overpayment; payment in excess of 50% is considered severe overpayment. Overpaying is an important housing issue because paying too much for housing leaves less money available for emergency expenditures.

The analysis evaluates the number of units in the Sites Inventory that are in areas where the majority (more than 50%) of households experience housing cost burden. Cost burden is defined as having over 30% of a household's income go towards rent and utilities each month. The analysis differentiates between ownership cost burden and rent burden. Table B-8. Impacts on Patterns of Disproportionate Housing Needs. ~~Table B-8~~ shows that 22.8% of all the units are in areas where over 50% of *homeowners* are cost-burdened. In comparison, 8.1% of units are in areas where over 50% of *renter* households are rent burdened.

Another way to measure the relative cost or rent burden is by comparison to the countywide average. A total of 42.8% of Walnut Creek renters experience a rent cost burden while 49.9% of County renters do. Homeowners in the city experience a cost burden 28.4% of the time while 29.6% of County homeowners do.

### Homelessness

As discussed in Section 2.6.6.1, Needs Assessment for Homelessness, of Chapter 2, Needs Section, the published August 2020 Contra Costa County Annual Point in Time Count Report conducted in January 2020, 2,277 individuals are experiencing homelessness in Contra Costa County. The Point in Time count equates to 1,972 households of which 92 households (5%) were families with children. These 92 households are composed of 261 individuals, 80 of whom

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are unsheltered. The remaining 1,880 households (95%) were solely adults. Furthermore, a total of 1,570 (70%) people experiencing homelessness are unsheltered and 1,510 are experiencing mental illness or substance abuse.

In Contra Costa County, homelessness is addressed regionally by the Contra Costa County Continuum of Care program, a program designed to assist individuals and families experiencing homelessness by providing services that are needed to help these individuals and families move into permanent housing, with the goal of long-term stability. Walnut Creek provides funding, community outreach and coordination for these regional efforts through actions including the following:

- Participates in the Contra Costa County Consortium and preparation of the Consolidated Plan which includes objectives and strategies to reduce and alleviate homelessness.
- Active membership in the Homeless Task Force, Contra Costa County CDBG Consortium, HOME Consortium, the Association of Bay Area Governments, the East Bay Housing Organizations, and the Council on Homelessness.
- Provides funding for overnight emergency shelters and safe parking for homeless individuals and families.
- Provides a conditional use permit to the Trinity Center, as has been done for the past 6-six years, allowing for continued temporary emergency shelter services to the homeless population in Walnut Creek during the winter months.
- Provides funding for daytime drop center, outreach programs and homeless prevention services.
- Provides funding for programs providing critical and supportive services to low-income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
- Provides funding for HUD-certified fair housing providers, and
- Co-hosts an educational forum to address homelessness in the community. The purpose of the forum is not only to educate our neighbors about what homelessness is, but also to teach the community about the need for affordable housing, homeless prevention efforts, and what individuals can do to help. Links to videos of past forums are posted on the City's website.

In addition, the Walnut Creek Police Department partners with local and county homeless service centers to provide assistance to individuals experiencing homelessness. The Walnut Creek Police Department also participates in monthly meetings with community members, business owners, Trinity Center staff and City staff to network and coordinate the City's activities



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for services and housing resources for residents experiencing homelessness. Finally, the Walnut Creek Downtown Association is committed to serving business owners by assisting the Police Officers and coordinating with business owners.

The various pages within the Homeless Solutions section of the City's website provides information regarding the City's Homeless Outreach Team and provide links to resources for those experiencing homeless. The City's website also provides a detailed description for business and property owners about their rights and various steps and actions to be taken pertaining to activities which may occur on their property.

#### Homelessness Trends and Patterns

As discussed, the Walnut Creek Police Department partners with local and county homeless service centers to provide assistance to residents experiencing homelessness – known as the Homeless Outreach Team (HOP). The HOP participates in monthly meetings to coordinate the City's activities for services and housing resources for residents experiencing homelessness. As part of its work, the HOP connects with residents experiencing homelessness and refers them to available resources. During their engagement, the HOP develops important knowledge of local homelessness conditions, trends, concentrations, and patterns.

#### Homelessness Concentrations

As reported by the HOP, ***Walnut Creek experiences homelessness concentrations in the Core Area of the City, where the Walnut Creek BART Station is located.*** Homeless concentrations near transportation hubs are a common trend in the United States, as public transportation provides access and shelter. A 2021 report titled "Homelessness in Transit Environments Volume II: Transit Agency Strategies and Responses" published by the University of California Los Angeles (UCLA Study) states the following:

*"In the U.S., over 500,000 people lack a stable roof over their heads on any given night (U.S. HUD, 2020). With few other places for unhoused individuals to turn, transit settings such as buses, train cars, bus stops, and train stations often represent sites of visible homelessness in U.S. cities, especially since the advent of the Coronavirus Disease 2019 (COVID-19) pandemic."*

While concentrations of homelessness near transit hubs is a common trend across California, this concentration provides the City with insight into the needs of unhoused residents. According to the UCLA Study, another study performed in 2011 in Santa Clara County found that a significant portion of unhoused individuals use public transportation as a safe shelter due to dissatisfaction with local shelters, as well as safety. The UCLA Study states the following:

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*“A 2011 study surveyed unhoused individuals sleeping overnight in buses in Santa Clara County, California (Nichols and Cázares, 2011). Of 49 interviewees, about two thirds reported that the 24-hour bus line was their only shelter or one of their usual shelters; many slept on the bus every day. Respondents cited dissatisfaction with shelter rules as a major reason for sleeping on the bus, while safety was another important consideration, especially for women. This study offers insights on who tends to use the bus as shelter, and why they do so.”*

In addition to the Core Area, the HOP reports citywide homelessness “hot spots” resulting from building vacancies. Specifically, when properties become disused and become slated for demolition, the HOP will find an increase in concentration. Similar to public transportation, vacant properties provide unsheltered individuals with an unsanctioned opportunity for shelter.

#### **Homelessness Characteristics and Trends**

Furthermore, the HOP reports that mental illness and substance abuse are the two conditions most commonly observed in Walnut Creek residents experiencing homelessness. Particularly, the HOP considers the extremely addictive nature of fentanyl to be a major contributor to substance abuse in the unhoused community.

The Contra Costa Continuum of Care publishes an annual report with a summary of services provided to residents who accessed homeless services. The 2021 Contra Costa Continuum of Care on Homelessness Annual Report (2021 CoC Report) states that 71% of the households served in Contra Costa County reported having a disabling condition. Mental health (46%) is the most common disability among households served in Contra Costa County, followed by chronic health (36%), physical disability (34%), substance use disorder (16%), and developmental disabilities (16%). While the City of Walnut Creek does not have specific data on such demographics, the 2021 CoC Report provides some insight into the characteristics of the unhoused population in Walnut Creek.

Finally, the HOP has observed an increase in the number of Walnut Creek residents experiencing homelessness in the last decade. Although there is a lack of data, the HOP considers increased housing costs and the widespread availability, low cost, and extremely addictive nature of fentanyl to be the two most significant factors leading to their observed increase in homelessness.

#### **White and Asian Concentration Areas (Census Tracts)**

Approximately 96.7% of site inventory units are in areas with a White concentration and 21.8% are in areas with an Asian concentration. It should be noted that there are some areas with both a White and an Asian concentration. Our analysis defines an area of concentration as an area



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where the percent of a racial or ethnic concentration is over 40%. Since most of the City has a higher White population than the County average, nearly all sites in the site inventory units are located in White concentrated areas. This contrast is not a concern because of the relative wealth of the City's White and Asian community.

### Areas of Affluence

As shown in Table B-8, 4.7% of all units are in areas of affluence. This is due primarily to the fact that affluent areas are mostly built out, with few sites for potential new development.

### R/ECAP and Displacement Risk Areas

As shown in Table B-3. Population by Income Group, Walnut Creek and the Region ~~Table B-3~~, there are no units in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) or in areas where there is a risk of displacement. Figure B-8, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map, also demonstrates the nearest R/ECAP to the City which is located in the Monument Corridor area in Concord, north of Walnut Creek.

### Housing Conditions

As discussed in the Housing Needs section, a relatively low number of housing units in Walnut Creek are considered substandard. Substandard housing issues can include structural hazards, poor construction, faulty wiring or plumbing, fire hazards, and inadequate sanitation or facilities for living. The 2014–2018 ACS 5-Year Estimates indicate the following on substandard housing issues in the City:

- 331 rental units (3%) are without a complete kitchen, and
- 35 rental units (0.3%) have inadequate plumbing.

Given the relatively young age of the housing stock, the number of substandard housing units is limited. Walnut Creek rigorously pursues code enforcement and housing rehabilitation programs to improve and maintain the housing stock. Based on information provided by the City's Code Enforcement Division, the percentage of residences in the City that could qualify as substandard housing are 1% or less for ownership and 1% to 3% for rental. According to Code Enforcement staff, it is rare to encounter homes that could be described as substandard, based on the complaints communicated to their division. Furthermore, substandard housing complaints are not concentrated in any areas of the City and are sparsely distributed throughout the City. Moreover, the Code Enforcement Division receives more complaints of active remodel work without a permit than for habitability conditions at a residence.

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The significantly low percentage of residences that could be considered to be substandard housing is result of Walnut Creek’s strong housing market. As a desirable community in which to live, Walnut Creek has long had a strong housing market that supports the upkeep and maintenance of its housing stock. Desirability, along with upkeep provides owners with increased assessed values, which provide a financial incentive for owners of rental properties to maintain their buildings, while providing financial opportunities to homeowners needing additional funds for maintenance and upkeep. Furthermore, the City contracts with Habitat for Humanity to provide low-interest home rehabilitation loans and emergency repair grants to lower income Walnut Creek homeowners for the purpose of improving their property. Both financial incentive and the City’s rehabilitation program provides for a well-maintained housing stock where Walnut Creek residents can thrive.

## Overcrowding

Less than 3% of housing units in Walnut Creek meet the ACS definition of “overcrowding” and it is not a significant problem as described in Chapter 2 of the Housing Element. The overcrowding rate of 3% in the City is less than in the County (5%) and the Bay Area as a whole (7%).

The City has worked to distribute the units in the Sites Inventory in a way that will not concentrate affordable housing in areas of high minority concentration or poverty. No units are in areas designated as susceptible to displacement because there are no census tracts in the City identified as susceptible to displacement.

**Table B-8. Impacts on Patterns of Disproportionate Housing Needs**

Site Inventory Units	Total Units	Overpayment		White Concentration <sup>1</sup>	Asian Concentration <sup>2</sup>	Areas of Affluence	R/ECAP	Dis-placement
		Owner Cost Burden	Rent Burden					
Very Low	1,977	489	0	1971	109	0	0	0
Low	1,107	285	0	1096	82	0	0	0
Moderate	913	448	0	913	66	0	0	0
Above Moderate	2,276	218	515	2135	1124	299	0	0
Total	6,273	1,440	515	6,115	1,381	299	0	0

<sup>1</sup> Areas of White Concentration are areas where over 40% of the Census Tract/Block Group identifies as White. Some areas of concentration may overlap with others.

<sup>2</sup> Areas of Asian Concentration are areas where over 40% of the Census Tract/Block Group identifies as Asian. Some areas of concentration may overlap with others.

As stated in previous sections above, the Housing Plan contains programs to address all identified fair housing issues that are primarily focused on increasing the supply of affordable housing which reduces/prevents displacement risk and reduces the housing cost burden for residents.

## Fair Housing Outreach, Education and Enforcement

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act (FHA) of 1968, including prohibiting discrimination on the basis of sexual orientation.

In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), ECHO Housing, Bay Area Legal Aid, and Pacific Community Services.

The City of Walnut Creek contracts with ECHO Housing, a Department of Housing and Urban Development (HUD)-approved housing counseling agency dedicated to affirmatively furthering fair housing choice through fair housing counseling, investigation, mediation, enforcement, and education.

BayLegal is the largest civil legal aid provider serving seven Bay Area counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara). With respect to affordable housing, BayLegal has a focus area in housing preservation (landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, and enforcement of fair housing laws) as well as a homelessness task force that provides legal services and advocacy for systems change to maintain housing, help people exit homelessness, and protect unhoused persons' civil rights. The organization provides translations for their online resources to over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.

## Fair Housing Compliance

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights, and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal

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Fair Housing Act (FHA) of 1968, including prohibiting discrimination on the basis of sexual orientation. The City of Walnut Creek complies with all state and federal fair housing laws, as documented in this housing element and the Contra Costa County Assessment of Impediments. The City has not received any judgments, lawsuits, consent decrees or enforcements as a result of fair housing violations.

In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), Eden Council for Hope and Opportunity (ECHO) Fair Housing, Bay Area Legal Aid, and Pacific Community Services

### **Fair Housing Enforcement**

#### **County-Level Enforcement**

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

The FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The Unruh Civil Rights Act (Civ. Code, § 51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

The Ralph Civil Rights Act (Civ. Code, § 51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

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**Table B-9. Number of DFEH Housing Complaints in Contra Costa County (2020)**

Year	Housing	Unruh Civil Rights Act
2015	30	5
2016	32	2
2017	26	26
2018	22	2
2019	22	2
2020	20	1

Source: <https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody>

Based on DFEH Annual Reports, Table B-9, Number of DFEH Housing Complaints in Contra Costa County (2020), shows the number of housing complaints filed by Contra Costa County to DFEH between 2015 and 2020. A slight increase in the number of complaints precedes the downward trend from 2016 to 2020. Note that fair housing cases alleging a violation of FEHA can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

The Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table B-10. Number of FHEO Filed Cases by Protected Class in Contra Costa County (2015–2020) ~~Table B-5, Number of FHEO Filed Cases by Protected Class in Contra Costa County (2015–2020)~~, shows the number of FHEO Filed Cases by Protected Class in Contra Costa County between 2015 and 2020. A total of 148 cases were filed within this time period, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. These findings are consistent with national trends stated in FHEO's FY 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination.

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**Table B-10. Number of FHEO Filed Cases by Protected Class in Contra Costa County (2015–2020)**

Year	Number of Filed Cases	Disability	Race	National Origin	Sex	Familial Status
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	148	94	26	21	18	26
Percentage of Total Filed Cases		63.5%	17.6%	14.2%	12.2%	17.6%

*Note: Cases may be filed on more than one basis.*

*Source: Data.Gov - Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (FHEO) Filed Cases, <https://catalog.data.gov/dataset/fheo-filed-cases>*

Table B-10 indicates that the highest number of fair housing complaints are due to discrimination against those with disabilities, followed by income source, race, and national origin.

Furthermore, the AFFH Data Viewer reports that from the years 2013 through 2021, there were 32 filed cases in the City, of which 11 (52.4%) moved forward and 21 did not have a valid issue or basis. The 11 valid cases consisted of five (45.5%) disability, three (27.3%) race, two (18.2%) familial status, and one (9.1%) national origin cases. This data illustrates a similar distribution of cases in the City as in the County.

#### **Local Enforcement (ECHO Housing)**

The City of Walnut Creek contracts with ECHO Housing for the enforcement of fair housing through the investigation of housing discrimination complaints. Each complaint submitted to ECHO Housing involves intensive case management, taking the organization approximately six to eight hours to complete. This process begins with a client lodging a complaint with ECHO Housing regarding illegal housing discrimination and asking for an investigation.

Investigations will then take place in any of the following forms:

- Conducting tenant or landlord interviews.
- Conducting interviews of all parties to the discriminatory act.
- Conducting tenant surveys.
- Conducting a telephone test of the property using trained testers, and
- Conducting a site test on the property using trained testers.

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A test will generally use at least two testers, one minority and one majority tester. Once the test takes place, the data from both testers is gathered, compared, contrasted, and used to determine if discrimination has occurred.

Fair housing complaints may be conciliated or resolved by ECHO Housing by providing fair housing education to tenants and landlords, or may be referred to attorneys, the California Department of Fair Employment and Housing (DFEH), or HUD.

A summary of ECHO Housing's 2020-2021 Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes in Contra Costa County can be found in Table B-11. Action(s) Taken/Services Provided in Contra Costa County (2020-2021) ~~Table B-11~~ and Table B-12. Outcomes in Contra Costa County (2020-2021) (*Editor's note: column headings edited*) ~~Table B-12~~.

**Table B-11. Action(s) Taken/Services Provided in Contra Costa County (2020-2021)**

Protected Class	1	3	5	6	7	Grand Total
Disability	7	1	14	33	5	60
Familial Status	0	0	0	3	0	3
Income Source	15	0	1	7	1	24
Marital Status	0	0	0	1	0	1
National Origin	13	0	0	1	0	14
Race	21	0	0	2	0	23
Religion	0	0	0	0	0	0
Sex	0	0	0	0	0	0
Sexual Harrassment	0	0	0	1	0	1
Sexual Orientation	0	0	0	0	0	0
Other	0	0	1	11	5	17
Total	56	1	16	59	11	143

1. Testers sent for investigation; 3. Referred to attorney; 5. Concilation with landlord; 6. Client provided with counseling; 7. Client provided with brief service

Source: ECHO Fair Housing (2020-2021)



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**Table B-12. Outcomes in Contra Costa County (2020-2021)** (Editor’s note: column headings edited)

Protected Class	Landlord Counseling	Tenant Counseling	Landlord Education	Insufficient Evidence	Preparing Site Visit	Referred to DFEH/HUD	Successful Mediation
Race	0	0	2	20	0	1	0
National Origin	0	0	1	13	0	0	0
Marital Status	0	0	0	1	0	0	0
Sex	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15
Religion	0	0	0	0	0	0	0
Sexual Orientation	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0
Income Source	3	3	0	16	1	0	1
Sexual Harrassment	0	8	2	2	1	4	0
Other	0	0	0	0	0	1	0
Total	5	39	7	64	2	10	16

Services that were not provided include (2.) Case tested by phone; (4.) Case referred to HUD and (8.) Case accepted for full representation. The most common action(s) taken/services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation with landlords. Regardless of actions taken or services provided, almost 45% of cases are found to have insufficient evidence. Only about 12% of all cases resulted in successful mediation.

Source: ECHO Fair Housing (2020-2021)

Furthermore, a summary of ECHO Housing’s 2015-2021 Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes in Walnut Creek can be found in Table B-13. Potential Housing Violations by Protected Class in Walnut Creek (2015-2021) ~~Table B-13, and~~ Table B-14. Cases Opened by Protected Class in Walnut Creek (2015-2021) ~~Table B-14,~~ Table B-15. Final Findings of Opened Cases in Walnut Creek (2015-2021), ~~and~~ Table B-16. Landlord and Tenant Complaints in Walnut Creek (2015-2021).

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**Table B-13. Potential Housing Violations by Protected Class in Walnut Creek (2015-2021)**

Protected Class	Number of Complaints
Age	3
Arbitrary	2
Familial Status	1
Gender	1
Marital Status	1
National Origin	6
Disability	40
Race	14
Religion	1
Source of Income	1
Sexual Harassment	2
Other	14
Total	86

Source: ECHO Fair Housing (2015-2021)

**Table B-14. Cases Opened by Protected Class in Walnut Creek (2015-2021)**

Protected Class	Number of Complaints
Age	3
Arbitrary	2
Familial Status	1
Gender	1
Marital Status	1
National Origin	6
Disability	40
Race	14
Religion	1
Source of Income	1
Sexual Harassment	2
Total	72

Source: ECHO Fair Housing (2015-2021)

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**Table B-15. Final Findings of Opened Cases in Walnut Creek (2015-2021)**

Final Findings	Number of Cases
Sustains the Allegation	1
Inconclusive	28
No Evidence	6
Counseling Provided	20
Conciliation/Mediation	9
Case Dropped	1
Referred to DFEH/HUD/Private Attorney	7
Total	72

Source: ECHO Fair Housing (2015-2021)

**Table B-16. Landlord and Tenant Complaints in Walnut Creek (2015-2021)**

Complaint	Number of Complaints
Eviction	57
Habitability	67
Harassment	6
Illegal Entry	3
Rent Increase	23
Retaliation	7
Rights & Responsibilities	22
Security Deposit	27
Other	142
Total	354

Source: ECHO Fair Housing (2015-2021)

### Fair Housing Testing

Fair housing testing is a randomized audit of property owners' compliance with local, State, and federal fair housing laws. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, State, and federal fair housing laws.

ECHO Housing conducts fair housing investigations in Contra Costa County (except Pittsburg) and unincorporated Contra Costa County. To perform such investigations, ECHO Housing testers are trained to pose as home seekers, collect information, and report to staff on their experiences. A test will generally use at least two testers – one minority tester and one majority tester. The data from both testers is then gathered, compared and contrasted, and used to

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determine if discrimination has occurred. Tests usually take 5-8 hours each to complete. This process includes creating a tester profile, finding vacant units, assigning testers, briefing and debriefing testers, and reporting findings.

The 2020 Contra Costa County AI did not report any findings on fair housing testing at the County level, however, it does bring to attention that private discrimination is a problem in Contra Costa County, which continues to perpetuate segregation. Based on fair housing testing conducted in the City of Richmond, it was found that there was significant differential treatment in favor of White testers over Black testers in 55% of phone calls towards 20 housing providers with advertisements on Craigslist. Because Whites receive better services, they tend to live in neighborhoods apart from minority groups.

#### Fair Housing Education

To promote awareness of fair housing laws and ensure that all persons can secure safe and decent housing without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristic protected by laws, ECHO Housing conducts fair housing education, such as workshops, community events, and trainings. ECHO Housing has distributed almost 10,000 flyers in English and Spanish to Walnut Creek-based agencies during the 5<sup>th</sup> Cycle Planning period. In addition, ECHO Housing conducted fair housing trainings and outreach for several organizations and property management groups in the County, including:

- Advantage Property Management.
- Apartment Owners' Association.
- Cerda-Zein Property Management.
- City of Concord Property Owner Training.
- Contra Costa Health and Community Services.
- Eat Bay Rental Housing Association.
- Eclipse Property Management.
- Independent Living Resource.
- Interfaith Council of Contra Costa County.
- National Association of Residential Property Managers.
- Park Place Asset Management.
- Rainbow Community Center.

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- Senior Services Network<sup>17</sup>
- Shelter, Inc.<sup>1</sup>
- Vasona Property Management<sup>1</sup>
- Walnut Creek Methodist Church Food Bank, and
- Walnut Creek Senior Center.

Furthermore, ECHO Housing staff conducts presentations for and interviews on various radio stations (KDYA, KPFA, KALW, and KEAR), appears on cable television, is a regular contributor to the Rental Housing Magazine published by the East Bay Rental Housing Association, airs public services announcements, and conducts two Tester Trainings each year.

Finally, a Housing Counselor is available once a week to meet with residents, particularly seniors, at the Walnut Creek Senior Center.<sup>1</sup> First-time home buyer education provides classroom training regarding credit information, home ownership incentives, home buying opportunities, predatory lending, home ownership responsibilities, government-assisted programs, as well as conventional financing.<sup>1</sup> The class also provides education on how to apply for HUD-insured mortgages; purchase procedures, and alternatives for financing the purchase.<sup>1</sup> Education also includes information on fair housing and fair lending and how to recognize discrimination and predatory lending procedures and locating accessible housing if needed.

### Resources for Fair Housing Agencies and Organizations

The 2020 Contra Costa AI also notes that the lack of resources for fair housing agencies and organizations may be a significant contributing factor to fair housing issues in the County.

### Department of Fair Employment and Housing

The mission of the DFEH is to protect Californians from employment, housing, and public accommodation discrimination, and hate violence.<sup>1</sup> To achieve this mission, DFEH keeps track of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations and hate violence.

Each year, DFEH generates an annual report that presents complaint trend data by county.<sup>1</sup> As shown in Table B-17. DFEH Complaint Trends in Contra Costa County (2015–2020)<sup>1</sup>~~Table B-17, DFEH Complaint Trends in Contra Costa County (2015–2020)~~, Contra Costa County has steadily decreased the number of complaints filed with DFEH since 2015, which is consistent with the enforcement data reported above.

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**Table B-17. DFEH Complaint Trends in Contra Costa County (2015–2020)**

Year	Employment	Housing	Ralph Civil Rights Act	Unruh Civil Rights Act	Disabled Persons Act	Grand Total
2015	354	30	4	5	0	393
2016	351	32	0	2	0	385
2017	124	26	2	26	0	178
2018	103	22	1	2	0	128
2019	103	22	1	2	0	128
2020	102	20	2	1	1	126
Total: <sup>1</sup>	1,137	152	10	38	1	1,338

<sup>1</sup> Does not represent the total for the entire 5th Cycle Planning Period, as 2020 is the latest data available.

**Source:** DFEH Annual Reports, <https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody>.

## Summary of Fair Housing Issues

While the City works to provide fair housing opportunities, fair housing issues continue to exist. Data provided in this section of the Housing Element reflects a limited number of fair housing issues given the population and compared to the County as a whole. The primary fair housing issues in the City are a lack of housing choice related to a lack of affordable housing and access to opportunity. Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods. Greater access to opportunity would also provide more opportunities for lower-income and disadvantaged persons to move to Walnut Creek to enjoy the high level of opportunity offered. The public outreach conducted as part of the Housing Element (through a survey and two workshops with live polling, question and answer periods and follow up coordination) also confirmed these issues.

With regard to fair housing complaints, it is important to note that the numbers reflect only the number of discrimination complaints that were reported to ECHO Housing and may not reflect the full extent of discrimination. Housing discrimination can go undetected and unreported, and it is common for victims of housing discrimination not to be able to identify, prove, or document, the discrimination that occurs. Residents may feel that they could be subject to retaliation by their housing provider if they report discrimination.

Although City residents are provided services and education by ECHO Housing, these resources may not be sufficient to resolve all discrimination. The 2020-2025 Contra Costa AI suggests that fair housing service providers may not be able to meet the existing needs of residents due to insufficient funding.

## Local Data and Knowledge

### History

Located in the heart of Contra Costa County, Walnut Creek serves as a vibrant hub of commerce in the East Bay region of the San Francisco Bay Area and home to a variety of neighborhoods that offer a high quality of life for its diverse community members, a range of active and passive cultural, recreational, and educational opportunities, and multiple transportation options for local and regional mobility. Incorporated in 1914, the city has grown into a strong and diverse residential and business community with a unique urban suburban feel amidst large protected open spaces at the foot of Mt. Diablo.

As the City has grown, the importance of planning decisions has increased. Thoughtful planning and community-based policies have guided the controlled growth of the City with emphasis on invigorating its commercial core, maintaining its unique neighborhood charm, and preserving the surrounding natural open spaces. The City's growth was predominantly residential until the opening of the Walnut Creek BART station in 1973 and economic growth at the time spurred large commercial development in the City from the late 1970s to the mid-1980s.

Since adoption of its first general plan in 1971, the City has focused new development to higher-density buildings in the "Core Area" centered on the downtown Pedestrian Retail District and the Walnut Creek BART station, with the desire of establishing Walnut Creek as a regional city center. While early development in the Core Area was primarily commercial in nature, for more than the last thirty years, a majority of the City's residential construction has occurred in the Core Area, consisting almost entirely of higher-density multifamily residential or mixed-use developments. Protection and preservation of open space has also been a long-held community value, as evidenced by Walnut Creek voters approving a \$6.7 million bond measure in 1974 to acquire and protect open space in and around the City. The City's highly rated schools and transit connectivity to the greater Bay Area also added to the appeal of the community.

These desirable attributes have translated into attracting industries with higher paying jobs and significant increases in home sale prices and rents. This Affirmatively Furthering Fair Housing section of the Housing Element provides a detailed analysis of fair housing issues in the City. As shown in the analysis, **the data indicates that the primary fair housing issue in Walnut Creek is housing affordability.** In order to address this issue, the City has prioritized programs to encourage, facilitate and preserve affordable housing in the community.

The City is and has been aware of this issue over the years and has taken very proactive steps to address the need for more affordable housing. First, the City adopted an inclusionary housing ordinance in 2004 requiring a number of inclusionary units in new housing projects for very low-, low-, and moderate-income households. This ordinance implements the 5<sup>th</sup> cycle Housing



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Element program to “study and adopt an inclusionary housing program and ordinance.” Second, the City subsidizes housing projects that are 100% affordable. To date, the City has provided funding for nine projects with a total of 381 units for the deepest levels of affordability (i.e., very low- and low-income households). Third, the City provides a Below Market Rate Homeownership Program (BMR) to support homeownership at affordable levels for low- and moderate-income households. These homes have sales price restrictions and eligibility requirements to ensure they are bought and occupied by low- and moderate-income households. These actions have resulted in the development of close to 600 affordable housing units in the City during the 5<sup>th</sup> Cycle Housing Element Planning Period (see Chapter 5). The City is committed to increasing its efforts to promote and facilitate affordable housing choices in the community. Chapter 8 of this Housing Element (Housing Plan) details over 20 programs to encourage, preserve, streamline, and help fund affordable housing in the City over the 6<sup>th</sup> Cycle Planning Period.

### Home Purchase Loans

The 2019 Contra Costa AI analyzed available HMDA loan data for the MSA and found that the applications for African American and Hispanic applicants were uniformly denied at higher rates than those of White or Asian Applicants. Lending discrimination is a major contributing factor to segregation in a community. When minorities are unable to obtain loans, they are far more likely to be regulated to certain areas of the community. As the Contra Costa rental market grows more expensive, minorities can be disproportionately impacted.

A key aspect of fair housing choice is equal access to financing for the purchase or improvement of a home. In 1977, the Community Reinvestment Act (CRA) was enacted to improve access to credit for all communities, regardless of the race/ethnic or income makeup of its residents. CRA was intended to encourage financial institutions to help meet the credit needs of communities, including low- and moderate-income people and neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance.

Additionally, the Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets exceeding \$10 million to collect and submit detailed information on the disposition of home loans inclusive of applicant characteristics such as race, ethnicity, and income. HMDA data can then be evaluated to determine if there are any lending patterns indicating that loan approval rates are significantly different for one group versus another. While this evaluation can identify differences in loan application approval rates, the data and the evaluation fall short of establishing bona fide discrimination. Nonetheless, the evaluation of lending outcomes based on HMDA data is helpful in determining where to focus future study as well as present or future homebuyer education and lender training concerning the Fair Housing Act.

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Federal Housing Administration (FHA) insured loans generally offer a down payment as low as 3.5% of the purchase price or home value and include the ability to finance some of the closing costs, which are generally lower than conventional loan closing costs. FHA loans are insured by the FHA, meaning that private lenders can file a claim with the FHA in the event of borrower default on an FHA insured loan. Similarly, the United States Veterans Administration (VA) offers VA guaranteed loans that are available to a current member of the U.S. armed forces, a veteran, a reservist or National Guard member, or an eligible surviving spouse through VA-approved lenders. VA mortgage loans can be guaranteed with no money down and there is no private mortgage insurance requirement. Like FHA loans, the lender is protected against loss if the borrower fails to repay the loan. FHA and VA loans provide access to credit for borrowers that may not have a sufficient down payment or credit history to qualify for conventional loans, which generally require a minimum down payment or equity stake in the property of 5%. Since there is no government insurance on conventional loans, so these loans pose a higher risk to the financial institution and thus generally have more stringent credit, income, and asset requirements.

As shown in Table B-18. Disposition of Home Purchase and Improvement Loan Applications (2020) Table B-18, 2020 HMDA data for the City and shows trends for the different loan types. Of the loan types, conventional home purchase, conventional home improvement and conventional refinance loans had the highest number of loan applications for each loan type with 80.9% of conventional home purchase loans, 60.8% of conventional home improvement loans and 71.7% of conventional refinance loans approved. Conventional refinancing loan applications accounted for over three-quarters of all loan applications in this dataset.

**Table B-18. Disposition of Home Purchase and Improvement Loan Applications (2020)**

	Loan Type							
	Govt-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
	#	%	#	%	#	%	#	%
Approved <sup>1</sup>	55	78.6%	1,425	80.9%	6,492	71.7%	312	60.8%
Denied	4	5.7%	72	4.1%	721	8.0%	130	25.3%
Other <sup>2</sup>	11	15.7%	264	15.0%	1,842	20.3%	71	13.8%
Total Applicants	70	100%	1,761	100%	9,055	100%	513	100%

<sup>1</sup> Includes applications approved by lenders but not accepted by the applicants.

<sup>2</sup> Includes files closed for incompleteness and withdrawn applications

Source: FFIEC MSA/MD 2020 Aggregate Report for Census Tracts in Walnut Creek

## Home Improvement Loans

Reinvestment in the form of home improvement is critical to maintaining the supply of safe and adequate housing. Historically, home improvement loan applications have a higher rate of denial when compared to home purchase loans. Part of the reason is that an applicant's debt-to-income ratio may exceed underwriting guidelines when the first mortgage is considered with consumer

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credit balances. Another reason is that many lenders use the home improvement category to report both second mortgages and equity-based lines of credit, even if the applicant's intent is to do something other than improve the home (e.g., pay for a wedding or college). Loans that will not be used to improve the home are viewed less favorably since the owner is divesting in the property by withdrawing accumulated wealth. From a lender's point of view, the reduction in owner's equity represents a higher risk. As shown in Table B-18. Disposition of Home Purchase and Improvement Loan Applications (2020) ~~Table B-18~~, in 2020, 513 applications for home improvement loans were received in Walnut Creek. Approximately 60.8% of applications in Walnut Creek were approved. Table B-19. Disposition of Home Purchase and Improvement Loan Applications (2012) ~~Table B-19~~ shows the applications for home improvement loans for Walnut Creek households in 2012. In 2012, 211 applications for home improvement loans were received with approximately 67.8%.

This Act established minimum standards for home mortgages and increased requirements for loan approval.

**Table B-19. Disposition of Home Purchase and Improvement Loan Applications (2012)**

	Loan Type							
	Govt-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
	#	%	#	%	#	%	#	%
Approved <sup>1</sup>	189	74.4%	1,101	82.4%	5,882	76.4%	143	67.8%
Denied	29	11.4%	112	8.4%	748	9.7%	44	20.9%
Other <sup>2</sup>	36	14.2%	123	9.2%	1,069	13.9%	24	11.4%
Total Applicants	254	100%	1,336	100%	7,699	100%	211	100%

<sup>1</sup> Includes applications approved by lenders but not accepted by the applicants.

<sup>2</sup> Includes files closed for incompleteness and withdrawn applications

Source: FFIEC MSA/MD 2012 Aggregate Report for Census Tracts in Walnut Creek

## Refinancing

Homebuyers will often refinance existing home loans for several reasons. Refinancing can allow homebuyers to take advantage of better interest rates, consolidate multiple debts into one loan, reduce monthly payments, alter risk (i.e., by switching from variable rate to fixed rate loans), or free up cash and capital. A substantial proportion of loan applications submitted in the City in 2020 were for refinancing existing home loans (9,055 applications) with a 71.7% approval rate. In 2012, there were 7,699 applications for refinancing with a 76.4% approval rate.

## Mortgage Financing Comparison (2012 to 2020)

Overall, 70 households applied for government-backed mortgage loans, and 1,761 households applied for conventional home mortgage loans in Walnut Creek in 2020 (see Table B-18. Disposition of Home Purchase and Improvement Loan Applications (2020) ~~Table B-18~~,

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

~~Disposition of Home Purchase and Improvement Loan Applications (2020)~~. Of the applications for conventional purchase loans, 80.9% were approved, 4.1% were denied, and 15.0% were withdrawn or closed for incompleteness. In 2012, there were more applications for government-backed home purchase loans than in 2020. The 2020 approval rate for government-backed home purchase loans and conventional mortgage loans is also lower than the approval rates in 2012 (Table B-19. Disposition of Home Purchase and Improvement Loan Applications (2012) ~~Table B-19, Disposition of Home Purchase and Improvement Loan Applications (2012)~~). More than half (71.7%) of refinance applications were approved in 2020, lower than the approval rate of 76.4% in 2012. The denial rate in 2020 was greatest for home improvement loans (25.3%), while 2012 saw a lower denial rate (20.9%).

### Lending Patterns by Race/Ethnicity and Income Level (2020)

Lending patterns in the MSA indicate a higher approval rating for White and Asian applicants and lower ratings for other minority groups. Table B-20. Home Loan Approval Rates by Applicant Characteristics ~~Table B-20, Home Loan Approval Rates by Applicant Characteristics~~, shows the loan approval rates for all loan applications for properties in the San Jose-San Francisco-Oakland MSA in 2020 where HMDA data is available. This examination of lending activity focuses on potential discrimination in lending decisions that could prevent an individual or family from securing loan approval based on race or ethnicity. Table B-20 breaks the loan applications into income level categories first, then examines approval rates based on race or ethnicity for each loan type to determine if there are significant differences between the income category approval rate and the approval rate for each race or ethnicity group within that category.

**Table B-20. Home Loan Approval Rates by Applicant Characteristics**

Type	Low/Mod Income < 80 Percent MFI		Middle Income 80-120 Percent MFI		Upper Income 120+ Percent MFI	
Race/Ethnicity	Loan Applications	Approval Rate	Loan Applications	Approval Rate	Loan Applications	Approval Rate
White	24,050	62.5%	24,768	73.7%	50,678	73.4%
Asian	11,047	60.0%	15,210	71.7%	50,498	71.4%
African-American	3,775	54.7%	3,077	64.3%	3,508	63.9%
Hispanic	8,503	57.3%	6,260	67.6%	5,862	67.3%
All Others	905	50.3%	866	66.2%	1,106	66.0%
Decline or N/A	13,288	55.2%	14,511	67.5%	32,224	68.5%

Source: HMDA Database, 2020.

### Predatory Lending

Predatory lending involves abusive loan practices usually targeting minority homeowners or those with less-than-perfect credit histories. The predatory practices include high fees, hidden costs,

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unnecessary insurance, and larger repayments due in later years. A common predatory practice is directing borrowers into more expensive and higher fee loans in the “subprime” market, even though they may be eligible for a loan in the “prime” market. Predatory lending is prohibited by several state and federal laws.

## Community Perspectives on Fair Housing Discrimination

To gather additional perspectives on fair housing choice, the City asked residents responding to the 2020-2025 Consolidated Plan Community Survey a series of questions about their personal experience with housing discrimination and whether housing discrimination exists in the City. The results of the survey led the City to identify fair housing as a goal in their 2020-2025 Consolidated Plan. This goal is to promote fair housing activities and affirmatively further fair housing and identifies \$30,400 of CDBG funds for fair housing service activities to assist at least 75 persons.

The 2020-2025 Consolidated plan also identifies ECHO Housing as a HUD-approved housing counseling agency that satisfies HUDs definition of a Fair Housing Enforcement Organization and Qualified Fair Housing Enforcement Organization. ECHO Housing affirmatively furthers fair housing by addressing discrimination in Walnut Creek, investigating allegations of discrimination, conducting audits to uncover discrimination, and providing training to housing providers.

The City will develop programs that reach out to the City’s residents, working to develop a collaborative understanding and community response to address the issues. The Housing Element includes the following programs that promote community involvement:

- H-4.J. Measure A Outreach and Review. The City will conduct public outreach and receive public comments on potential impacts of Measure A on the City’s ability to provide new housing consistent with the new housing units identified in the Housing Element and, if the City is not on schedule to produce the new housing units or has identified heights limitations to be an additional constraint on housing production, and assuming available funding for election costs, prepare for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan.
- H-2.U. Housing Choices, specifically to “Provide landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties.”
- H-6.L. Metrics and Goals- work collaboratively with a mix of residents, business owners, and local non-profits who create data-centered evaluation metrics and establish ongoing

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City goals and actions. Seek participation from diverse participants representative of the regional population.

- ~~As a part of the mid-cycle review in 2027, the City will conduct public outreach and receive public comments on potential impacts of Measure A on the City's ability to provide new housing consistent with the new housing units identified in the Housing Element and, if the City is not on schedule to produce the new housing units and assuming available funding for election costs, place before the voters prepare for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan (see Program H 4.J).~~
- ~~Provide landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties.~~

~~Work collaboratively with a mix of residents, business owners, and local non-profits who create data-centered evaluation metrics and establish ongoing City goals and actions. Seek participation from diverse participants representative of the regional population.~~

## Real Estate Advertising

### Owner-Occupied

The first step in buying a home is generally searching for available housing through advertisements that appear in magazines, newspapers, or on the Internet. Advertising is a sensitive issue in the real estate and rental housing market because advertisements can advertently or inadvertently signal preferences for certain buyers or tenants. Recent litigation has held publishers, newspapers, the Multiple Listing Service (MLS), real estate agents, and brokers accountable for discriminatory ads.

Advertising can suggest a preferred buyer or tenant in several ways. Examples include advertisements or listings that:

- Suggest a preferred type of buyer or tenant household;
- Use models that indicate a preference or exclusion of a type of resident;
- Publish advertisements or listings in certain languages; or
- Restrict publication to certain types of media or locations indicating a preference.

Generally, advertisements cannot include discriminatory references that describe current or potential residents, the neighbors, or the neighborhood in racial or ethnic terms, or terms suggesting preferences for one group over another (e.g., adults preferred, ideal for married couples with kids, or conveniently located near Catholic church).

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#### Rental Housing

While the process of renting an apartment or home may be less expensive and burdensome initially than the home-buying process, it may be just as time-consuming and potential renters may face discrimination during various stages of the rental process. Some of the more prevalent forms of discriminatory treatment are discussed in the sections below.

The main sources of information on rentals are newspaper advertisements, word of mouth, signs, apartment guides, the Internet, and apartment brokers. Litigation has held publishers, newspapers, and others accountable for discriminatory ads. While advertisements cannot include discriminatory references that describe current or potential residents, the neighbors or the neighborhood in racial or ethnic terms, or other terms suggesting preferences (e.g., adults preferred, ideal for married couples with kids, or conveniently located near a Catholic church), the content of the advertisement can suggest a preferred tenant by suggesting preferred residents, using models, publishing in certain languages, or restricting media or locations for advertising.

#### Accessibility of Public Facilities

The City provides a number of the key facilities and services that are identified in Table B-21. Public Services and Facilities. The 2019 Contra Costa AI identified inaccessible public or private infrastructure as a significant contributing factor to fair housing issues in the County. The analysis revealed a few examples of infrastructure that is inaccessible which include:

- Comprehensive reporting on accessible sidewalks and curb cuts.
- Curb ramp installation and upgrades.
- Audible pedestrian signal installation.
- Uneven sidewalks, notably next to bus stops.

#### Other Relevant Factors

Other contributions that affect the accumulation of wealth and access to resources include historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing. As documented in this Housing Element, Walnut Creek is a generally a high resource area and has historically made significant investments in infrastructure and affordable housing. Additionally, the Housing Plan includes Program H-2.A to pursue state and federal funding for affordable housing, including the state Infill Infrastructure Grant, as grants become available during the 6<sup>th</sup> Cycle time period.



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**Table B-21. Public Services and Facilities**

Public Facility	Location
City Hall	1666 N. Main St.
Civic Park	1375 Civic Dr.
Heather Farm Park	301 N. San Carlos Dr.
Shadelands Art Center	111 N. Wiget Lane
Tice Valley Park	2055 Tice Valley Blvd.
Walnut Creek Library	1644 Broadway
Clarke Memorial Swim Center	1750 Heather Dr.
Larkey Swim Center	2771 Buena Vista Ave
Arbolado Community Park	Arbolado Dr. & Doncaster Dr.
Boundary Oak Golf Course	3800 Valley Vista Rd
Walnut Creek Tennis Center	1751 Heather Dr.
Larkey Park	First Ave & Buena Vista Ave
Alma Park	California Blvd & Botelho Dr.
Castle Rock Sports Fields	800 Hutchinson Rd
Diablo Shadows Park	3205 Diablo Shadows Dr.
El Divisadero Park	El Divisadero Dr. & San Carlos Dr.
Howe Homestead Park	2950 Walnut Blvd.
Lar Rieu Park	196 El Camino Corto
Northgate Park	Castle Rock Rd. near Northgate High School
Old Oak Park	Rossmoor Pkwy.
Remembrance Park	Lancaster Rd. & Lilac Dr.
Rudgear Park	2261 Dapplegray Ln.
San Miguel Park	10 San Jose Ct.
Shadelands Museum	2660 Ygnacio Valley Rd.
Valley Verde Park	Valley Verde Ct. & Peach Willow Dr.
Walden Park	2628 Oak Rd.
Ygnacio Valley Library	2661 Oak Grove Rd.

Source: City of Walnut Creek, 2022

## Historical Governmental and Nongovernmental Land Use

### Zoning and Investment Practices (e.g., Infrastructure)

Walnut Creek has evolved and matured since 1849 when the first American settler settled on the west bank of Arroyo de las Nueces near the present-day Liberty Bell Plaza. When Walnut Creek was incorporated in 1914, it had a population of 500. During the boom years of 1950 to 1970, Walnut Creek was the fastest-growing community in California. The City had its first major residential subdivision project in 1955, Rancho San Miguel, which is still noted today for its midcentury modern homes built by developer Joseph Eichler. In 1964, Walnut Creek became a haven for active retirees with the opening of Rossmoor, a gated Leisure World community on a 2,200-acre site. In 2020, the City had a population of over 70,000. Much of the residential neighborhoods in the City are well established and have close access to community facilities, such as schools and parks, but are further from retail and public facilities located mostly in the Core Area of the City.

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The land uses in the Core Area are primarily commercial, higher density residential infill, and public and civic facilities, including parks and schools. Residential growth in the last few decades has largely been in multifamily housing projects which have been concentrated within the Core Area. Residences in the Core Area are conveniently located to retail, public and civic facilities, and transit. The downtown, also within the Core Area, is highly walkable and provides a variety of shopping and entertainment opportunities. Employment growth has been concentrated adjacent to regional transportation facilities (i.e., BART stations, and routes of regional significance, including freeways) on the western and northern portions of the City. Both the residential and employment populations have experienced steady growth in the past decade and is expected to continue.

Land use policies have been developed to help shape the Walnut Creek's growing population and to continue providing public amenities and infrastructure to maintain and enhance a high quality of life for the diverse members of the community. Several voter initiatives have influenced the growth management of Walnut Creek. The countywide Measures C and J (adopted by the voters in 1988 and 2004, respectively) require specific growth management policies in the form of a countywide urban limit line, however Walnut Creek is entirely located within the urban limit line.

#### **Measure A, Building Height Freeze Initiative**

In 1985, the voters passed Measure A (the Building Height Freeze Initiative) in response to the perception of traffic impacts resulting from new office development around the Walnut Creek BART station, and a large downtown retail/hotel development then being proposed in the downtown Pedestrian Retail District. Measure A established building height limitations that could only be modified with the approval of the electorate. While such limitations applied to residential development, the limits to new residential development were high enough to never have been reached.

A significant majority of the City's downtown Core Area has Measure A height limits ranging from 50 to 89 feet (54 to 93 feet with pitched roofs), while the single-family and "missing middle" density areas within the rest of the City have Measure A height limits ranging from 25 to 30 feet (29 to 34 feet with pitched roofs). Furthermore, these Measure A height limits have been exceeded through the use of waivers and concessions for density bonus projects. As with any height limit found in any jurisdiction, the Measure A height limits can be an impediment to even taller residential development; however, the local housing market has not shown an indication of being able to support the concrete and steel construction necessary for high-rise development above the Core Area's Measure A height limits, or the concrete podium construction with elevators typically necessary to exceed three stories in height in the lower-density areas of the City.

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Type V construction (consisting of conventional wood frame structures) without elevators (generally limiting structures to two or three stories with individual ground floor entrances), is the most affordable method of construction on a per-unit basis. The areas of the City outside of the Core Area generally have lower land values due to their distance from BART, freeways, and downtown shops, restaurants, and entertainment venues. These lower land values reduce the profit margin for taller buildings, which a higher capital outlay, as it is not necessary to use more expensive construction methods (at a higher per-unit construction cost) in order to spread the land cost over a larger number of units.

While Measure A has not been an impediment to achieving development consistent with the City's General Plan, and while this Housing Element demonstrates how under Measure A the City can significantly exceed its regional housing needs allocation in a manner which affirmatively furthers fair housing, it is also true that Measure A can be an impediment to further exceeding these goals through the construction of even taller buildings. This is particularly the case in the limited portion of the Core Area with a 35-foot height limit, and some of the areas immediately surrounding the Core Area with 25 to 30-foot height limits.

While Measure A remains active, its height limits have typically coincided with the height of residential buildings that can be supported by the local housing market (when taking into account the increased costs of construction associated with the use of concrete and steel for buildings over five or six stories in height). More recently, residential developers have made use of the state density bonus law to exceed the Measure A height limit in the limited number of cases where the market can support taller heights, and in doing so have increased the availability of new housing affordable to low and moderate-income households. ***Given the tools available for developers to exceed the height limits, when appropriate, Measure A does not represent a constraint to housing development.*** The following program is intended to address the potential impacts of Measure A:

- **Program H-4.J. Measure A Outreach and Review, including which includes preparation for City Council consideration and action a ballot measure** amending Measure A Height limits for properties that allow multi-family development under the General Plan, if the City is not on schedule to produce new housing units, **or has identified height limitations to be an additional constraint on housing production**, and assuming available funding for election costs.

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#### Growth Limitation Plan

Community concerns about growth and urbanization led to the adoption of a growth limitation program in 1993, which slowed new commercial development in Walnut Creek. In 2006, the City Council extended the program through the adoption of the 2025 General Plan and continued it through 2015. The Growth Limitation Plan limited new commercial growth to 75,000 sq. ft. per year for 10 years (from 2006 to 2015). Furthermore, Policy 9.3 in Chapter 4, Built Environment, of the General Plan establishes a housing cap consistent with the Regional Housing Needs Assessment (RHNA) allocation assigned to the City, and exempts affordable units and density bonus units from the cap.

The housing portion of the Growth Limitation Plan remains in the General Plan. However, the City lacks a legal mechanism to enforce it, as it has not adopted a corresponding ordinance to date. Such an ordinance was not adopted in light of the City never reaching the limit imposed by the Growth Limitation Plan. Furthermore, Walnut Creek has considered the housing portion of the Growth Limitation Plan to be null and void under state law pursuant to the Housing Accountability Act and the Housing Crisis Act of 2019 (Senate Bill 330). ***The Growth Limitation Plan does not represent a constraint to housing development, given the existing state legislation. However, Program H-4.G., Update-Amend the General Plan to Remove Policy 9.3, ~~Related to the Growth Limitation Plan~~, is included in Chapter 8 to officially remove any constraint related to the Growth Limitation plan.***

#### Other Local Initiatives and Land Use Related Lawsuits

The City has not enacted any other local growth limitation initiatives affecting residential development, nor has the City been party to any significant land use related law-suits affecting residential development.

#### The Great Recession and Redevelopment Dissolution

As with other cities across the country, housing development slowed significantly starting in 2008-09 with the Great Recession. Housing types developed in the City also shifted as more multifamily units to adapt the housing market changes caused by the Recession.

The Walnut Creek Redevelopment Agency was formed in the early 1970s and two redevelopment projects were subsequently adopted – South Broadway and Mt. Diablo Blvd. Together, these projects generated approximately \$1.6 million annually (according to the Contra Costa County Auditor-Controller 2021-2022 Redevelopment Dissolution Property Tax Revenue report). Under state law, redevelopment agencies must set aside 20% of the annual tax increment revenue for low- and moderate-income housing. If redevelopment law were in effect

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today, these projects would have generated approximately \$320,000 in 2021-2022 alone. It was also common practice for redevelopment agency to issue bonds for affordable housing projects secured with the annual stream of tax increment revenue. However, Redevelopment Dissolution in 2012 removed this funding source for affordable housing and left the City with very limited local resources or funding to provide affordable housing to the community.

The City's 2018-2023 Economic Strategic Plan highlights past accomplishments including a greater flexibility with zoning within the Shadelands Park area. This provided opportunities for new and emerging business uses, job creation, and enhancing the viability for a wide range of prospective enterprises, including housing.

The City does have an inclusionary housing ordinance and commercial linkage in lieu fee that has helped create affordable units since Redevelopment Dissolution. Additionally, since the establishment of statewide density bonuses several years ago, several residential projects have been developed that include affordable units.

### Occupancy Codes and Restrictions (Countywide)

Occupancy codes are codes within a City's municipal code or master plans that instruct on occupancy limitations in the area that the code governs. The 2019 Contra Costa AI identified that occupancy codes and restrictions may be a significant contributing factor to fair housing issues in the County. The analysis illustrated this, "Although some occupancy codes and restrictions within Contra Costa County may be more restrictive than is justified by health and safety concerns, this Assessment did not reveal a spatial pattern whereby families with children or Black and Hispanic families have been concentrated in certain parts of the County, the Region, or the entitlement cities, thus perpetuating segregation."

## Sites Inventory

### Lower Income Sites

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for Housing Elements to analyze the location of lower-income sites in relation to areas of high opportunity.

The TCAC and HCD have prepared opportunity maps that identify resource areas. Areas of high or highest resource have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy).

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The sites in the Sites Inventory were also chosen and qualified based on the legal criteria in the California Government Code and based on the HCD Site Inventory Guidebook instructions on selecting appropriate sites. Additionally, affordability assumptions are made to balance locating lower-income sites in areas that are already zoned for higher-density residential development, in high resource areas, and in close proximity to jobs, goods and resources. Lower-income sites were also selected in close proximity to the Walnut Creek BART station, which coupled with the majority of lower-income sites in the high and highest TCAC resource areas, allows potential affordable housing projects seeking low-income housing tax credits to be competitive, increasing the feasibility of funding and completed projects.

Figure B-25 Sites Inventory Map - Sites with Lower-Income Units, provides a map of sites with lower-income units along with fair housing overlays including R/ECAP Areas, CalEnviroScreen Disadvantaged Communities, and Racially Concentrated Areas of Affluence. There are no sites located in area shown with a racial or ethnic concentration of poverty. Figure B-27 through Figure B-34, Sites Inventory Map, also illustrates the location of the sites throughout the City (on a different scale), which are detailed in the Sites Inventory.

#### **Disproportionate Housing Need**

As provided earlier in this section, Table B-8. Impacts on Patterns of Disproportionate Housing Needs, provides a Site Inventory summary of the number of units by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs. The table analyzes the following categories:

#### **Overpayment/Cost Burden**

Table B-8 shows that 22.8% of all the units are in areas where over 50% of homeowners are cost-burdened. In comparison, 8.1% of units are in areas where over 50% of renter households are rent burdened. Overall, 42.8% of Walnut Creek renters experience a rent cost burden while 49.9% of County renters do. Homeowners in the City experience a cost burden 28.4% of the time while 29.6% of County homeowners do.

#### **White and Asian Concentration Areas (Census Tracts)**

Approximately 96.7% of site inventory units are in areas with a White concentration and 21.8% are in areas with an Asian concentration. It should be noted that there are some areas with both a White and an Asian concentration. Our analysis defines an area of concentration as an area where the percent of a racial or ethnic concentration is over 40%. Due to the fact that the majority of the City has a higher White population than the County average, nearly all sites in the sites inventory units are located in White concentrated areas. This contrast is not a concern because of the relative wealth of the City's White and Asian community.

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#### **Areas of Affluence**

As shown in Table B-8, 4.7% of all units are in areas of affluence. This is due primarily to the fact that affluent areas are mostly built out, with few sites for potential new development.

#### **R/ECAP and Displacement Risk Areas**

There are no units in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) or in areas where there is a risk of displacement.

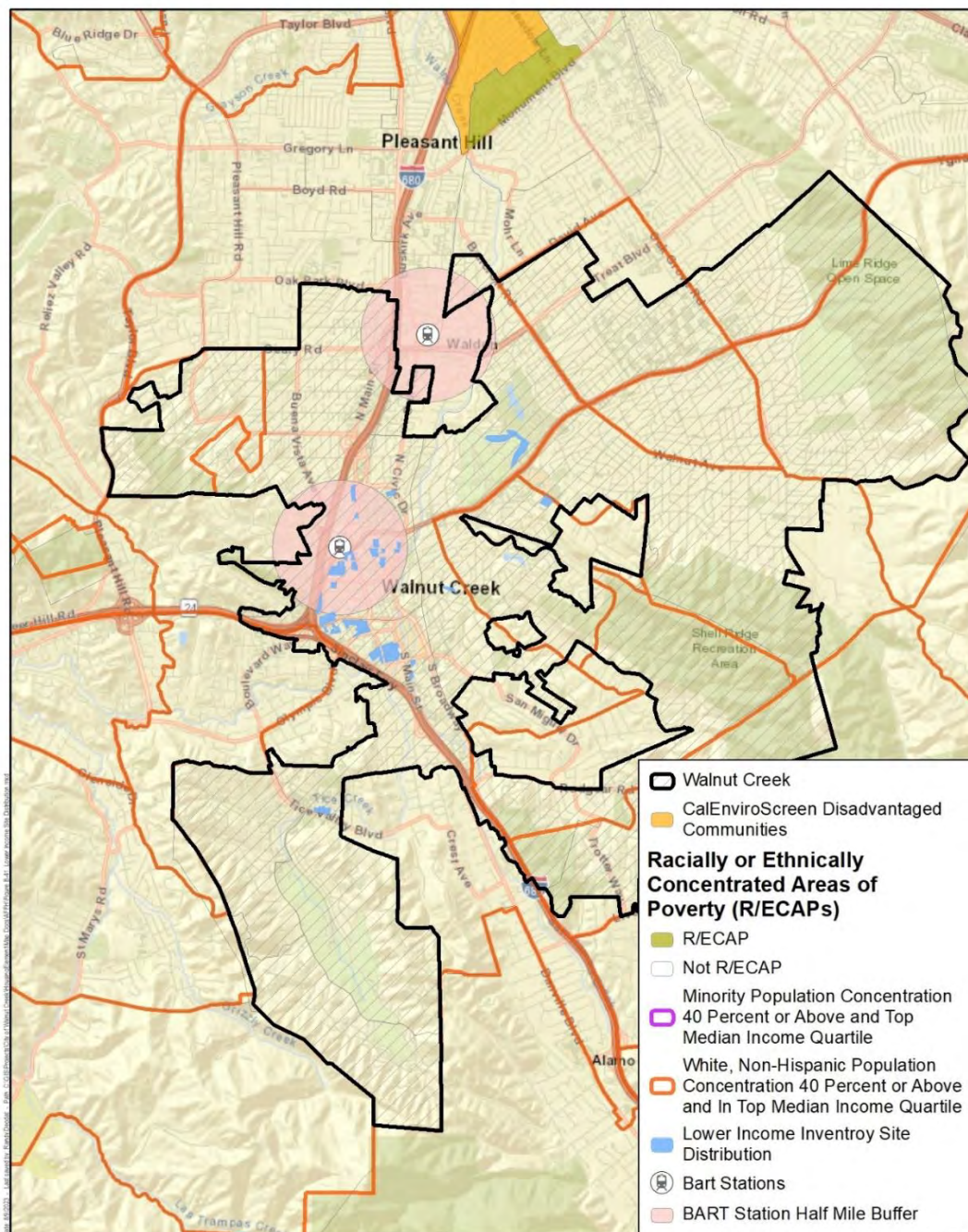


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Figure B-25. Sites Inventory Map – Sites with Lower-Income Units

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



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#### **Overcrowding**

Less than 3% of housing units in Walnut Creek meet the ACS definition of “overcrowding” and it is not a significant problem as described in Chapter 2 of the Housing Element. The overcrowding rate of 3% in the City is less than in the County (5%) and the Bay Area as a whole (7%) (Figure 2-2930, Overcrowding Severity, Table 2-10, Overcrowding Severity, and Table 2-11, Overcrowding by Tenure and Severity).

The City has worked to distribute the units in the Sites Inventory in a way that will not concentrate affordable housing in areas of high minority concentration or poverty. No units are in areas designated as susceptible to displacement because there are no census tracts in the City identified as susceptible to displacement. ~~Table B-22. Impacts on Patterns of Disproportionate Housing Needs~~

(editor’s note – see Table B-8 for content contained in the former Table B-22)

As stated in previous sections above, the Housing Plan contains programs to address all identified fair housing issues that are primarily focused on increasing the supply of affordable housing which reduces/prevents displacement risk and reduces the housing cost burden for residents.

#### **Integration and Segregation: Race and Income**

The City has no block groups with a poverty concentration, while minority concentration areas are located throughout the City. A concentrated area of poverty is defined by the HUD as a census tract where the percentage of individuals living in households with incomes below the poverty rate is more than the lesser of 40% or three times the average poverty rate for the metropolitan area. The City is in the San Francisco-Oakland-Berkeley metropolitan area, where the average household poverty rate (according to 2020 ACS 5-Year Estimates) is approximately 8.57%.

Minority Concentration here is defined as a Block Group or Census Tract that has a minority population higher than the County average.

The lower-income sites in the Sites Inventory (Appendix C) are less likely to be in minority and poverty concentration areas, as detailed in the following:

- 0.0% of lower-income units are in (overall) minority concentration areas compared to 0.2% of moderate- and above moderate-income units.
- 6.2% of lower-income units are in Asian concentration areas compared to 37.3% of moderate- and above moderate-income units.
- 0.2% of lower-income units are in African American concentration areas compared to 7.9% of moderate- and above moderate-income units.

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- 0.0% of lower-income units are in Hispanic concentration areas compared to 0.3% of moderate- and above moderate-income units.
- 99.4% of lower-income units are in White concentration areas compared to 95.6% of moderate and above moderate-income units.
- There are no areas of poverty concentration as defined above in Walnut Creek.
- 0.0% of lower-income units are in census tracts that are areas of affluence of compared to 9.4% of moderate and above moderate-income units.

It is important to note that sites, including lower-income sites, were identified pursuant to state law requirements and the HCD Site Inventory Guidebook, which dictate that non vacant properties designated with lower-income units (there is little to no vacant land appropriate for residential development in the City) must demonstrate redevelopment potential in order to be included in the site inventory. The evidence provided in Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element shows that the highest redevelopment potential exists for properties within the Downtown Core.

This area of the City is also close to high frequency transit, goods and services, jobs and schools and residential development in Downtown aligns with developing housing near transit and jobs as detailed in the 2025 California Statewide Housing Needs Assessment. Additionally, the location of the lower-income sites provides for higher scoring on Low-income Housing Tax Credits, the largest single funding source for affordable housing that exists today.

#### **Racially Concentrated Areas of Affluence**

The Racially Concentrated Area of Affluence definition uses the percent of White population (i.e., 40%) and median household income (top quartile) as proxies to identify potential areas of racial concentration and affluence. There are 299 sites (4.8% of all sites) in areas of concentrated White affluence.

As stated previously, the sites in the Sites Inventory were chosen and qualified based on the legal criteria in the California Government Code and based on the HCD Site Inventory Guidebook instructions on selecting appropriate sites. Additionally, lower-income sites were selected in close proximity to the BART station, which coupled with the high and highest TCAC resource areas, allows potential affordable housing projects seeking low-income housing tax credits to be competitive, increasing the feasibility of funding and completed projects. Also, planning for housing in close proximity to high frequency transit ensures that climate action goals to reduce GHG emission can be realized. The methodology utilized for site selection is also aligned with the California State 2025 Assessment (described in Chapter 7 of this Housing Element).

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#### **Access to Opportunity**

Figure B-1 [TCAC/HCD Opportunity Area Map](#), shows housing sites identified in the Sites Inventory in relation to resource areas defined by the 2022 TCAC/HCD Opportunity Areas Map. Per the 2022 TCAC/HCD Opportunity Areas Map, the City consists of highest, high, and moderate resource areas. There are no low resource or high segregation and poverty areas located in the City. The sites are located in and around the City's Downtown core which is a job center, near transit and goods and services.

#### **Concentration of Lower-Income Sites in the Downtown Area**

Figure B-26, Sites Inventory Map (Citywide), illustrates the placement of all Housing Element Sites. As shown in this map, the majority of sites are found in the Core Area of the City, near transportation and services. As mentioned earlier in this Appendix B, HCD's Intersectional Policy Work webpage asserts the following regarding housing and transportation:

*“After housing, transportation is the second-largest household expense... People who live near transit and job centers drive less, particularly lower income residents. More recently, however, those areas have become less and less affordable. Housing near transit is in high demand, and rents and property values near transit are 10 to 20 percent higher on average than similar homes further from transit. Modeling and analysis by the Legislative Analyst's Office suggest ‘California’s high housing costs cause workers to live further from where they work, likely because reasonably priced housing options are unavailable in locations nearer to where they work.’ When households move further from job- and transit-rich areas to find more affordable homes, they encounter higher transportation costs and longer commutes. Beyond the quality-of-life consequences for individual households, longer commutes also increase greenhouse gas emissions and decrease productivity.”*

As stated by HCD, lower-income households are especially vulnerable to displacement and higher housing cost burden. The increase in housing demand in the Bay Area, especially near transportation can force families to move further away from job centers and “over-commute,” leading to increased transportation costs for an already-impacted portion of our community. Walnut Creek's plan for the development of affordable housing near the Downtown area provides lower income families, who would be more vulnerable to extreme housing cost burden and displacement, with more opportunities to live near amenities, services, job centers and transportation.




However, living near transportation corridors carries a consequence of potentially exposing residents to higher levels of air pollution resulting from vehicle emissions. The California Air Resources Board prepared a Technical Advisory with strategies to reduce air pollution exposure



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near high-volume roadways. —The advisory notes that infill development provides many environmental and public health benefits. To minimize the health impacts of pollution near highways which pursuing infill development CARB recommends the following seven strategies:

	Strategies that reduce traffic emissions	1. Speed reduction mechanisms including roundabouts 2. Traffic signal management 3. Speed limit reductions on high-speed roadways (>55 mph)
	Strategies that reduce the concentration of traffic pollution	4. Urban design that promotes air flow and reduces the concentration of pollution along street corridors 5. Solid barriers such as sound walls 6. Vegetation that reduces the concentration of pollution
	Strategies that remove pollution from indoor air	7. Indoor high efficiency filtration that removes pollution from the air

The Health Equity Action Packet- Air Pollution in Transportation Corridors (2018) prepared by the Public Health Alliance of Southern California provides additional complementary suggestions for local jurisdictions, including:

- Reduce car use through transportation demand management, active transportation infrastructure, and transit service expansion.
- Promote Smart Growth to reduce car travel and enabling people to live close to jobs, services and other destinations through transit-oriented affordable housing and parking requirements.
- Protect residents from pollution through monitoring and warning systems, site planning, and weatherization programs.
- Promote cool communities, which use natural systems to protect workers by reducing heat island effects and providing shade through green roofs, urban greening, and green stormwater infrastructure.

The City of Walnut Creek has taken several actions that are aligned with these recommendations, including:

- General Plan alignment with transit-oriented development/smart growth strategies
- Requirements for developments to install HEPA filters and take other actions to reduce air pollution exposure.

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- A track record of working with developers to implement transportation demand management programs to reduce the need for vehicle parking and demonstrate the viability of multifamily projects with reduced parking to lenders.
- A suite of actions identified in the City’s Sustainability Action Plan including measures to reduce emissions from vehicle and energy use.

In addition, the Housing Element Program H-7.E. Reduce Exposure to Environmental Pollution calls for the City to— continue to implement climate planning initiatives to mitigate climate impacts, reduce pollutants and greenhouse gas emissions (GHG), and prepare for a climate resilient future, in part through the Enjoy Cleaner Options (ECO) program,— This program works to preserve a high quality of life through environmental protection and climate change mitigation. ECO provides programs that incentivize residents to take rebates and credits for using sustainable energy options, climate action, energy innovation, air and water protection, transportation aimed at reducing carbon emissions, environmentally better green building practices, and reducing overall waste.

Prioritizing the City’s available sites closest to transportation and job centers for lower-income families is an important goal of this Housing Element. However, the City also considers housing mobility to be an important element of helping the —community thrive. The City has —supported housing mobility and opportunity through the following actions:

- Local Density Bonus Program: The— local density bonus program supplements state density bonus law. Through this program, developments that include substantial affordability (in any area of the City) can request density bonuses beyond the allowable 35% —The City has already issued bonuses of up to 150%. These supplemental bonuses help generate more affordable housing and increase the competitiveness of the projects for state and federal programs.
- Inclusionary Housing and Commercial Linkage Fee: Inclusionary housing and commercial linkage fee regulations support affordable housing development in the entire City. Over the span of 15 years, Walnut Creek collected over \$26M and helped develop over 300 affordable units. It is important to note, though, that as more developers are utilizing density bonuses as a tool for residential development, the City is seeing less inclusionary in-lieu fees and more integrated affordable housing units throughout the City.
- Up-zoning: In the 1980s and 90s, the City up-zoned a number of single-family neighborhoods to Missing Middle densities, including the area on the west side of Oak Road, approximately one-half mile south of the Pleasant Hill BART station (in 1981); and the neighborhoods along Overlook Drive and Buena Vista Avenue within one-half mile of the Walnut Creek BART station (in 1996). While these neighborhoods have seen a considerable amount of redevelopment since their rezoning, they still contain a significant

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number of opportunities for further redevelopment, as the demand for these densities increases.

In addition, the City has about 5,000 single-family attached units (i.e., townhomes), which make up about one-seventh of the City's total housing stock. These units are mostly located in the areas between the high-density Core Area and the surrounding single-family neighborhoods, and the high-density unincorporated island around the Pleasant Hill BART station and surrounding single-family neighborhoods. Generally, densities in the City increase when in closer proximity to transportation and services.

While the City has taken important steps to increase housing opportunity and availability throughout the City, the data and analysis presented in this section of the Housing Element indicate that the primary fair housing issue in Walnut Creek is a lack of housing choice and mobility caused by a lack of affordable housing. In addition to accommodating the RHNA, the City will implement a suite of actions to improve housing mobility and offer new choices and affordability. These actions are intended to address the City's RCAA's and well as increase diversity. Actions could include but are not limited to the objectives from the following programs of the Housing Plan (Chapter 8):

- **H-1.A.1.A.** –Encourage and Monitor Accessory Dwelling Units (~~Incentivize~~ ADUs) including: production of pre-approved ADU designs and permit-ready construction plans, distributing educational materials, and monitoring production and affordability.
- **H-2.R.** Amend Density Bonus Ordinance. Maintain the existing provisions of its Density Bonus Ordinance relating to density bonus benefits that exceed state requirements to encourage the development of affordable housing and housing mobility.
- **H-2.Q.** ~~Assist~~ Faith-Based ~~Organizations~~ ~~With~~ ~~Affordable~~ ~~Housing Development~~ Properties
- **H-6.I.** Core Area Connectivity
- ~~H-6.M.~~ ~~Multi-Modal Mobility~~ Capital Improvement Program. Through CIP projects, improve multi-modal mobility to increase access from lower income housing opportunity sites, higher poverty level block groups, higher renter overpayment areas, and higher disabled population areas to jobs, education and amenities, and to meet recreational needs.
- ~~H-2.T. Clarify Mixed-Use Commercial Requirements~~
- **H-2.U.** ~~Housing Choices.~~ Commit to multiple actions including addressing: home-sharing, a mobility coordinator, landlord education and outreach, public education on Measure A, and height limits.
- ~~H-2.W. Research and propose a home-sharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with existing homeowners.~~
- **H-3.H.** Housing Opportunities. Increase housing opportunities for identified groups, such as persons with disabilities, unhoused persons, extremely low-income households, seniors,



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and local critical workforce. In summary, implement actions including: zoning amendments, rental programs, fair housing support, and financial and regulatory incentives.

- **H-4.B. Reduce Parking Requirements** Complete Parking Study and Continue to Implement Reduced Parking for Affordable Housing. Amend the City’s residential parking requirements to reduce parking requirements for multifamily and mixed-use projects. based on the findings of the study, with the intent of reducing parking requirements.
- **H-6.G.** Codify Senate Bill 9. Consider allowing larger square foot SB 9 dwelling units. Permit homeowners to develop both an ADU and JADU in SB9 lot splits beyond the current requirements of state law, provided that a deed restriction for affordability provisions is recorded for 55 years.
- **H-6.J. Increase Housing Mobility. City will implement a suite of actions to improve housing mobility and affordability within the City in concentrated areas of affluence with a goal of producing 200 additional housing opportunities affordable to lower, moderate and above-moderate income households and to special needs households through some or all of the following actions, as described in Program H-6.J .**
- **H-6.H. Missing-Middle Housing and Housing Mobility Education** Provide Missing Middle and Housing Mobility Education to increase voucher access and usage.
- **H-6.K. Mid-Cycle Review.** —Conduct a Mid-Cycle Review to examine progress of housing units production. If unit production is not achieving anticipated progress identified in program goals, programs are ineffective, or constraints are identified, the City shall take action to develop alternative strategies as necessary to achieve the anticipated progress.

Furthermore, the general lack of affordable housing in the City contributes to the lack of housing choice and mobility. To address this ongoing issue, the Housing Plan contains 20 programs specifically targeted to encourage and facilitate the development of affordable housing units in the City. This effort will increase the number of affordable housing units and support access to resources such as housing choice vouchers, thereby alleviating the lack of housing choice and fostering greater housing mobility. These programs include but are not limited to the following:

- **H-2.A.** Pursue State and Federal Funding for Affordable Housing
- **H-2.B.** Local Funding for Affordable Housing
- **H-2.C.** Allocate CDBG Funding for Housing
- **H-2.D.** Facilitate Access to Affordable Housing for Residents
- **H-2.E.** Community Housing Engagement
- **H-2.F.** Mortgage Credit Certificate Program
- **H-2.G.** Improve First Time Homebuyer Assistance Program
- **H-2.H.** Housing Choice Voucher Program

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- **H-2.I.** Provide Density Bonus Ordinance Training/Education
- **H-2.J.** Legislative Advocacy for Affordable Housing
- **H-2.K.** Coordinate with Contra Costa County for Affordable Housing
- **H-2.L.** Regional Collaboration on Affordable Housing and Homelessness
- **H-2.M.** Prioritize Review and Expedite Development of Affordable and Special Needs Projects
- **H-2.N.** Assist with Development of Affordable Housing
- **H-2.O.** Funding, Incentives, and Concessions for Extremely Low-Income Developments
- **H-2.P.** Advertise Available Resources
- **H-2.S.** ~~Continue to Allow By-Right Residential Development on Non-Vacant Sites Designated for lower-income Households and Used in the~~ Previous Sites Inventory
- **H-2.T.** Clarify Mixed-Use Commercial Requirements

## Moderate and Above Moderate-Income Units

All of the total moderate and above moderate-income units in the Site Inventory are located in moderate to highest resource areas. Table B-22, TCAC/HCD Opportunity Area Map Summary, provides a summary of units in the Sites Inventory in relation to their location on the TCAC/HCD Opportunity Area Map.

**Table B-22. TCAC/HCD Opportunity Area Map Summary**

TCAC Resources	Very Low (%)	Low (%)	Moderate (%)	Above Moderate (%)	All
Highest Resource	0.0%	0.0%	0.0%	1.1%	0.4%
High Resource	100.0%	100.0%	98.7%	85.9%	94.7%
Moderate Resource	0.0%	0.0%	1.3%	12.9%	4.9%
Low Resource	0.0%	0.0%	0.0%	0.0%	0.0%
High Segregation & Poverty	0.0%	0.0%	0.0%	0.0%	0.0%
Missing/Insufficient Data	0.0%	0.0%	0.0%	0.0%	0.0%

Source: California Tax Credit Allocation Committee 2022

Furthermore, lower-income sites feature the following characteristics:

- 99.3% of ~~Lower~~lower-income sites have a job proximity index score of 90-99 compared to a score of 88.1% for moderate- and above moderate-income sites, indicating a high level of access to jobs for all income categories. This is due to higher job indices for all block groups in the City and all job indexes throughout the City are over 70.

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- 100% of lower-income units and more than 99% of all units in the Sites Inventory are on sites located within 0.5 miles of a bus stops or Downtown BART station. More than 3,300 units in the Sites Inventory are located less than ~~4~~one-mile from the Walnut Creek BART Station.
- 100% of lower, moderate, and above moderate units are located within one~~4~~ mile of a school.

### **Equitable Site Placement**

The City's used a multi-layered approach in selecting sites, including reviewing access to local and regional resources, socio-economic indicators, and housing market opportunities. Housing sites were identified in relation to resources and opportunities, as this is integral to fostering inclusive communities and addressing disparities in housing. Higher resourced areas have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy). This is further described in Appendix B, starting on page B-1043, under the "Sites Inventory" heading.

As shown in Table B-23. Socio-economic Indicators By Census Tract, census tracts 3390.01, 3390.03, and 3390.04 contain the majority of the 6th Cycle Housing Element sites, including the majority of lower-income units. By examining the data provided, it becomes evident that these census tracts were selected with the intention of mitigating fair housing issues and ensuring equal access to affordable housing opportunities for all residents.

All three of these census tracts are designated as high resourced areas (as identified on the TCAC maps), which sits at in the middle between the City's three moderate resourced census tracts and four very-high resourced census tracts, when simply counting the number of census tracts by category. However, when taking into account the population of each census tract (where the moderate resourced tracts have significantly more population than the very high resourced tracts), the TCAC resource level for census tracts 3390.01, 3390.03, and 3390.04 is above the City's average. Additionally, the percentage of non-white residents, low to moderate income residents, renter cost-burdened residents, and owner cost-burdened residents in these three census tracts is in line with the City as a whole. Furthermore, none of the City's census tracts are racially or ethnically concentrated areas. The one outlying data point is the percentage of overcrowded units, which is higher in these three census tracts, indicating a higher demand for housing than elsewhere in the city. **The strategic placement of housing element sites in census tracts 3390.01, 3390.03, and 3390.04 in Walnut Creek effectively addresses fair housing concerns and promotes equity within the City.**

In addition to the Sites Inventory, the City has added several AFFH programs intended to expand locations of housing opportunities throughout the City, and specifically the highest resourced

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areas. These AFFH programs aim to provide an additional 200 units of housing in these areas, in addition to the City's RHNA. These programs also have the added benefit of furthering opportunities for housing equity and mobility across the City.

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**Table B-23. Socio-economic Indicators By Census Tract**

Census Tract	Net Units of Capacity									TCAC Opp. Category	% Non-White	% LMI Pop.	R/ECAP ?	% Over-crowded	Renter Cost Burden	Owner Cost Burden
	Very Low	%	Low	%	Mod	%	Above Mod	%	Total							
3342	6	0.3%	-	-	-	-	3	0.1%	9	High Resource	31%	28%	No	0%	56%	22%
3382.01	-	-	-	-	-	-	276	12.1%	276	Moderate Resource	35%	25%	No	2%	36%	25%
3382.03	-	-	22	2.0%	29	3.2%	46	2.0%	97	High Resource	53%	19%	No	2%	37%	25%
3382.04	-	-	-	-	-	-	5	0.2%	5	High Resource	44%	19%	No	3%	52%	25%
3383.02	-	-	-	-	-	-	1	0.0%	1	High Resource	44%	16%	No	0%	35%	23%
3390.01	591	29.9%	204	18.4%	130	14.2%	339	14.9%	1,264	High Resource	42%	22%	No	8%	45%	35%
3390.03	1,134	57.4%	741	66.9%	565	61.9%	736	32.3%	3,176	High Resource	37%	20%	No	5%	39%	23%
3390.04	109	5.5%	60	5.4%	25	2.7%	805	35.4%	999	High Resource	42%	20%	No	9%	39%	23%
3400.01	-	-	-	-	12	1.3%	18	0.8%	30	Moderate Resource	48%	31%	No	1%	44%	31%
3400.03	-	-	-	-	-	-	6	0.3%	6	Highest Resource	39%	23%	No	1%	27%	32%
3400.04	-	-	-	-	-	-	4	0.2%	4	Highest Resource	29%	23%	No	1%	27%	32%
3430.01	137	6.9%	80	7.2%	152	16.6%	21	0.9%	390	High Resource	30%	25%	No	2%	44%	19%
3430.02	-	-	-	-	-	-	13	0.6%	13	Highest Resource	36%	25%	No	3%	43%	29%
3430.03	-	-	-	-	-	-	3	0.1%	3	Highest Resource	24%	18%	No	1%	18%	27%
<b>Total:</b>	<b>1,977</b>		<b>1,107</b>		<b>913</b>		<b>2,276</b>		<b>6,273</b>							

Sources: TCAC Opportunity 2022, Census 5-year ACS 2021, CHAS HUD 2015-2019, AFFH Map Viewer

Note: Census Tract Data may include areas located outside of The City of Walnut Creek which may differ from the actual data within the borders of the City.

## Summary

In general, the City's Sites Inventory will Affirmatively Further Fair Housing by:

- Distributing affordable housing sites across high and highest resource areas (including the higher share of lower-income units located in the City's TCAC/HCD high and highest resource areas). This location increases scoring for affordable housing projects for Low-income Housing Tax Credits, the largest single funding source for affordable housing that exists today. Multiple programs supporting the development of affordable housing by amending the Zoning Ordinance to streamline permitting processes and remove development constraints are found under Goals H-2 and H-4, including -Program H-2-R to amend the Density Bonus Ordinance to exceed state requirements, Program H-4.B to reduce parking requirements, and Program H-2.N for permit streamlining, and financial and regulatory incentives among others.
- Planning affordable housing sites in areas with excellent access to jobs, transit, schools, public services, and other amenities and in areas where housing cost burdens are highest aligning with developing housing near transit and jobs as detailed in the 2025 California Statewide Housing Needs Assessment. Housing near transit and jobs also assist in meeting California's climate goals.
- Planning affordable housing sites that are non-vacant in areas that clearly demonstrate redevelopment potential ensuring that affordable housing is feasible and will be implemented to increase the supply of these units. This addresses the primary fair housing issue in the City – a lack of affordable housing supply and thereby housing choices.
- There are no sites located in area shown with a racial or ethnic concentration of poverty. Due to the fact that the majority of the City has a higher White population than the County average, nearly all sites in the sites inventory units are located in White concentrated areas.
- The City has worked to distribute the units in the Sites Inventory in a way that will not concentrate affordable housing in areas of high minority concentration or poverty. No units are in areas designated as susceptible to displacement because there are no census tracts in the City identified as susceptible to displacement. However, displacement is a regional phenomenon linked to broader economic pressures. Programs designed to provide displacement projection include H-6.D. Displacement Prevention, H-6.E. Legal Assistance for Renters, and H-6.F. Fair Housing Enforcement, Information and Education.

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- Walnut Creek’s plan for the development of affordable housing near the Downtown area provides lower income families, who would be more vulnerable to extreme housing cost burden and displacement, with more opportunities to live near amenities, services, job centers and transportation. In addition, programs were developed to further provide amenities and opportunities for lower income families. These programs include: **H-6.1 Enhance Core Area Connectivity** and **H-6.M- Capital Improvement Program** among others. There are also programs that focus on increasing support to lower income families so that they have more housing choices, including: **H-2.H Housing Choice Vouchers Program**, **H-3.H Housing Opportunities**, and **H-2.U Housing Choices** among others.
- 100% of lower-income units and more than 99% of all units in the Sites Inventory are on sites located within 0.5 miles of a bus stops or Downtown BART station. More than 3,300 units in the Sites Inventory are located less than 1-mile from the Walnut Creek BART Station.

However, 0.0% of lower-income units are in census tracts that are areas of affluence of compared to 9.4% of moderate and above moderate-income units. To address this, programs have been added to support development of 200 units in single-family zones and areas of affluence. These units are in addition to the RHNA goals and sites identified on the sites inventory. Specifically, **Program H-6.J. Housing Mobility** states: “In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence...”. In addition, **Program H-6.G** is to codify Senate Bill 9 with allowances that go beyond state law, **Program H-1.A** supports ADUs, and **Program H-2.Q** supports housing development on faith-based properties.

~~Table B-25~~Table B-24. AFFH Contributing Factors and Programs below provides a more detailed discussion of how the City’s programs addressing fair housing issues in the following categories: New Housing Choices and Affordability in Higher Opportunity and Income Areas; Housing Mobility, Displacement Protection, Fair Housing Enforcement and Outreach, and Place-Based Strategies.

## Contributing Factors

A fair housing contributing factor is a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Examining the history, planning patterns and evolution of Walnut Creek, coupled with the data and analysis presented earlier in this section, is an important step in identifying and prioritizing contributing factors and effective solutions to further fair housing in the City.



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As detailed in this section, Walnut Creek is a mature City that has historically developed with conventional land use development patterns. Community concerns with rapid growth and urbanization led to several voter initiatives in the 1970s and 1980s to manage growth and maintain a high quality of life. Walnut Creek is becoming more diverse in racial and ethnic composition although it remains predominantly White. The City's population is relatively mature compared to the County as a whole, though the median age in the City decreased despite larger increase in the City's older population. The City continues to maintain a strong employment base and a highly ranked public school system. These attributes, along with the City's central location Contra Costa County, has made Walnut Creek a highly desirable place to live. The attractiveness of the City has led to increased market prices for housing which in turn has increased the need for affordable housing in the community.

This information, combined with surveys of the community and discussions with community members, housing advocates, affordable housing property managers, service providers, market and affordable housing developers, and an analysis of impediments to fair housing by the Contra Costa County Consortium, guided the identification of the following factors that contribute to fair housing in the City of Walnut Creek.

A lack of affordable housing and housing mobility remain the primary issues and are the focus of the majority of the goals, objectives, policies, and programs contained in the Housing Plan. Table B-24. AFFH Contributing Factors and Programs, presents all factors identified, the priority level and a list of programs (with more details provided in the Housing Plan) to address contributing factors.

*Editor's Note: The previous Table B–19 has been deleted and replaced with the following Table B-24. AFFH Contributing Factors and Programs:*

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**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
<b>New Housing Choices and Affordability in Higher Opportunity and Income Areas – High Priority</b>			
Shortage of affordable rental and home ownership options	<p><b>H-2.D. Facilitate Access to Affordable Housing for Residents.</b> Coordinate with others to improve referrals to available affordable housing units, including outreach to nonprofits serving the region as a means to reach a broader range of prospective residents.</p> <p><b>H-3.H. Housing Opportunities.</b> Evaluate and pursue supportive rental programs for targeted groups, including seniors, unhoused persons, veterans, extremely low-income households, persons with disabilities.</p>	Citywide, with emphasis in relatively higher resource and income areas, and concentrated -areas of affluence	Provide rental or homeowner assistance to at least 66 <sup>5</sup> lower income or special needs households. Focus resources so that 80% of households assisted find housing in the relatively higher resource and income areas, and concentrated areas of affluence.
	<b>H-2.P. Advertise Available Resources.</b> Publish affordable housing funding opportunities available to developers and property owners on the City's website, disseminate them via targeted email notifications, and post them on all City social media accounts.	Citywide, with a focused effort to reach property owners in -relatively higher resource and income areas, and concentrated -areas of affluence.	<p>Provide annual updates and notifications to affordable housing developers and property owners.</p> <p>This action, along with others, is to facilitate the development of 1,5066 units</p>

<sup>5</sup> Quantified unit goals are consistent with those provided on **Housing Element Table 8-1 – Quantified Objectives**

<sup>6</sup> Quantified unit goals are consistent with those provided on **Housing Element Table 8-1 – Quantified Objectives**

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	Address funding, state laws, and city incentives to encourage housing production as a part of the annual outreach meeting described in <b>H-1.B.</b> , which calls for City to shall hold one outreach meeting with housing developers each year to discuss sites identified in the Housing Element sites inventory that are available, density bonus, and other incentives.		to meet the RHNA and AFFH quantified objectives for new construction over the course of the 6th Cycle. Target 80% of the production of affordable units to be located in relatively higher resource and income areas, and concentrated areas of affluence.
	To assist in the development of affordable for-sale and rental housing, the City will continue to offer density bonuses in excess of state law per <b>Program H-2.R</b> and will implement additional measures, including, but not limited to, expedited permit processing, financial and regulatory incentives ( <b>Program H-2.M</b> and <b>Program H-3.F.</b> ), increased housing opportunities ( <b>Program H-3.H</b> ) reduced parking standards ( <b>Program H-4.B</b> ), increased height limits and reduced lot sizes ( <b>Program H-6.J</b> ).		This action, along with others, is to facilitate the development of 1,506 units to meet the AFFH and RHNA quantified objectives for new construction over the course of the 6th Cycle. Target 80% of the production of affordable units to be located in relatively higher resource and income areas, and concentrated areas of affluence
Lack of funding for subsidies	<b>H-2.A. Pursue State and Federal Funding for Affordable Housing.</b> Access state, federal and regional opportunities to apply for grants that support affordable housing.	Prioritize grant opportunities that support 80% of the affordable units being located in relatively higher resource and income areas, and concentrated areas of affluence .	Apply for or support a minimum of two grant applications per year. This action, along with others, is to facilitate the provision of diverse housing types and to

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
			meet 1,7747 eligible affordable housing units to meet the total RHNA quantified objective and AFFH quantified objectives over the course of the 6th Cycle.
	<b>H-2.B. Local Funding for Affordable Housing.</b> Continue to allocate commercial linkage and in-lieu fees for affordable housing. Provide information on available funds annually, including a three-year projection.	Same as above	Same as above
Permit processing	<p><b>H-1.B. Technical Assistance to Developers.</b> Assist on how to maximize density bonus and/or seek waivers and concessions.</p> <p><b>H-2.I. Provide Density Bonus Ordinance Training/Education.</b> Provide training to city staff on how to streamline permit processing to address a specific constraint identified by affordable housing developers in focus group meetings.</p> <p><b>H-2.O. Funding, Incentives, and Concessions for Extremely Low-Income Developments.</b> Provide assistance by identifying feasible financial incentives</p>	Target assistance so that 80% of the production of affordable units are in relatively higher resource and income areas, and concentrated areas of affluence, so that at least 145 extremely-low or very-low units are produced.	This action, along with others, is to facilitate the development of 1,506 units to meet the RHNA and AFFH quantified objective for new construction over the course of the 6th Cycle.

<sup>7</sup> Same as above

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	and regulatory concessions to encourage the development of lower income housing types.		
	<b>H-2.M. Prioritize Review and Expedite Development of Affordable and Special Needs Projects.</b> Adopt a formal policy for expedited review and permitting of affordable housing developments and housing for special needs populations.	Target 25% of the projects assisted to have units available for special needs populations in- relatively higher resource and income areas, and concentrated areas of affluence.	Same as above.
	<b>H-2.N. Assist with Development of Affordable Housing.</b> To assist the development of housing for households with lower-incomes on larger sites, the City will amend the timing of the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower-incomes and with special needs. The City will also identify potential property owners and nonprofit developers by December 31, 2024, and work with them on an annual basis to target and market the availability of sites with the best potential for development.	Prioritize assistance for projects in relatively higher resource and income areas, and concentrated- areas of affluence.	Identify potential property owners and developers by December 31, 2024.  This action, along with others, is to facilitate the development of 1,506 units to meet AFFH and RHNA new construction targets over the course of the 6th Cycle. Target assistance so that at least 145* extremely-low or very-low income units are produced.
Community opposition/ ballot measures	<b>H-4.J – Measure A Outreach and Review.</b> The City will conduct an education and public outreach program and receive public comments on potential impacts of Measure A as a potential constraint on development and on the City's ability to provide new housing consistent with the new housing units identified in the Housing Element. If the City is not on schedule to produce the new housing units or has identified height limitations to be an additional constraint on housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action	Measure A is a citywide program. Outreach to be focused on achieving change in multi-family zoned areas.	Education and outreach program <u>initiated by end Spring</u> of 2024.  If the assumptions in the Housing Element Sites Inventory are not being met based on the findings of the Mid-Cycle Review completed in 2027, or has identified height limitations to be an additional constraint on

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints.		housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action a ballot measure amending Measure A Height limits or pursue and implement other strategies as appropriate to address identified constraints as shown in the program.  Timeline: mid-cycle review completion <u>in 2027</u> and <u>identification of action of potential</u> next steps by 2028.
Zoning Ordinance	<p><b>H-2.R. Amend Density Bonus Ordinance.</b> Amendment is to meet state law, while maintaining the existing provisions of its Density Bonus Ordinance that exceed state requirements to encourage the development of affordable housing and housing mobility.</p> <p><b>H-2.T. Clarify Mixed-Use Commercial Requirements.</b> Clarify ground floor requirements to reduce perceived constraints on mixed-use development.</p> <p><b>H-4.B. Reduce Parking Requirements.</b> The City shall complete the parking study currently underway and use the findings as a basis to amend the Zoning Ordinance to reduce minimum parking requirements for multifamily and mixed-use projects. The amendments will meet the requirements of AB 2097 (2022) and achieve further adjustments in other areas based on study results to ensure that parking</p>	Citywide Zoning Ordinance amendments with emphasis on facilitating new units in relatively higher resource and income areas, and concentrated areas of affluence.	<p><u>Amend Density Bonus Ordinance</u> By the end of FY 2023–24.</p> <p>These actions, along with others, is to facilitate the development of 1,506 units to meet the RHNA and AFFH quantified objectives for new construction and AFFH program objectives over the course of the 6th Cycle. Target assistance so that at least 145* extremely-low or very-low units are produced, or 25% of the projects assisted have units available for special needs populations. <u>See individual programs for</u></p>

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>requirements do not constrain a housing development including but not limited to development costs that arise from excessive parking requirements and from achieving the maximum allowed density.</p> <p><b>H-4.I. Planned Development Permits.</b> Remove requirement for a separate Planned Development Permit (PDP) in the M-U and M-H-D zones for residential development, subject only to the Objective Design Standards administrative design review process. As a part of carrying out such zoning amendment, the City will also evaluate and amend as necessary discretionary CUP, PDP and Design Review findings used for residential developments that do not otherwise qualify for streamlined or ministerial review to address potential impacts on housing supply, cost, approval certainty, timing and feasibility.</p> <p><b>H-4.K - Building Envelope Analysis.</b> Conduct a Building Envelope Analysis Needs Assessment. If study results show that existing zoning standards are a constraint to achieving General Plan densities, prepare and implement Zoning Ordinance amendments to address the identified constraints.</p>		<u>timeframes associated with each action.</u>
Special Needs Zoning	<p><b>H-3.H. Housing Opportunities.</b> Increase housing opportunities for identified groups, such as persons with disabilities, unhoused persons, extremely low-income households, seniors, and local critical workforce. In summary, the City will implement actions including:</p> <ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance to allow as a permitted use residential care facilities for 7 or more persons subject only to objective standards in all zones allowing residential uses</li> </ol>	Prioritize housing opportunities providing special needs housing in relatively higher resource and income areas, and concentrated areas of affluence.	<p>Fall of 2025</p> <p>This action, along with others, is to facilitate the development of 1,506 units to meet the RHNA quantified objective for new construction and AFFH program objectives over the course of the 6th Cycle.</p>



## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>similar to other residential uses of the same type in the same zone. <u>Schedule of Action: Fall of 2025.</u></p> <ol style="list-style-type: none"> <li>2. Reduce parking requirements for residential care facilities.</li> <li>3. Evaluate and pursue supportive rental programs for targeted groups. <u>Convene and consult with community-based organizations serving special needs populations.</u></li> <li>4. Expand existing priority processing and expedited review for projects providing housing to all targeted communities including special needs housing.</li> <li>5. Strengthen City's relationship with the local fair housing provider (ECHO) and explore ways to expand services and mutually pursue additional funding resources for that expansion.</li> <li>6. Consider and develop financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase affordable housing for identified groups. <u>Incentives may include:</u> <ol style="list-style-type: none"> <li>a. Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis),</li> <li>b. Waive covered parking requirements for affordable developments, opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and</li> <li>c. Development impact fee reductions for 100% affordable housing projects/projects with housing for targeted populations.</li> </ol> </li> </ol>		Target 25% of the projects assisted to have units available for special needs populations.

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<b>H-4.C.</b> Update Special Need Zoning. Includes updating the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers, transitional and supportive housing, and group care facilities to conform to State requirements, by the end of 2024.		
<b>Housing Mobility - High Priority</b>			
<p>Location and type of affordable housing</p> <ul style="list-style-type: none"> <li>- Missing Middle</li> <li>- Single Family zones</li> </ul>	<p>In addition to accommodating the RHNA, implement actions drawing from a suite of options to improve housing mobility through programs addressing location of sites, density, affordability, development standards, and public education.</p> <p>Programs including amending the Zoning Ordinance to streamline permitting processes as stated in programs <b>H-2</b>, <b>H-3</b> and <b>H-4</b>, including Program <b>H-2-R</b> to amend the Density Bonus Ordinance to exceed state requirements, <b>H-4.B</b> to reduce parking requirements, and <b>H-2.Q</b> to expand the ADU regulations to allow faith-based organizations to develop ADUs and JADUs similar to what is permitted for single-family uses.</p> <p>Additional programs aim to offer new choices and affordability through some or all of the following actions:</p> <p><b>H-6.G - Codify Senate Bill 9.</b> Adopt an ordinance to expand beyond the minimum requirements of SB 9. This could include allowing larger SB 9 dwelling units, and permitting homeowners to develop both an ADU and JADU in SB 9 lot splits beyond the current requirements of state law, provided that a deed restriction for affordability provisions is recorded for 55</p>	<p>Focus in highest income areas, concentrated areas of affluence, single-family zones, faith-based sites, and areas with low percentages of renter-occupied households, to facilitate housing mobility and integration of ownership and rental units.</p>	<p>Collectively these programs would produce 200 units in addition to the City's RHNA allocation and opportunity sites inventory in concentrated areas of affluence, highest income areas, and single family zones. Create approximately 100 of those new units through Program <b>H-6.J.</b> Housing Mobility.</p> <p>As a part of the Mid-Cycle Review (to be completed by December 2027), evaluate the number of units produced in single family zones. If unit production is not making anticipated progress to achieve program goals, make adjustments to strategies by December 2028 to achieve such goals.</p>

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>years. As stated in <b>Program H-6.H</b>, include a Fair Housing Fact Sheet as a part of SB 9 and ADU application packages.</p> <p><b>H-1.E. Increase Workforce Housing Options.</b> As a part of the permanent ordinance implementing Senate Bill 9, the City will consider allowing total larger square foot SB 9 dwelling units.</p> <p>Further, the City will add geographic targeting to the ADU and SB 9 programs, to increase education, marketing, incentives for specific areas of the City that are RCAAs and have larger lots.</p> <p><b>H-6.H Missing Middle and Housing Mobility Education.</b> The purpose of this program is to spread to awareness of opportunities and need, and it includes the preparation of a Fair Housing Fact Sheet.</p> <p><b>H-6.J. Housing Mobility.</b> In addition to the available sites that the City has identified to satisfy the RHNA units as discussed in Chapter 7, the City will implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence through some or all of the following actions:</p> <ol style="list-style-type: none"> <li>1. Create overlay zones in portions of R-8 through the R-12 zones, reduce minimum lot areas from between 8,000 to 12,000 sq. ft. to 7,260 sq. ft. and in R-15, through R-40 zones from between 15,000 and 40,000 sq. ft. to 14,250 sq. ft. to contribute to meeting at least 50 units of the 200-unit goal in single-family zones. <u>Schedule of Action: December Fall of 2025</u></li> <li>2. Create overlay zones in portions of R-8 through R-12 zones that allow duplex, tri-plex or four plex</li> </ol>		

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>developments as permitted uses to diversify housing types in single family zones and contribute to meeting at least 50 units of the 200-unit goal in single-family zones. <u>Schedule of Action: December Fall of 2025</u></p> <p>3. Consider amendment to the General Plan and related zoning to modify minimum allowable lot size for residential units within some areas currently designated as R-8 to R-12. <u>Schedule of Action: December Fall of 2025</u></p> <p>4. Amend the Zoning Ordinance to allow additional affordable housing units in some existing P-D zones, without a separate need for a P-D rezoning, if the new development complies with the General Plan density. <u>Schedule of Action: December Fall of 2025</u></p> <p>5. Amend the Zoning Ordinance to allow duplexes/triplexes/fourplexes on larger lots in single-family zones which currently contain non-residential uses (i.e. churches, etc.), at density consistent with General Plan. Ensure that appropriate development standards are in place to facilitate maximum densities and transitions in scale including but not limited to: lot size requirements, setbacks, FAR and unit size requirements. The action would affect approximately 30-40 lots and would contribute to the 200-unit goal in single-family zones. <u>Schedule of Action: December Fall of 2025</u></p> <p>6. Evaluate and consider an amendment to the Zoning Code to increase heights in multi-family residential districts (outside of North Downtown Specific Plan and West Downtown Specific Plan areas) to the maximum height authorized under Measure A to increase density. <u>Schedule of Action: December of 202527 Fall of 2027</u></p>		

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>7. Identify potential sites outside of the downtown Core Area that meet the statutory requirements for transit-rich areas and urban infill sites requirements for considering pursuant to SB-10 in order to facilitate development applications in these areas. <u>Schedule of Action: December of 2028</u></p> <p>As a part of <b>Program H-2.U.1 – Housing Choices</b>, Research and propose a home-sharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with existing homeowners. Coordinate or partner with regional organizations to conduct outreach to individuals beyond existing city residents, such as people who work in the city but don't live in the city.</p> <p><b>H-6.K. Mid-Cycle Review.</b> Conduct a Mid-Cycle Review to examine progress of housing units production for lower, moderate, above-moderate income housing and special needs housing, and evaluate status, schedule and timing of accomplishing some or all of the actions stated above. If unit production is not achieving anticipated progress identified in program goals, programs are ineffective or constraints are identified, the City shall take action to develop alternative strategies, including amending development standards and initiating a rezoning program to identify additional sites as necessary to achieve the anticipated progress. Schedule of Action: Conduct review by December 2027. Adopt alternative strategies as needed by December 2028.</p> <p><b>H-3.E. Coordinate with the Regional Center of the East Bay.</b> Expand program to pursue partnerships</p>		

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	with the Regional Center of the East Bay to identify funding opportunities and promote housing for persons with disabilities. In addition, encourage housing providers to designate a portion of new affordable housing developments for special needs populations such as persons with disabilities, and especially persons with developmental disabilities.		
Missing Middle Faith-Based Sites	<p><b>H-2.Q. Faith-Based Properties.</b></p> <p><del>1.</del> <u>Generate a list of properties that contain facilities operated by faith-based organizations that can take advantage of state law for the development of affordable housing. Compile the information of faith-based organizations looking to develop affordable housing and affordable housing developers interested in developing on their property.</u></p> <p><del>1-2.</del> Expand ADU ordinance to be applicable to faith-based properties. Proactively reach out to churches and affordable housing developers to provide information on state law, city ordinances, and the list of sites.</p>	Prioritize outreach to faith-based organizations located in single-family neighborhoods within relatively higher resource and income areas, and concentrated areas of affluence.	Generate list by the end of FY 2024 with updates every fiscal year by June 30.
Accessory Dwelling Units (ADUs)	<p><b>H-1.A. Encourage and Monitor ADUs.</b></p> <p>Actions include:</p> <ol style="list-style-type: none"> <li>Adopt pre-approved ADU designs and permit-ready construction plans.</li> <li><del>3-2.</del> Encourage the development of ADUs by developing and distributing educational materials that inform property owners of the standards for ADU development, permitting procedures, and the importance of ADUs. City staff will distribute these promotional materials and flyers by making them available at the Planning Counter, publishing them on the City's</li> </ol>	Single-family neighborhoods within relatively higher resource and income areas, and concentrated areas of affluence	<p>To facilitate development of 176 ADUs (as specified on Table 7-7). Achieve 80% of ADUs in high and highest opportunity areas.</p> <p>Complete ADU designs and develop educational materials by December 2023. <u>Develop the ADU Monitoring program by the end of 2024.</u></p> <p>If the assumptions in the Housing Element Sites</p>

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>website, and providing information in the City's newsletter that is mailed to all residents.</p> <p><del>4.3.</del> Encourage regional partners to pursue a regional ADU incentive program. If pursued, participate in program development and implementation.</p> <p><del>5.4.</del> Develop an ADU Monitoring Program to collect data from project applicants during the building permit application process in order to enhance existing tracking of ADU production with more details such as occupancy status and rent levels at time of occupancy. Utilize the data collected from the Monitoring Program to better understand the income groups they serve and inform future improvements to the outreach and educational efforts. Assess the production and affordability of ADUs in comparison to the estimates in the Sites Inventory as a part of the Mid-Cycle Review (see Program H-6.K).</p> <p><del>6.5.</del> If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program, by December 2028.</p>		Inventory are not met, the City shall take alternative actions depending on the needs identified through the ADU Monitoring Program, by December 2028.
<b>Displacement Protection – Medium Priority</b>			
Economic pressures due to rising housing costs and inflation	<b>H-6.A. Funding to Support Fair Housing.</b> Continue to allocate funds to support local nonprofit organizations for fair housing counseling and education and outreach efforts.	No census tracts are currently susceptible to displacement, but displacement is a regional phenomenon linked to broader economic pressures.	Preserve 200 units of At Risk Housing during the 6 <sup>th</sup> Cycle.



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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
<p>Lack of sufficient funding for direct services to individuals in need[</p> <p>At Risk Housing</p>	<p><b>H-6.B. Analysis of Impediments to Fair Housing.</b> Continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.</p> <p><b>H-6.C. Collaboration with Community-Based Organizations.</b> Compile a list of local organizations and reach out to inquire about possible collaborations for housing programs, and hold a meeting once a year.</p> <p><b>H-6.D. Displacement Prevention.</b> Provide information on website and promote the use of Housing Choice Vouchers.</p> <p><b>H-6.E. Legal Assistance for Renters.</b> Continue to contract with ECHO Housing and provide information on housing services provided by ECHO Housing and other nonprofits. Continue to contract with ECHO Housing and provide information on housing services provided by ECHO Housing and other nonprofits.</p> <p><b>H-6.F. Fair Housing Enforcement, Information and Education.</b> Provide information and education to residents in the City's website and through social media. Continue to provide links to ECHO Housing to provide Walnut Creek residents with information regarding fair housing law, tenant and landlord rights.</p> <p><b>H-5.D. Preservation and Monitoring of Existing and Future Affordable Units.</b> <a href="#">(see Housing Plan)</a><del>(no changes)</del></p>	<p>Focus efforts in:</p> <ul style="list-style-type: none"> <li>Northwestern, core, and southwestern area block groups where 10-20% of households have incomes below the poverty level, as shown on Figure B-7- Poverty Concentration Map</li> <li>Where the percent of population with a disability exceeds 15%, as shown on Figure B-22- Percent of People with Disabilities Regional Map; and</li> <li>In block groups with more than 65% of renters considered cost burdened as shown on Figure B-23- Housing Cost Burden by Renters.</li> </ul>	<p>Provide direct assistance to 16 homeowners during the 6<sup>th</sup> Cycle.</p> <p>By Spring 2025. Achieve a 10% increase in low-income persons assisted by ECHO Housing over what was reported in the 2022-2023 Annual Action Plan which estimated service to 15 low-income persons for Fair Housing and 80 persons for Tenant Landlord issues.</p>

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<b>H-5.E. Replacement Housing</b> <u>(see Housing Plan)</u> <del>(no changes)</del>		
	<p>As a part of <b>Program H-2.U – Housing Choices</b>, identify a housing mobility coordinator to provide housing mobility counseling, such as information on opportunity areas, housing search skills and tools, workshops, one-on-one research assistance, referrals, structured support for a time after a move to the City, landlord-tenant mediation, and retention counseling.</p> <p><b>H-5.F. Housing Rehabilitation.</b> Participate in the Contra Costa County Neighborhood Preservation Program (NPP) housing rehabilitation program and publicize the availability of the County's low-interest loan programs for lower income seniors and other households.</p> <p>Coordinate with County staff to confirm program requirements and eligibility annually. Advertise the program on the City's website and in its newsletter, and distribute information on the program in areas of concentrated need.</p>	<p>Focus actions of housing mobility coordinator to benefit the same areas as above.</p> <p>For housing rehabilitation efforts, focus efforts in areas with over 65% of homeowners considered cost burdened as shown on Figure B-24.</p>	<p>Metrics same as above.</p> <p>Timeframe -- <u>Identify the coordinator by Spring of 2025</u> <del>December 2024</del> and ongoing <u>participation in the NPP</u>.</p>
Access to Housing Choice Vouchers	<b>H-2.H. Housing Choice Voucher (HCV) Program.</b> Actions include conducting a region-wide rent study to help increase HUD's Fair Market Rent determination, which will enable the City to identify critical areas for HCV promotion.	Citywide with an emphasis to encourage HCV use in relatively higher resource and income areas, and concentrated areas of affluence.	Provide HCVs for at least 50* households, with 80% located in relatively higher resource and income areas, and concentrated areas of affluence during the 6 <sup>th</sup> Cycle.
	<b>H-6.H. Missing-Middle Housing and Housing Mobility Education.</b> Conduct actions to promote the acceptance of HCVs, including providing landlord education and outreach on source of income discrimination and voucher programs to expand the location and number of participating voucher properties. Include a Fair Housing Fact Sheet	Same as above.	Same as above

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### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	including voucher program rules and responsibilities as a part of SB-9 and ADU application packages.		
<b>Fair Housing Enforcement and Outreach - Low Priority</b>			
Resources for fair housing agencies and organizations	<b>H-6.A. Funding to Support Fair Housing.</b> Continue to allocate funds to support local nonprofit organizations for fair housing counseling and education and outreach efforts.	Citywide	Achieve a 10% increase in low-income persons assisted by ECHO Housing over what was reported in the 2022-2023 Annual Action Plan, which estimated service to 15 low-income persons for Fair Housing and 80 persons for Tenant Landlord issues.  Achieve the increase by December 2027.
Collaboration	<b>H-2.C. Allocate CDBG Funding for Housing.</b> Increase funding for ECHO housing fair housing services if needed.  <b>H-6.C. Collaboration with Community-Based Organizations</b>  <b>H-6.L. Metrics and Goals.</b> Work collaboratively with a mix of residents, business owners, and local non-profits to create data-centered evaluation metrics and establish ongoing City goals and actions. Seek participation from diverse participants representative of the regional population.	Citywide	Same as above
<b>Place-Based Strategies - Low Priority</b>			
Exposure to air pollutants in areas of the City	<b>H-7.E. Reduce Exposure to Environmental Pollution.</b> Includes work through the Enjoy Cleaner Options (ECO) program, implementing the Contra Costa	Focus on the downtown and western area of city.	Report on latest CalEnviroScreen pollution rankings as a part of the Mid-

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	County Local Hazard Mitigation Plan, and adopting a Sustainability Action Plan (SAP).		Cycle Review in 2027. Develop additional strategies if pollution exposure worsens.
Capital Improvement Program (CIP)	<p><b>H-6.I. Enhance Core Area Connectivity.</b> Implement Class 1 bike trails from Core Area to schools and other amenities.</p> <p><b>H-6.M. Capital Improvement Program.</b></p> <ol style="list-style-type: none"> <li>Multi-Modal Mobility. Through CIP projects, improve multi-modal mobility to increase access from lower income housing opportunity sites, higher poverty level block groups, higher renter overpayment areas, and higher disabled population areas to jobs, education and amenities. Implements strategies from the City's Rethinking Mobility initiative. Projects include: <ul style="list-style-type: none"> <li>Locust Street Streetscape reconstruction to improve ADA accessibility and provide enhancements to address increased intensity of downtown development.</li> <li>Pedestrian improvements at non-signalized intersections</li> <li>Parkside Dr. Sidewalk Gap Closure to improve connectivity between the residential areas to the west and the Walnut Creek BART station—Shadelands Multimodal Improvements to support recent rezoning for livable communities.</li> <li>Lincoln Ave Ped-Bike Path to provide safe access from the Iron Horse Trail to the Library and into the traditional downtown.</li> <li>School Area Active Transportation and Traffic Calming</li> <li>Citywide Bicycle Amenities and projects</li> <li>Walnut Boulevard Sidewalk at Walnut Heights Elementary</li> </ul> </li> </ol>	<p>Focus efforts within and providing improved connectivity to:</p> <ul style="list-style-type: none"> <li>The City's northwestern, core and southwestern area block groups where 10-20% of households have incomes below the poverty level, as shown on Figure B-7-Poverty Concentration Map;</li> <li>Where the percent of population with a disability exceeds 15%, as shown on Figure B-22- Percent of People with Disabilities Regional Map, and</li> <li>Lower Income Inventory sites as shown on Figure B-25.</li> </ul>	Complete eight public improvement projects that benefit higher density <del>or</del> and special needs housing projects during the 6 <sup>th</sup> Cycle.

## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

**Table B-24. AFFH Contributing Factors and Programs**

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<ul style="list-style-type: none"> <li>Olympic Corridor Trail Connector Study and Improvements to connect the Iron Horse Trail to the Lafayette/Moraga Trail.</li> <li>Ygnacio Valley Road Safe and Smart Corridor Study</li> <li>Pursue “complete street” CIP projects for Oakland Boulevard and Mt. Diablo Corridor transportation improvements per West Downtown Specific Plan</li> </ul> <p>2. Parks and Recreation. Implement the 2025 Parks Vision Plan to help meet the recreational needs generated by new residential development.</p> <ul style="list-style-type: none"> <li>Continue to maintain the City's 22 parks and 5 designated open space areas.</li> <li>Complete the design process for replacement of the Heather Farm (Clarke) Swim Center.</li> <li>Complete Arbolado Park Improvements Planning &amp; Outreach</li> <li>Provide All-Weather Sports Fields at HFP</li> <li>Provide Tice Sports Field Lighting and sand volleyball courts to support youth sport leagues.</li> <li>Improve Old Oak Park</li> <li>Complete various park and open space facility projects.</li> </ul>		
Specific Plan implementation	As a part of Program <b>H-4.K - Building Envelope Analysis</b> , determine if specific plan standards and review processes affect attainment of residential density in those areas.	Specific Plan areas	See Program H-4.K

## 2023–2031 Housing Element

### *Appendix B. Affirmatively Furthering Fair Housing Analysis*

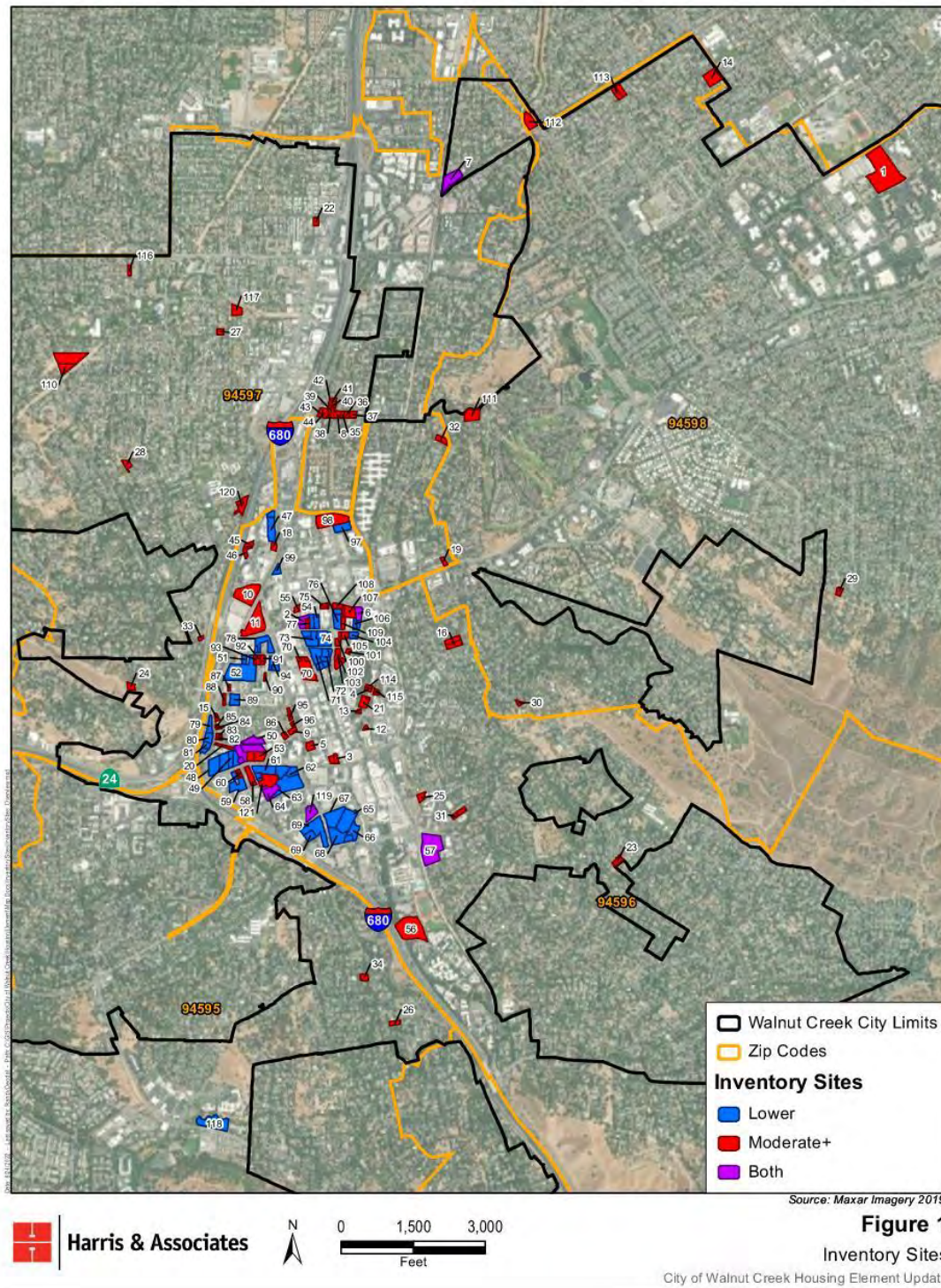
As identified in the assessment of disproportionate housing need and displacement risk there is a shortage of both rental and ownership housing that is affordable to all lower-income households. The City is aware of this affordability issue and has identified the need for a variety of types of affordable housing. The City has incorporated actions throughout the Housing Element goals, policies, and programs to address these factors, and all issues identified in this assessment. The programs in this Housing Element will affirmatively further fair housing, per AB 686, and are intended to address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. Furthermore, the programs in this Housing Element will ensure that the City of Walnut Creek furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the City and the region.



## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-26. Sites Inventory Map (Citywide)



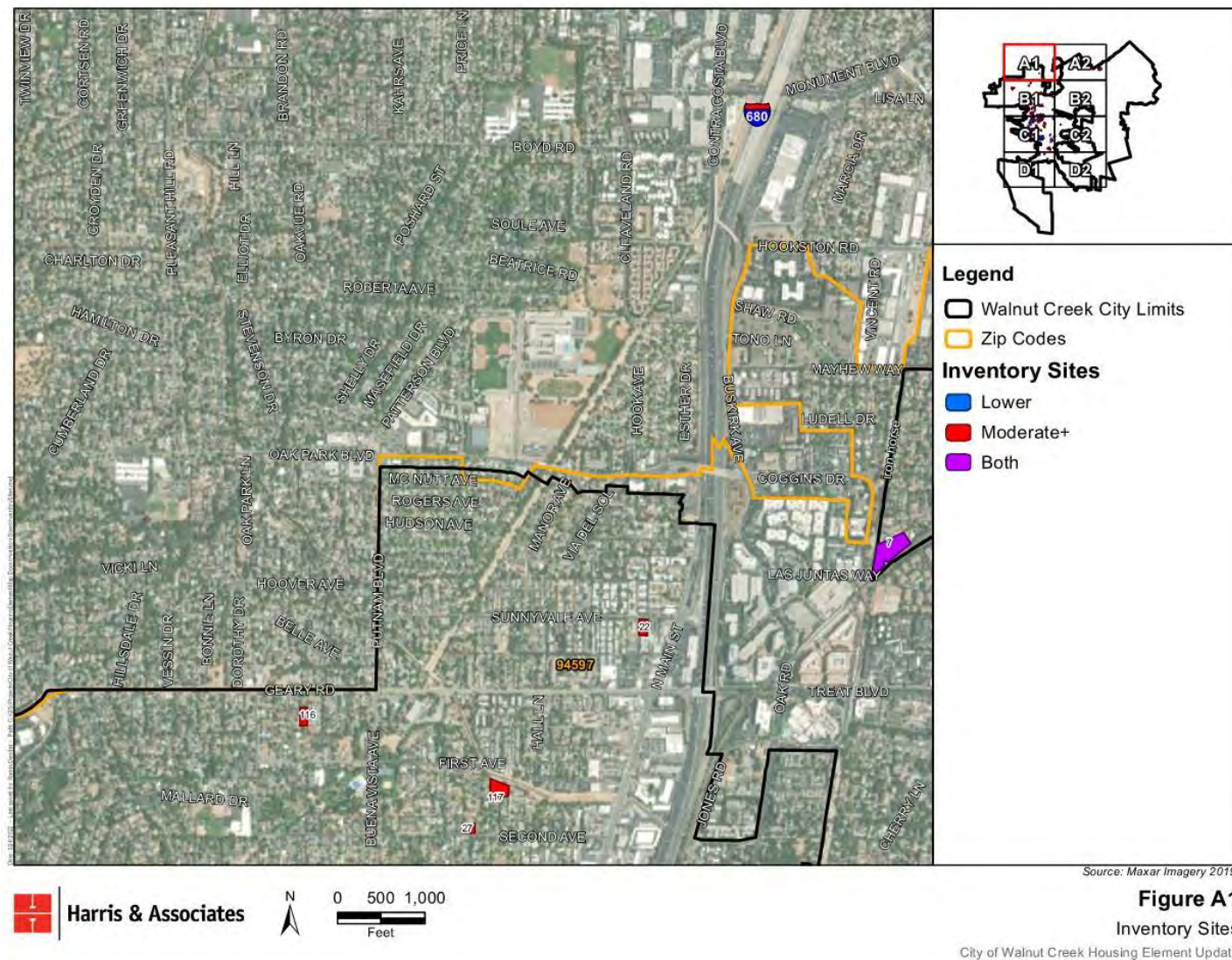


## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-27. Sites Inventory Map – A1

[Editor's note: Map was modified to reflect updated Sites Inventory]



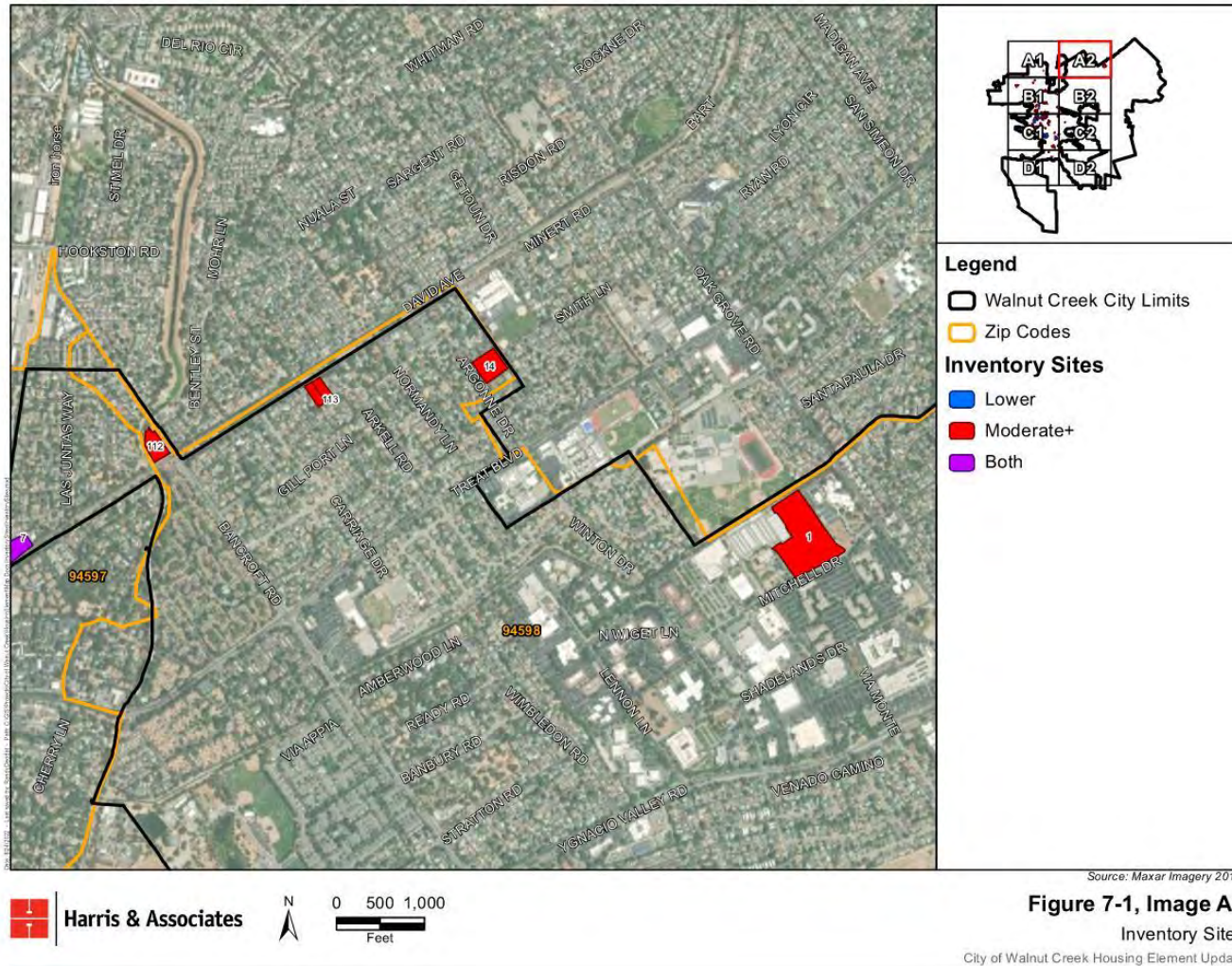


## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-28. Sites Inventory Map – A2

[Editor's note: Map was modified to reflect updated Sites Inventory]



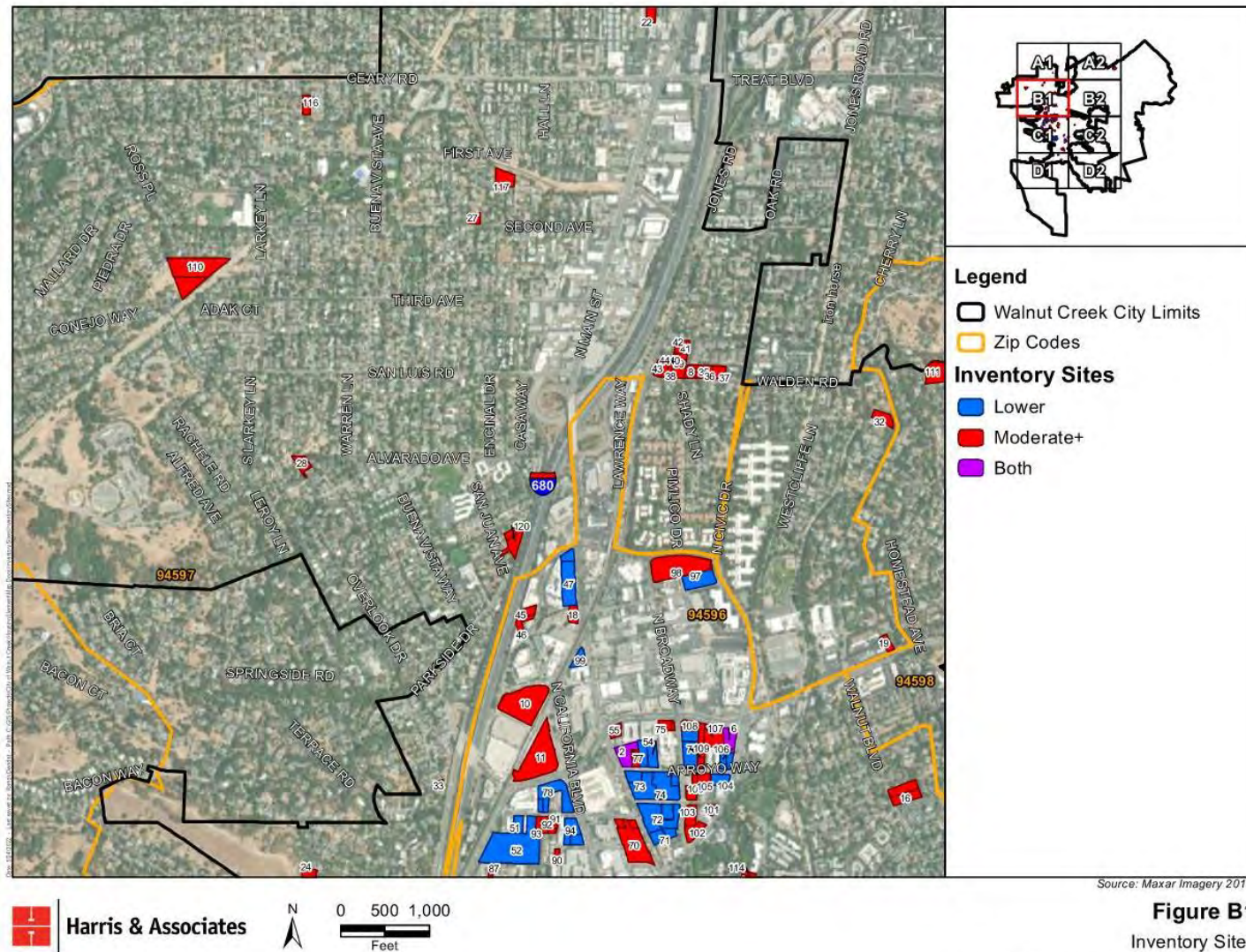


## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-29. Sites Inventory Map – B1

*[Editor's note: Map was modified to reflect updated Sites Inventory]*



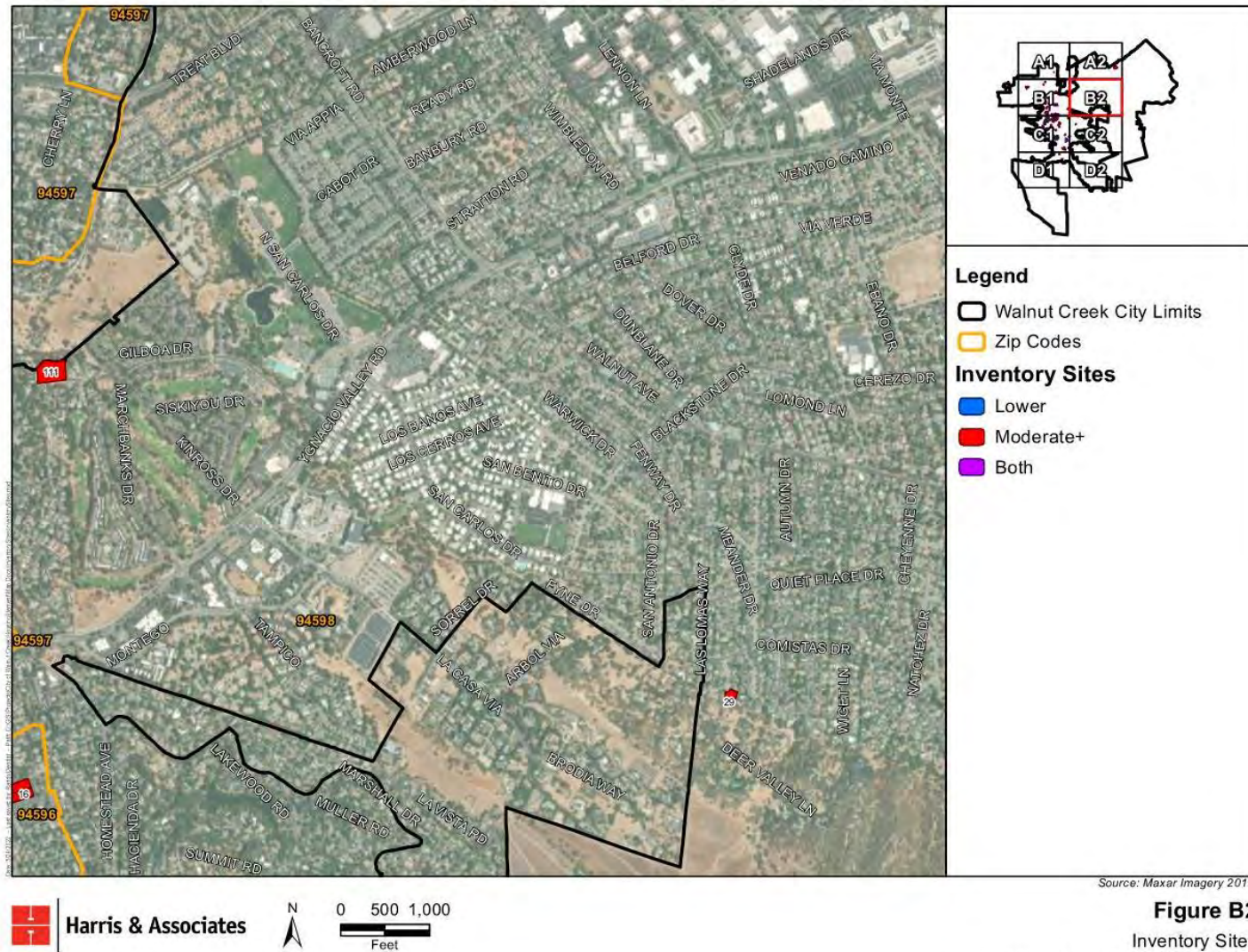


## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-30. Sites Inventory Map – B2

[Editor's note: Map was modified to reflect updated Sites Inventory]

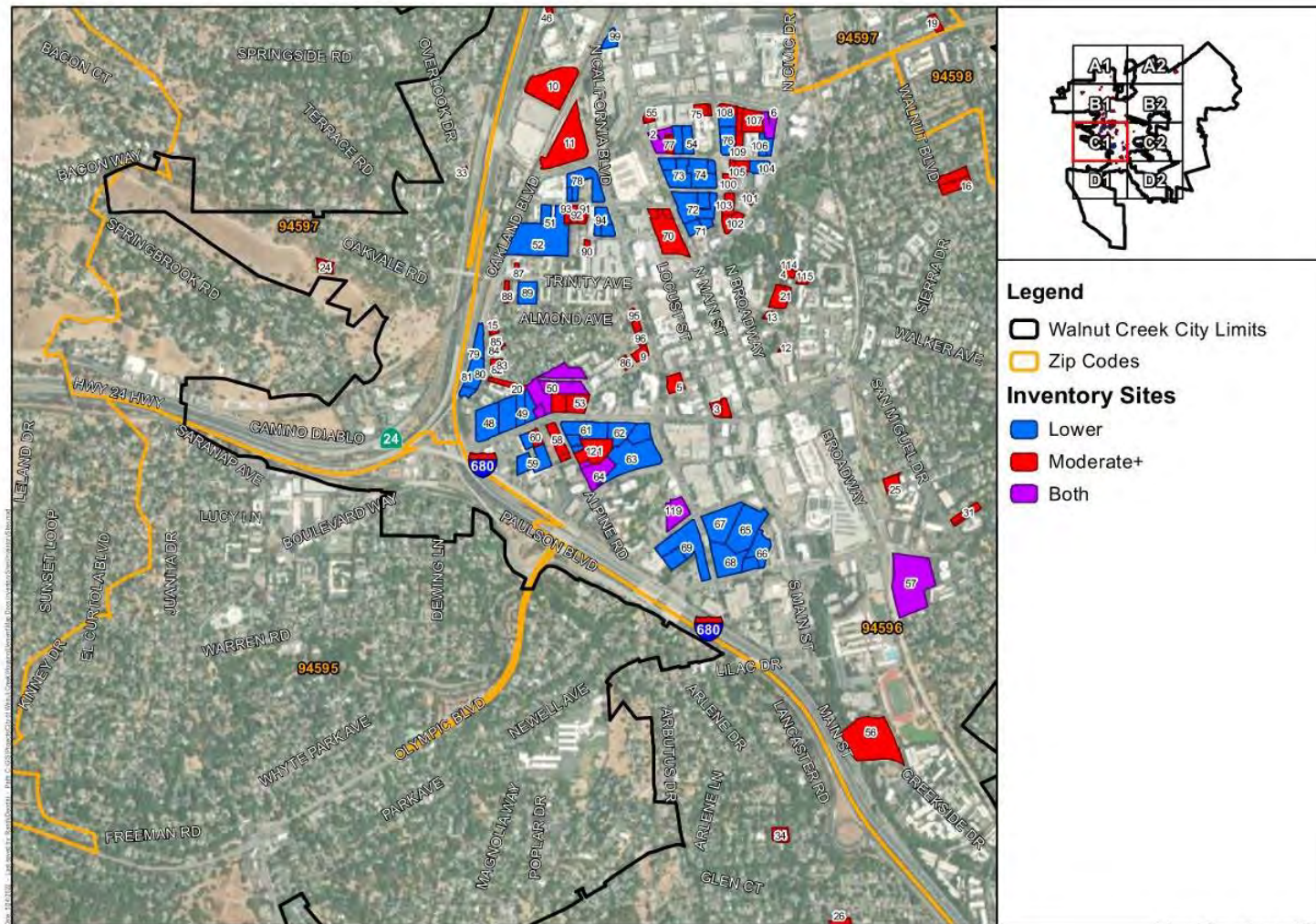




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-31. Sites Inventory Map – C1 *[Editor's note: Map was modified to reflect updated Sites Inventory]*



Harris & Associates



0 500 1,000  
Feet

**Figure C1**

Inventory Sites

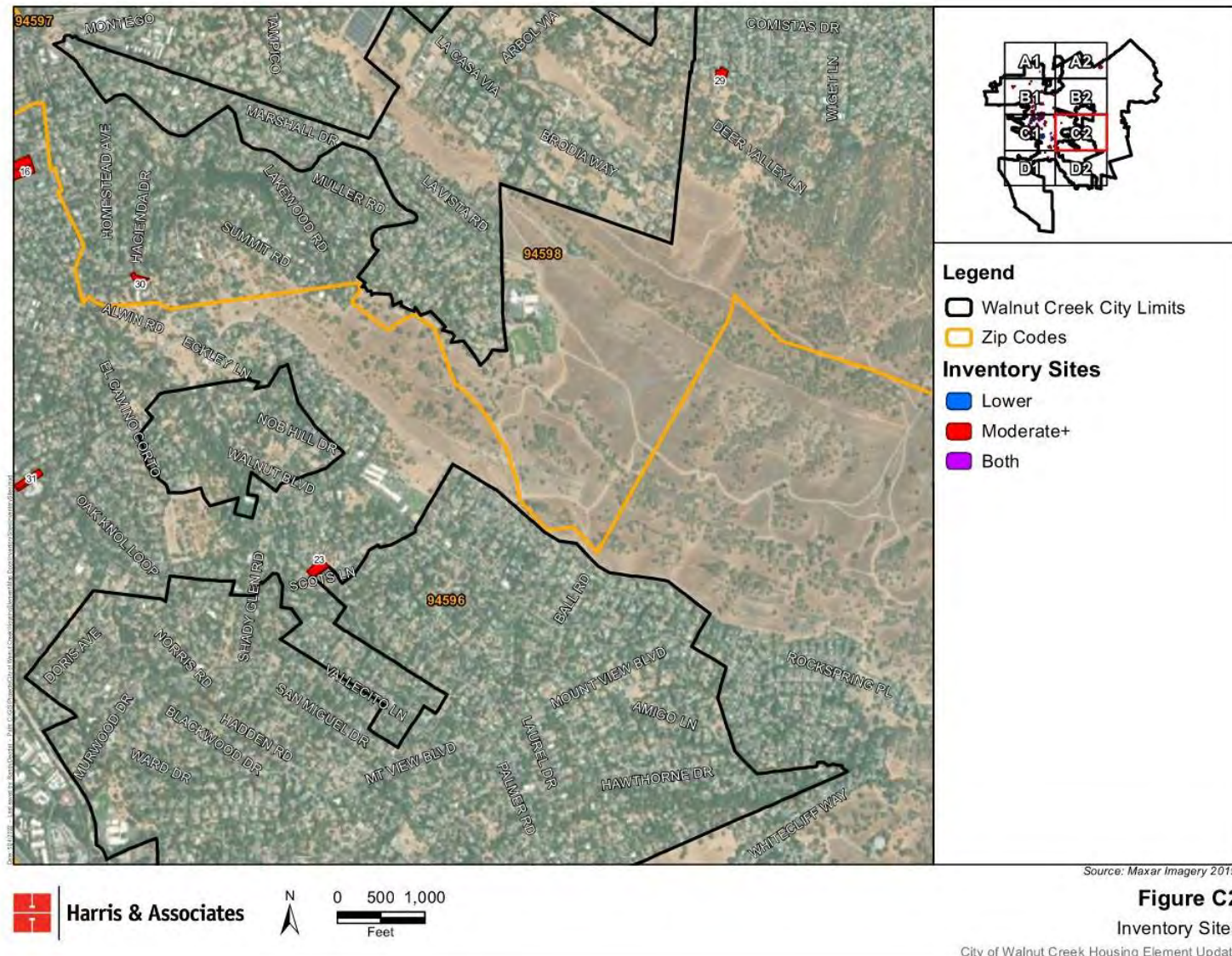
City of Walnut Creek Housing Element Update



## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

Figure B-32. Sites Inventory Map – C2 *[Editor's note: Map was modified to reflect updated Sites Inventory]*

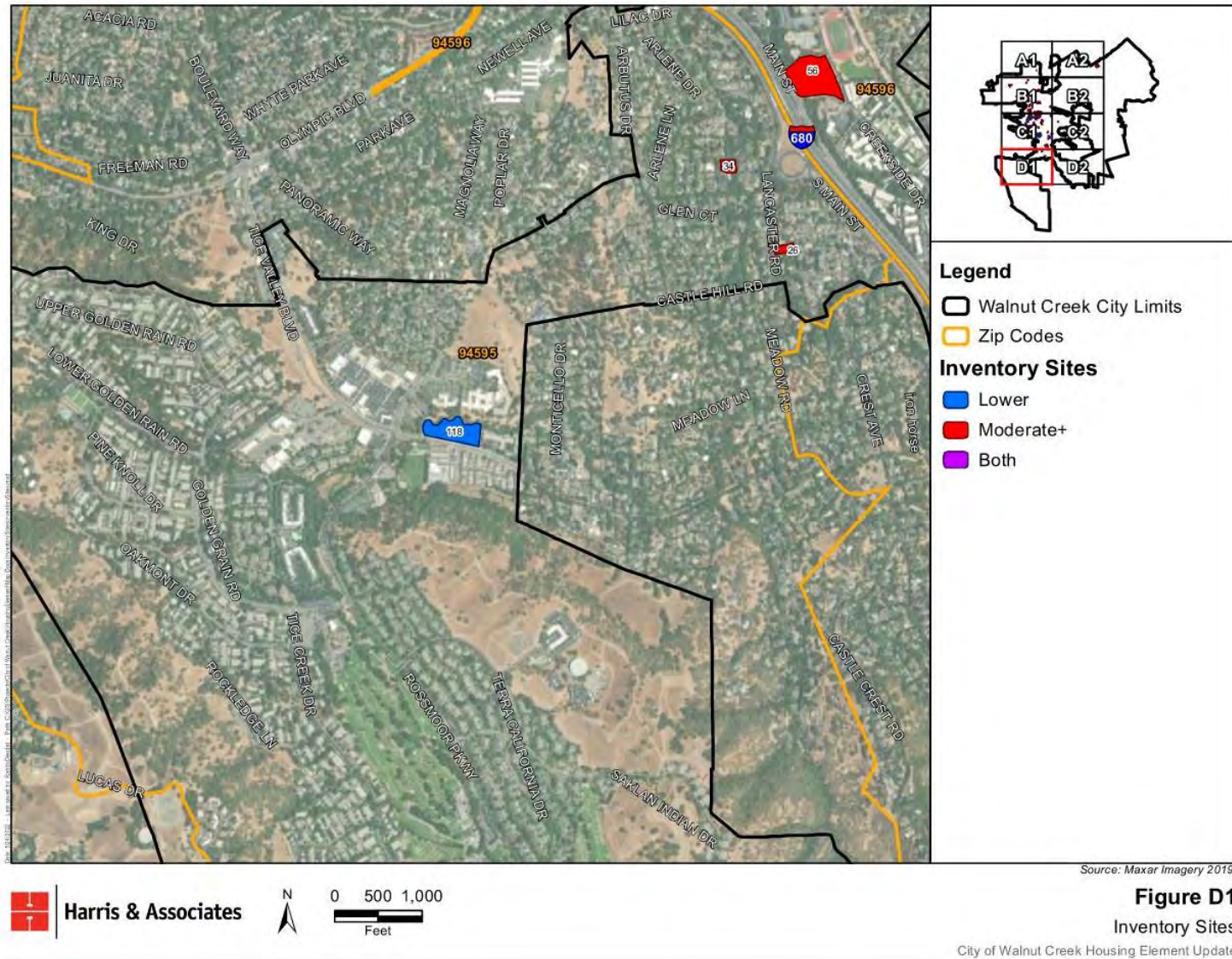




## 2023–2031 Housing Element

### Appendix B. Affirmatively Furthering Fair Housing Analysis

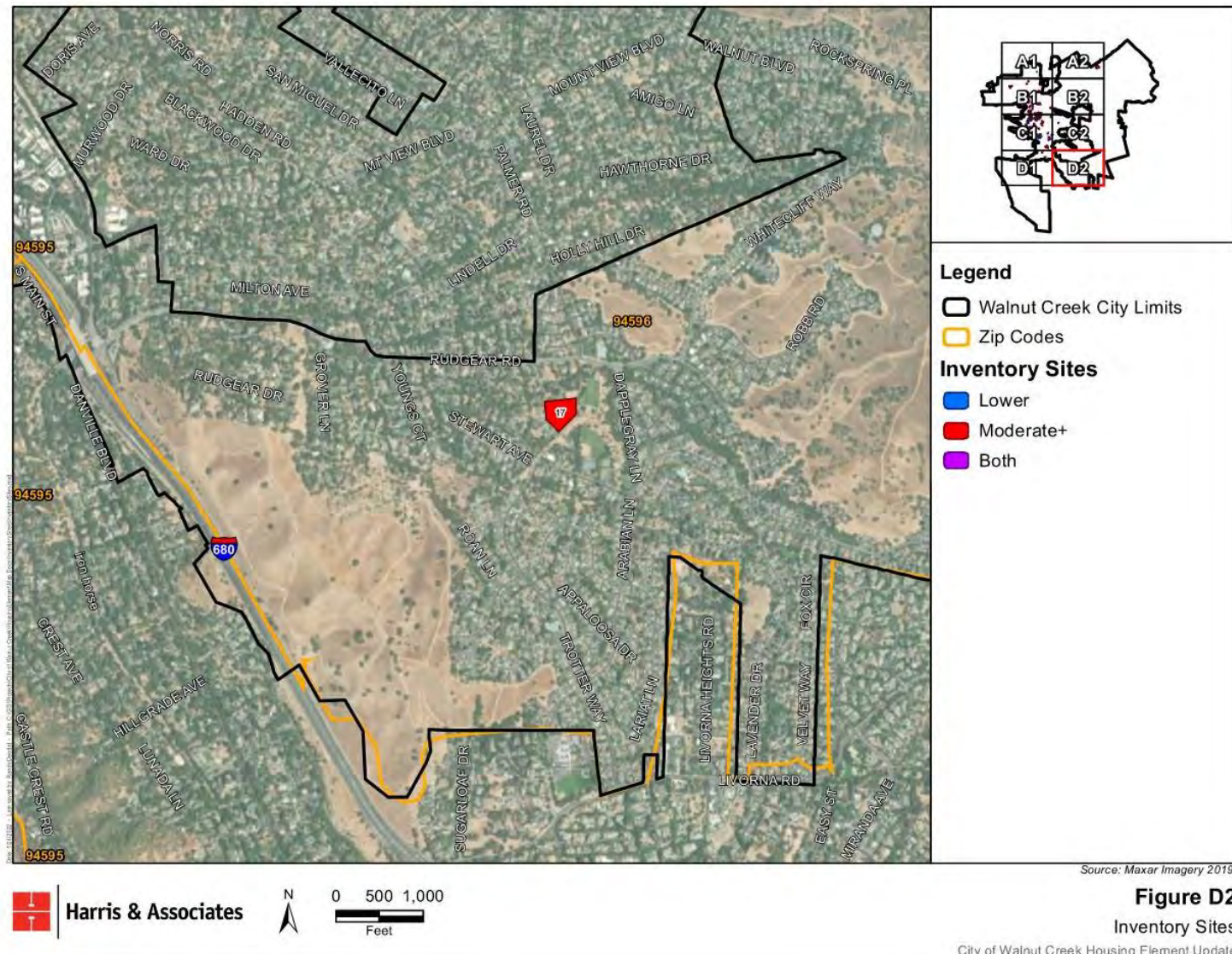
Figure B-33. Sites Inventory Map – D1 *[Editor's note: Map was modified to reflect updated Sites Inventory]*





## Appendix B. Affirmatively Furthering Fair Housing Analysis

**Figure B-34. Sites Inventory Map – D2** *[Editor's note: Map was modified to reflect updated Sites Inventory]*



**CITY OF WALNUT CREEK  
RESOLUTION NO. 23-52**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT CREEK  
APPROVING A SECOND ADDENDUM TO THE 2023-2031 WALNUT CREEK  
GENERAL PLAN HOUSING ELEMENT**

**WHEREAS**, the California legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives.” (Gov. Code Section 65589.5.);

**WHEREAS**, the legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.” (Gov. Code Section 65589.5.);

**WHEREAS**, the legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years”;

**WHEREAS**, California Housing Element Law (Government Code section 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Walnut Creek (“City”) regional housing need allocation (RHNA) of 5,805 housing units, comprised of 1,657 very-low income units, 954 low-income units, 890 moderate-income units, and 2,304 above moderate-income units;

**WHEREAS**, under California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA;

**WHEREAS**, under CEQA Guidelines Section 15283, CEQA also does not apply to regional housing needs determinations made by the City pursuant to Government Code section 65584;

**WHEREAS**, the City prepared its 2023-2031 Housing Element in accordance with California Housing Element Law (Government Code section 65580 et seq.);

**WHEREAS**, the City conducted extensive community outreach over the last twelve months including two online community workshops, two public meetings/hearings before the Planning Commission, two public meetings before the Housing & Community Development Committee and two public meeting/hearings before the City Council;

**WHEREAS**, as provided in Government Code Sections 65352 – 65352.5, the City mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and other entities listed and no California Native American tribe requested consultation;

**WHEREAS**, on September 2, 2022, the City timely submitted the draft Housing Element to the State Department of Housing and Community Development (“HCD”) for its review;

**WHEREAS**, in November 2022, HCD contacted the City with a number of questions and feedback about the adequacy of the draft Housing Element, and based upon those questions and feedback, City staff clarified information and committed to revise the draft Housing Element to include additional information and data;

**WHEREAS**, on December 5, 2022 the City received a comment letter from HCD stating that while the draft Housing Element addresses many statutory requirements, revisions will be necessary;

**WHEREAS**, on January 6, 2023, the City published a revised draft Housing Element with the changes requested by HCD and requested public comment on the draft;

**WHEREAS**, on January 12, 2023, the Planning Commission held a duly and properly noticed public hearing and recommended that the City Council adopt the Housing Element;

**WHEREAS**, on January 17, 2023 and January 24, 2023, the City Council conducted a duly and properly noticed public hearing, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD’s findings, the City’s response to HCD’s findings, the staff report and all attachments, and oral and written public comments; and determined the Housing Element to be consistent with State law and the General Plan of the City of Walnut Creek;

**WHEREAS**, on January 24, 2023, the City Council adopted Resolution No. 23-07, to 1) find and determine that the 2023-2031 Walnut Creek Housing Element Update is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15283 of the CEQA Guidelines and Section 65584 of the California Government Code, 2) adopt the 2023-2031 Walnut Creek Housing Element Update, 3) find that the 2023-2031 Walnut Creek Housing Element Update substantially complies with State Housing Element Law, 4) direct the Community Development Director to file all necessary material with HCD for the Department to find that the Housing Element is in conformance with State Housing Element Law, and 5) direct and authorize the Community Development Director to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification;

**WHEREAS**, on March 6 and March 8, 2023, City and HCD staff met and discussed certain areas where the adopted Housing Element could be enhanced to achieve certification as a part of HCD's determination process to make findings of substantial compliance on the Housing Element. These areas include: (1) enhanced analysis of and descriptions of base conditions in the City; (2) responding to questions related to specific sites in the Site Inventory; and (3) enhancing programs to affirmatively further fair housing (AFFH) through programs to address housing mobility;

**WHEREAS**, pursuant to the revision authority provided under Resolution No. 23-07, the City Council adopted Resolution No. 23-24 to approve an Addendum ("First Addendum") to the 2023-2031 Housing Element to address the changes requested by HCD; this Addendum contained additional clarifications and programs to serve the policies and goals previously adopted in the 2023-2031 Housing Element, without impacting or deleting previously adopted policies and goals. The additional clarifications and programs were also responsive to changes requested by HCD pursuant to discussions between the City and HCD; as such, preparation of the Addendum was within the revision authority provided under City Council Resolution No. 23-07 and Resolution No. 23-24 in approving the First Addendum provided the same modification authority as under Resolution No. 23-07;

**WHEREAS**, on March 27, 2023, HCD issued a letter to the City providing findings and comments regarding the HEU (including the First Addendum), explaining that while the draft Housing Element addresses many statutory requirement, certain items would need to be addressed in order to achieve certification, specifically identifying the need for: (1) a further enhanced analysis of and descriptions of base conditions in the City; (2) further responses to questions related to specific sites in the Site Inventory; and (3) further enhancing programs to affirmatively further fair housing (AFFH) through programs to address housing mobility;

**WHEREAS**, HCD's letter further explained that the Housing Element will meet the statutory requirements of State Housing Element Law once it has been revised to substantially conform to the foregoing comments;

**WHEREAS**, since the receipt of the comment letter, the City has met with HCD staff during April – July 2023 to discuss proposed edits intended to address HCD's requested changes and obtain preliminary feedback on those edits;

**WHEREAS**, pursuant to such preliminary feedback from HCD and the revision authority provided under Resolutions Nos. 23-07 and 23-24, the City prepared a Second Addendum to the 2023-2031 Housing Element (combined and presented together with the First Addendum as the "Consolidated Addendum") to address the changes requested by HCD; this Second Addendum contains additional clarifications and programs to serve the policies and goals previously adopted in the 2023-2031 Housing Element, without impacting or deleting previously adopted policies and goals. The additional clarifications and programs are also responsive to changes requested by HCD pursuant to discussions between the City and HCD; as such, preparation of the Second Addendum is within the revision authority provided under City Council Resolutions Nos. 23-07 and 23-24;

**WHEREAS**, the City has provided a seven-day public review period for the Second Addendum which commenced July 25, 2023; notice was sent to all interested parties who requested notice in writing as required by state law, and such notice and the draft Consolidated Addendum was posted on the City's website on July 25, 2023 for public review. In addition, the City Council considered the Second Addendum as part of the Consolidated Addendum pursuant to a public meeting held on August 1, 2023, at which time it considered the entirety of the reports and record before it, and provided an opportunity for members of the public and all interested parties to be heard.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. Based on the entirety of the record before it, the City Council hereby continues to find that the Second Addendum to the 2023-2031 Walnut Creek 2023-2031 Housing Element Update, as shown in **Exhibit A** attached hereto and incorporated herein ("**Second Addendum**"), is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15283 of the CEQA Guidelines and Section 65584 of the California Government Code, as it is a policy document which does not provide entitlements to any specific land use project and does not contain policies that have potential to result in any direct or indirect physical changes to the environment. Any individual development projects would further undergo additional environmental analysis at the time of future entitlements. Thus, it is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It is also consistent with the statutory intent and provision that CEQA does not apply to regional housing needs determinations made by the City pursuant to Government Code section 65584.
3. The Second Addendum contains additional clarifications and enhanced programs to serve the policies and goals previously adopted in the 2023-2031 Housing Element. These clarifications and enhancements include: clarifications regarding suitability and development potentials of parcels included in the Site Inventory; enhanced programs to affirmatively furthering fair housing such as addressing housing mobility and increasing housing choices throughout Walnut Creek, removing barriers to accessible and affordable housing, increasing housing opportunities and public outreach, and further removing governmental constraints; and enhancements to the previously adopted mid-cycle review process to evaluate the City's progress in achieving its Housing Element goals. The clarifications and enhancements contained in the Second Addendum are consistent with and responsive to the requirements of State Housing Element Law as provided in Government Code section 65580 et seq., including but not limited to Government Code section 65583 ("Housing Element Law"). The 2023-2031 Housing Element and its First and Second Addenda provide clear goals, quantified objectives and schedules of action to,



among other things, affirmatively furthering fair housing, removing governmental and nongovernmental constraints, implementing actions regarding special needs and assisted housing, and meeting the City's Regional Housing Needs Allocation ("RHNA") goals at specific income and affordability levels.

4. Pursuant to Government Code sections 65585 (e) and (f) and Resolution No. 23-07, the City Council previously made specific findings under Exhibit A to Resolution No. 23-07 to determine the 2023-2031 Housing Element is in substantial compliance with State Housing Element Law. The City Council also determined that, based on substantial evidence in the record, including but not limited to high-density development trends, increase in market values, the desire to situate in the Walnut Creek community; factors employed to analyze site conditions and development potentials in selecting opportunity sites, and the City's prior track record in providing high-density affordable housing development, that the existing uses on the non-vacant sites identified in the site inventory to accommodate RHNA are likely to be discontinued during the planning period and therefore do not constitute an impediment to planned residential development on the site during the planning period. The City Council finds that the Second Addendum contains clarifications and analyses that further support findings made under Resolution No. 23-07 and as such, hereby continues to find and determine that existing uses on non-vacant RHNA sites are likely to be discontinued during the planning period and do not constitute an impediment to planned residential development on the site during the planning period.
5. The City Council continues to find that, pursuant to Government section 65585, the 2023-2031 Housing Element and its First and Second Addenda incorporated input from the public and considered the findings, comments, and discussions made by the Department of Housing and Community Development ("HCD") and by and between the City and HCD, inclusive of the most recent discussions between HCD and the City on March 6 and March 8, 2023, and four additional meetings held between April and July 2023.
6. Consequently, the City Council hereby finds that the Second Addendum, as shown in Exhibit A, is determined to be appropriate and responsive to HCD's requested changes and in furtherance of adopted goals and policies in the Housing Element, all within the revision authority established by Resolutions Nos. 23-07 and 23-24. The City Council hereby approves the Second Addendum.
7. The City Council hereby finds that the 2023-2031 Housing Element, inclusive of its First and Second Addenda, continues to be in substantial compliance with State Housing Element Law based on substantial evidence in the record.
8. This Resolution shall become effective upon adoption by the City Council.
9. The Community Development Director or their designee is hereby directed to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law and is further directed and authorized to make all non-substantive changes to

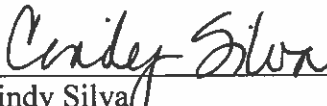
the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification.

**PASSED AND ADOPTED** by the City Council of the City of Walnut Creek at a regular meeting thereof held on the 1st day of August 2023 by the following called vote:

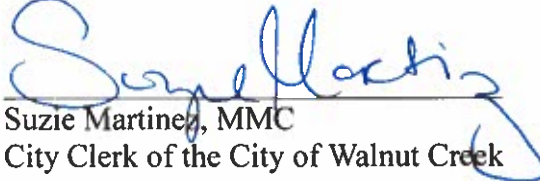
AYES: Councilmembers: Darling, Francois, Haskew, Wilk, Mayor Silva

NOES: Councilmembers: None

ABSENT: Councilmembers: None

  
Cindy Silva  
Mayor of the City of Walnut Creek

Attest:

  
Suzie Martinez, MMC  
City Clerk of the City of Walnut Creek



# City of Walnut Creek

## Response to HCD Comments of March 27, 2023

Prior HCD Finding (3/27/2023)	Sec.#/page # of Redlined Version Showing City Response to Comment	City Response Summary
<b>Affirmatively Furthering Fair Housing</b>		
<p>Affirmatively Furthering Fair Housing (AFFH) and Sites Inventory: As stated in HCD's previous letter, the element must analyze how the identified sites contribute to or mitigate fair housing issues. An analysis should quantify and evaluate all income categories of the regional housing need allocation (RHNA) with respect to location (e.g., neighborhoods, census tracts, planning areas) and how that affects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity). If sites exacerbate conditions or isolates the RHNA by income group, the element should identify further program actions (not limited to the RHNA) that will be taken to promote inclusion in housing choices and affordability throughout the community (e.g., housing mobility, the creation of missing middle housing types and new opportunities in higher resource or income areas).</p>	<p>Appendix B, "Sites Inventory" Section, starts on page B-106</p> <p>See "Equitable Site Placement" subheading for the new narrative, starts on page B-118. Table B-23 is at the end of this section, page B-120.</p>	<p>A new table – <b>Table B-23 Socio-economic Indicators By Census Tract</b> – was provided to analyze the identified housing element sites in relation to RHNA income and TCAC Opportunity categories.</p> <p>A new narrative section titled "<b>Equitable Sites Placement</b>" was prepared to analyze the data presented in Table B-23. Key findings are:</p> <ul style="list-style-type: none"> <li>• The City's used a multi-layered approach in selecting sites, including reviewing access to local and regional resources, socio-economic indicators, and housing market opportunities.</li> <li>• The percentage of non-white residents, low to moderate income residents, renter cost-burdened residents, and owner cost-burdened residents in these three census tracts is in line with the City as a whole.</li> <li>• None of the City's census tracts are racially or ethnically concentrated areas. The one outlying data point is the percentage of overcrowded units, which is higher in these three census tracts, indicating a higher demand for housing than elsewhere in the city.</li> <li>• The strategic placement of housing element sites in census tracts 3390.01, 3390.03, and 3390.04 in Walnut Creek effectively addresses fair housing concerns and promotes equity within the City.</li> </ul>

Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should re-assess contributing factors and prioritize those factors then formulate appropriate policies and programs. In addition, lack of missing middle housing is cited as a barrier, specific programs should meaningfully address these barriers	Appendix B, “Table B-24 - AFFH Contributing Factors and Programs” starts on page B-124.	Contributing factors, prioritization of factors, and appropriate policies and programs are organized and discussed in <b>Table B-24 AFFH Contributing Factors and Programs Table</b> . Five categories are provided: <ol style="list-style-type: none"> <li>1. New Housing Choices and Affordability in Higher Opportunity and Income Areas – High Priority</li> <li>2. Housing Mobility - High Priority</li> <li>3. Displacement Protection – Medium Priority</li> <li>4. Fair Housing Enforcement and Outreach - Low Priority</li> <li>5. Place-Based Strategies - Low Priority</li> </ol>
Programs: As noted above, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. The element included multiple references to single family zoning as well as a lack of missing middle housing as a barrier to fair housing in the City, programs should be modified to address these barriers. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, milestones, and geographic targeting and, as appropriate, must address housing mobility enhancement, new housing choices and affordability in higher opportunity and income areas, concentrated areas of affluence and place-based strategies toward community revitalization and displacement protection.	Appendix B. Table B-24 - AFFH Contributing Factors and Programs starts on page B-124.  The “Housing Mobility” section of Table-B-24 starts on page B-132.  Appendix A Excerpt - Public Comment Response Summary.	<b>Table B-24 AFFH Contributing Factors and Programs</b> , identifies programs from all Housing Element goal areas designed to address the five categories of AFFH issues described above. Column 3 “Geographic Targeting” of Table B-24 has been modified to further address geographic targeting.  The <b>Housing Mobility section of Table B-24</b> includes a suite of new and strengthened programs that go beyond RHNA addressing affordability, density and development standards in order to provide more housing in single-family zoned areas. A specific target has been set to produce 200 units that are not on the RHNA sites inventory in addition to the RHNA unit goals and are located in single-family zones.  <b>Public comments</b> have been documented and responded to. Many edits were made to the Housing Plan in response to public comments, as shown in the Public Comment Response Summary.
<b>Sites Inventory, Analysis and Adequate Sites</b>		
Suitability of Nonvacant Sites: The element must demonstrate the potential for redevelopment in the planning period on sites with existing uses, including considering recent experience or trends in redevelopment and evaluating the extent existing uses impede additional development. This analysis should address all sites, not just sites identified to accommodate the lower-income RHNA. The element includes some information on recent trends and generally discusses identified sites have existing uses similar to recent trends but should include supporting analysis and additional information to demonstrate the potential for redevelopment, as follows:		
<i>Indicators of Redevelopment Potential:</i> The element appears to utilize improvement to land value ratio, existing versus	Chapter 7 – Sites Inventory	Edits were made to <b>Chapter 7 – Sites Inventory</b> related to the suitability of nonvacant sites as follows:

<p>allowable floor area, property owner interest and building age as indicators of redevelopment potential. However, the element should list the value of all of these indicators for identified sites. This analysis should address sites identified to accommodate all income categories of the RHNA. In addition, the element mentions Table 7-12 as supporting information but should also list the value of the indicators in Table 7-12 and demonstrate how recent trends relate to identified sites.</p>	<p>Section 7.3.5 starting on page 7-13 contains the narrative. Table 7-8 is at the end of this section, starting on page 7-14.</p> <p>Section 7.5.1 includes Table 7-13 on page7-58.</p> <p>Section 7.10 Development Trends and Market Conditions starts on page7-90.</p> <p>Table 7-18 starts on page 7-77.</p> <p>7.3.5.1 Site Profiles starts on page 7-29.</p>	<p><b>7.3.5 Determination of Suitability Methodology</b> This section describes the development characteristics to determine the viability of a site: Area (size of site), Building Age, Proximity to Transit, Proximity to New High-Density Development, Improvement to Land Value Ratio, Floor Area Ratio (FAR), Existing Use Similar to Recent Redevelopment Projects, and For Lease or For Sale. <b><i>Sites that exhibit three or more of these characteristics were selected as prime candidates for redevelopment. In addition, if a site was vacant, utilized as a parking lot, or has a proposed project in the pipeline, it is given strong consideration for redevelopment.</i></b> These conditions indicate existing or planned changes in land use, making the site favorable for revitalization. <b>Table 7-8 contains an analysis of site characteristics for all sites.</b></p> <p>In order to determine the appropriate measures for each characteristic, the City analyzed recent, local developments, as well as recent developments in the region.</p> <p><b>7.5.1 5<sup>th</sup> Cycle Housing Production and Density</b> <b>Table 7-13 (previously 7-12)</b> now includes “Previous Land Use” and “Previous FAR” columns to draw parallels between Walnut Creek and regional trends.</p> <p><b>7.10 Development Trends and Market Conditions</b> This section contains city and regional market information for both retail (Section 7.10.1) and office (7.10.2). While the sections are not new, the City added a significant amount of analysis that supports the site suitability analysis.</p> <p>Section 7.10.3 was added to show regional trends of commercial to residential conversions. This section also includes a new <b>Table 7-18 Recent Commercial to Residential Conversions - Region</b>. As evidenced by the data presented in this section, there is a clear nexus between the redevelopment of commercial properties to residential, changes in the economy (including the retail</p>
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		and office markets), and the likelihood that the sites in the Sites Inventory will redevelop. <b><i>Specifically, Error! Reference source not found. and Error! Reference source not found. provide evidence of the trends summarized in Section 7.10,</i></b> including changes in demand for retail and office uses after the COVID-19 pandemic.
<i>Extent Existing Uses Impede Additional Development:</i> As part of this review, HCD received several comments related to the potential for redevelopment and the extent existing uses impede additional development. While the element includes some generic descriptions to address comments, these descriptions still do not address the extent existing uses impede additional development. For example, for Sites 35 to 44, the element now mentions the sites are near a recent redevelopment but should still evaluate the extent existing uses impede additional development. Also, in several cases, the element generally states the property owner requested the site to be in the inventory or did not object to the property being included in the inventory but should either demonstrate the property owner or developer is affirmatively interested in redevelopment in the planning period or utilize other methods to demonstrate the potential for redevelopment.	7.3.5.1 Site Profiles starts on page 7-29.	As part of the evaluation process, the City developed "Site Profiles" for sites that did not meet the threshold of three or more characteristics. This elaborated analysis provides additional clarification and support to address how existing uses would not impede additional development. <b>7.3.5.1 Site Profiles</b> This section includes profiles for any sites that were questioned by HCD or members of the public or did not meet three of the characteristics identified in our methodology. The profiles provide a detailed explanation of the rationale utilized to choose the remaining sites.
Suitability of Nonvacant Sites (Cont.): In addition, for your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. While the resolution of adoption includes findings, any changes to the analysis should be reflected in future re-adoption of the element, if necessary.	Section 7.12 -Summary, starts on page 7-106.	The revised <b>Sites Inventory</b> shows that the City has adequate suitable sites, including buffers to meet RHNA goals.  To provide a higher level of assurance that the City's sites are adequate, and to demonstrate its commitment to adding additional housing types in single-family zones, a new <b>Program H-6.K Mid-Cycle Review</b> has been added to examine progress and take additional action if needed.
Suitability of Nonvacant Sites (Cont.): Finally, based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	Section 7.12 -Summary, starts on page 7-106	See above response
<b>Governmental Constraints</b>		
Land Use Controls: The element now includes some information regarding heights and parking requirements; however, the analysis should still address floor area ratios, setbacks and height limits of three stories or less in zones or areas that are intended	Section 3.3.3 starts on page 3-20.	Analysis of development standards inclusive of the ones listed by HCD is included in Section 3.3.3 of the adopted Housing Element.

<p>for higher densities (e.g., 30 units per acre or more). Based on the outcomes of this analysis, the element should add or modify programs to address identified constraints.</p>	<p>Section 3.3.3.8 starts on page 3-38.</p> <p>Programs are described in Chapter 8- Housing Plan by goal area.</p> <p>Program H.3.H starts on page 8-17.</p> <p>Goal H-4 programs start on page 8-20.</p> <p>Program H-6.J starts on page 8-30.</p>	<p>Additionally, Section 3.3.3.8 of the adopted Housing Element addresses the Cumulative Impacts of Development Standards. New and modified programs to address constraints are listed below. The full text of <b>Program H-4.K</b> is provided as it directly responds to comments regarding zoning constraints.</p> <p><b>H-3.H. Housing Opportunities</b> includes amending the Zoning Ordinance to reduce constraints for special needs housing.</p> <p><b>H-4.B. Reduce Parking Requirements</b> is to complete the parking study and amend the Zoning Ordinance to reduce parking standards.</p> <p><b>H-4.I. Planned Development Permits</b> is to amend the Zoning Ordinance to remove certain Planned Development Permit requirements.</p> <p><b>H-6.J. Housing Mobility</b> is to implement a suite of actions to improve housing mobility and affordability within single-family zones and in concentrated areas of affluence.</p> <p><b>H-4.K Building Envelope Analysis</b>  Conduct a building envelope analysis needs assessment to determine the maximum amount of residential development capacity on individual parcels citywide and understand the gap between existing and maximum capacity. Will include analysis of:</p> <ol style="list-style-type: none"> <li>1. Existing Building Heights</li> <li>2. Existing Building Footprints</li> <li>3. Existing Number of Residential Units</li> <li>4. Maximum Allowable Building Heights</li> <li>5. Setback Standards</li> <li>6. Maximum Lot Coverage</li> <li>7. Maximum Floor Area Ratio</li> <li>8. Allowable General Plan Land Use density range</li> </ol> <p>This includes reviewing development regulations in specific plan areas. If study results show that existing zoning standards are a constraint to achieving General Plan densities, the City will prepare and</p>
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		<p>implement Zoning Ordinance amendments to address the identified constraints.</p> <p>Schedule of Action: Fall of 2026</p>
Land Use Controls (Cont.): In addition, the element now includes programs to address identified constraints, but the programs should be revised, as follows:		
<p>Program H-2.W (Increase Housing Choices within Residential Areas): The Program should commit to go beyond “consider and amendment” and include a specific commitment to adopt or revise height requirements and ensure the new limits encourage achieving maximum densities.</p>	<p>Programs are described in Chapter 8- Housing Plan by goal area.</p> <p>Program H-2.U starts on page 8-13.</p> <p>Program H-4.J is on page 8-22.</p> <p>Program H-4.K starts on page 8-22.</p> <p>Program H-6.J.6 is on page 8-31.</p>	<p>With Addendum 1, the numbering was corrected to <b>H-2.U Housing Choices</b> and Action #5 of the program was revised to include this commitment to state:</p> <p style="padding-left: 40px;">Increase heights in multi-family residential districts to the maximum height authorized under Measure A to increase the potential for density, as stated in Program H-6.J.6.</p> <p style="padding-left: 40px;">Schedule of Action: Fall of 2027 and ongoing</p> <p>Additional programs addressing heights include: <b>H-4.K, H-4.J, and H-6.J.6.</b></p>
<p>Program H-4.B (Reduced Parking): The Program commits to reduce parking requirements to the levels deemed feasible by a study but should also either commit to a minimum reduction or to reducing parking requirements to a specified level (City-wide) such as AB 2097 and commit to ensure no constraints on development. The Program should also include an alternative action if appropriate measures are not adopted.</p>	<p>Program H-4.B is on page 8-20.</p>	<p>Program H-4.B makes this commitment and now states:</p> <p><b>H-4.B. Reduce Parking Requirements</b></p> <p>The City shall complete the parking study currently underway and use the findings as a basis to amend the Zoning Ordinance to reduce minimum parking requirements for multifamily and mixed-use projects. The amendments will meet the requirements of AB 2097 (2022) and achieve further adjustments in other areas based on study results to ensure that parking requirements do not constrain a housing development including but not limited to development costs that arise from excessive parking requirements and from achieving the maximum allowed density.</p> <p>Schedule of Action:</p> <ul style="list-style-type: none"> <li>• Complete the parking study currently underway to support ordinance amendments by Fall of 2023.</li> <li>• Adopt Zoning Ordinance amendments by Fall of 2024.</li> </ul>

<p>Program H-4.D (Measure A Review): The Program commits to consider a ballot measure to revise heights if the City is not on schedule to produce new housing. However, the Program should also commit to pursue a ballot measure if heights are found to be constraint on development.</p>	<p>Program H-4.J is on page 8-22.</p>	<p>Program H-4.J makes this commitment as stated below :</p> <p><b>Program H-4.J Measure A Outreach and Review.</b></p> <p>As explained in Section 3.3.3.7 of the Housing Element, Measure A does not create a constraint to housing development because the height limit generally aligns with commercially and structurally feasible heights for multifamily projects. The height limits under Measure A fosters developments at heights ranging from 50 to 89 feet (54 to 93 feet with pitched roofs), while the single-family and “missing middle” density areas within the rest of the City have Measure A height limits ranging from 25 to 30 feet (29 to 34 feet with pitched roofs). Furthermore, these Measure A height limits have been exceeded through the use of waivers and concessions for density bonus projects. Although Measure A does not constitute or present a constraint on housing development, the City will conduct an education and public outreach and receive public comments on potential impacts of Measure A as a potential constraint on development and on the City’s ability to provide new housing consistent with the new housing units identified in the Housing Element. If the City is not on schedule to produce the new housing units or has identified heights limitations to be an additional constraint on housing production, and assuming available funding for election costs, staff will prepare for City Council consideration and action a ballot measure amending Measure A Height limits for properties that allow multi-family development under the General Plan to allow for additional residential units or pursue and implement other strategies as appropriate to address identified constraints. See also Program H-2.U.</p> <p><b>Schedule of Action: Fall of 2027</b> for housing production review and end of 2028 for action of potential next steps.</p>
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<p>Processing and Permit Procedures: The element lists approval findings for design review and mentions streamlining and objective design standards are available for projects consistent with SB 35 and SB 330. However, the element should evaluate the findings for all projects, not just those seeking streamlining. The evaluation should address approval findings for impacts on housing supply (number of units), cost, approval certainty, timing and feasibility.</p>	<p>Chapter 3, Section 3.3.6. starts on page 3-49.</p> <p>Section 3.3.6.2 starts on page 3-55.</p> <p>Program H-4.J is on page 8-22.</p>	<p>Narrative text has been revised to provide additional explanation about findings requirements for all types of projects. Specifically, <b>Section 3.3.6</b> now states:</p> <p>To provide clarity, in summary this Section 3.3.6 describes approval findings for all development projects, including those projects that qualify for a streamlined review process and those that undergo the standard discretionary review process. Specifically, the City’s discretionary design review approval process applies to all new construction with the exception of certain ministerial projects including ADUs and SB 9 units, as well as single-family dwellings. Standard design review approval findings include considerations for general standards of orderly development and promotion of good design and development in the best interests of the public health, safety, and welfare, as more specifically outlined in Subsection 3.3.6.3. In addition, findings for CUPs and PDs include considerations for consistency with the General Plan and compatibility with site conditions and environment, as outlined in Subsections 3.3.6.1 and 3.3.6.2.</p> <p>However, with respect to housing development projects that are subject to the provisions of the Housing Accountability Act/SB 330 and SB 35, the City has utilized alternate review processes, where the former is reviewed under staff/administrative/objective design review against objective design standards, and the latter is reviewed against an SB 35 checklist. Neither procedure would require the adoption of findings and approvals are based on compliance with objective standards; the foregoing discretionary findings would not apply to the objective/streamlined review processes. Finally, the City is currently undertaking additional steps to review and align its design review process to ensure compliance with state law and with mandatory ministerial or streamline review processes. The City does not otherwise impose additional approval</p>
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		<p>findings for housing development projects outside of the foregoing review and approval procedures.</p> <p>New text at the beginning of <b>Section 3.3.6.2</b> states:  This section further describes the number of high density residential and mixed-use developments in the City and the average units per acre, all exceeding the permitted density. As illustrated in Table 3-16, the City’s planning entitlement through building permit issuance process contain a limited number of permit types; entitlements and review time periods are further reduced for projects qualifying for streamlined or administrative review, as illustrated in Tables 3-14 and 3-15. Overall, the time periods for processing residential development applications in the City are relatively short and the costs are relatively low when compared to other jurisdictions as illustrated in subsection 3.3.5.3.</p> <p>To address potential constraints regarding discretionary permit findings, Program H.4.I now states:</p> <p><b>Program H-4.I. Planned Development Permits</b></p> <p>The City shall amend the Zoning Ordinance to remove the requirement for a separate Planned Development Permit (PDP) in the M-U and M-H-D zones for residential development, subject only to the Objective Design Standards design review process. As a part of carrying out such zoning amendment, the City will also evaluate and amend as necessary discretionary CUP, PDP and Design Review findings used for residential developments that do not otherwise qualify for streamlined or ministerial review to address potential impacts on housing supply, cost, approval certainty, timing and feasibility.</p> <p>Schedule of Action: Fall of 2025</p>
Processing and Permit Procedures (Cont.): In addition, the element discusses the City follows streamlining requirements for SB 330 and 35 but should still address compliance with the	Chapter 3 – Constraints Section 3.3.6.4, starts on page 3-59.	Addition/edits inserted as the fourth paragraph of <b>Section 3.3.6.4</b> further discuss City’s compliance with CEQA and Permit Streamlining Act timelines as follows:

<p>Permit Streamlining Act related to intersections with CEQA and timing requirements for streamlining determinations. Please see HCD's review for additional information.</p>		<p>Consistent with CEQA statutes and in conjunction with its review of project applications, the City timely evaluates whether a project is exempt from CEQA, requires an environmental impact report, or another form of environmental analysis, within 30 days of the application being determined complete. Further, the City's project approval process does not create an additional layer of environmental approval or require separate hearings by the decision-making body to make a CEQA determination before the project is considered on the merits. Rather, the decision-making body considers the staff recommendation, reviews any environmental documents prepared, provides opportunities for public input and receives public comments on CEQA and project considerations, and makes CEQA findings along with its decision on the project. The City's review process thus does not prolong or delay project review and decision contingent upon environmental review, and is compliant with both the Permit Streamlining Act to timely approve projects and CEQA requirements to consider public comments and exercise independent judgment and analysis on potential environmental impacts.</p> <p>In addition, the City will further evaluate findings required for discretionary review processes including PDP, CUP and Design Review, and amend same, if needed to address impacts on housing, as a part of a revised <b>Program H-4.I</b>, as shown above.</p>
<p>Processing and Permit Procedures (Cont.): Finally, depending upon the results of a complete analysis, the element should revise or add programs to address and remove or mitigate any identified constraints.</p>	<p>Programs are described in Chapter 8- Housing Plan by goal area.</p> <p>Goal H-2 programs start on page 8-7.</p> <p>Goal H-3 programs start on page 8-16.</p>	<p>Responsive programs pertaining to permit procedures include:</p> <ul style="list-style-type: none"> <li>• H-2.M</li> <li>• H-2.N</li> <li>• H-2.O</li> <li>• H-2.Q</li> <li>• H-3.H</li> <li>• H-4.A</li> <li>• H-4.C</li> <li>• H.4.D</li> </ul>

	Goal H-4 programs start on page 8-20.	<ul style="list-style-type: none"> <li>H-4.I</li> </ul>
Housing for Persons with Disabilities: As noted in the prior review, the element should add or modify programs to address constraints on group homes for seven or more persons and permit these uses similar to other residential uses in all residential zones. In response, Program H-3.F (Housing Opportunities) commits to “consider amendments” for group homes between seven and twelve persons subject only to objective standards in designated residential zones. Instead, the Program should commit to (1) go beyond “consider” and adopt or complete amendments, (2) remove person limits, (3) ensure zoning and permit procedures are objective and facilitate approval certainty similar to other residential uses of the same form (including parking requirements) and (4) permit the uses in all zones allowing residential uses.	Program H-3.H starts on p. 8-17.	<p>Re-numbered to Program H-3.H. Action #1 of this program now states:</p> <p><b>Program H-3.H. Housing Opportunities</b></p> <p>To increase housing opportunities for identified groups, such as persons with disabilities, unhoused persons, extremely low-income households, seniors, and local critical workforce, the City will:</p> <ol style="list-style-type: none"> <li>1. Amend the Zoning Ordinance to allow as a permitted use residential care facilities for 7 or more persons subject only to objective standards in all zones allowing residential uses similar to other residential uses of the same type in the same zone. Schedule of Action: Fall of 2025.</li> </ol>
<b>Housing Programs: Accessory Dwelling Units</b>		
Program H-1.B (Encourage and Incentivize Accessory Dwelling Units (ADU)): The element now commits to monitor the production and affordability of ADUs, take action if assumption in the inventory are not met and report on production annually. However, as noted in the prior review, the Program should still specifically commit to monitor the production and affordability of ADUs every two to three years (e.g., three times in the planning period) and take action (e.g., additional incentives, rezoning) within a specified time (e.g., six months). In addition, the Program should clarify which actions will be considered based on the outcomes of monitoring (e.g., rezoning or additional incentives).	Program H-1.A is on page 8-3.	<p>Renumbered to <b>H-1.A</b>, program edits are responsive to comments including adding a menu of alternative actions. The actions now state:</p> <p><b>H-1.A. Encourage and Monitor Accessory Dwelling Units (ADUs)</b></p> <ol style="list-style-type: none"> <li>1. Adopt pre-approved ADU designs and permit-ready construction plans. Schedule of Action: End of 2023.</li> <li>2. Encourage the development of ADUs by developing and distributing educational materials that inform property owners of the standards for ADU development, permitting procedures, and the importance of ADUs. City staff will distribute these promotional materials and flyers by making them available at the Planning Counter, publishing them on the City’s website, and providing information in the City’s newsletter that is mailed to all residents.</li> <li>3. Encourage regional partners to pursue a regional ADU incentive program. If pursued, participate in program development and implementation.</li> </ol>

		<ol style="list-style-type: none"> <li>4. Develop an ADU Monitoring Program to collect data from project applicants during the building permit application process in order to enhance existing tracking of ADU production with more details such as occupancy status and rent levels at time of occupancy. Utilize the data collected from the Monitoring Program to better understand the income groups they serve and inform future improvements to the outreach and educational efforts. Assess the production and affordability of ADUs in comparison to the estimates in the Sites Inventory as a part of the Mid-Cycle Review (see Program H-6.K).</li> <li>5. If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions (e.g., outreach, technical assistance, development standard modifications, incentives, funding and rezoning) depending on the needs identified through the ADU Monitoring Program. Schedule of Action - December 2028.</li> <li>6. In accordance with AB 671, the City shall research the feasibility of reducing or waiving building permit fees for property owners who take advantage of the new program, and research grant funds to help fund ADUs.</li> </ol>
<b>Other Revisions</b>		
Program H-6.K – Mid-Cycle Review	Program H-6.K is on page 8-31.	<p><b>Program H-6.K</b> was added with the First Addendum to increase accountability. It now states:</p> <p><b>Program H-6.K- Mid-Cycle Review.</b> Conduct a mid-cycle review program to examine progress of housing units production for lower, moderate, above-moderate income housing and special needs housing, and evaluate status, schedule and timing of accomplishing some or all of the actions stated above. If unit production is not achieving anticipated progress identified in program</p>

		<p>goals, programs are ineffective or constraints are identified, the City shall take action to develop alternative strategies, including amending development standards and initiating a rezoning program to identify additional sites as necessary to achieve the anticipated progress.</p> <p>Schedule of Action: Conduct review by December 2027. Adopt alternative strategies as needed by December 2028.</p>
<b>Other</b>		
Public comments	Appendix A Excerpt – Public Comment Response Summary.	A record of public comments has been maintained. The Public Comment Response summary has been updated including public comments received related to the August 1, 2023, City Council meeting. Additionally, the City provided robust public comment and participation opportunities including publication for review, consideration by the City Council at public meetings, and requisite seven-day or longer public comment periods prior to submitting to HCD.
Document availability		E-mail notifications of document availability were sent. The document was posted for a seven-day public review periods before the City Council adoption hearing and subsequent addendum approval meetings. Adopted redline and clean copies of the adopted Housing Element inclusive of addenda are posted on the City's website.
Rezone timing		Not applicable to the City
50% nonvacant resolution		Finding was made by the City Council in adopting the Housing Element and approving a First Addendum, and continues to be included in the City Council resolution approving the Second Addendum.
Electronic sites inventory		Resubmitted on August 24, 2023
AB 2339	Program H-4.C starts on page 8-20.	<p>Program H-4.C was edited to proactively address AB 2339. The program now states:</p> <p><b>H-4.C. Special Needs Zoning</b></p> <p>The City will review and update the Zoning Ordinance and related policies pertaining to emergency shelters,</p>

		<p>Low-Barrier Navigation Centers (LBNCs), transitional and supportive housing, and group care facilities to conform to State requirements, as established by AB 101 (2019), AB 139 (2019) <del>and</del> AB 2162 (2019), and AB 2339 (2022). Generally, this update would allow these land uses in the City’s multi-family residential zones and/or mixed use or commercial zones, and with fewer conditions. Specifically, the Zoning Ordinance would be amended to modify parking requirements for emergency shelters to be limited to staff working at the facility, to allow LBNCs in mixed use zones and commercial zones which permit multi-family development, and to allow permanent supportive housing in all zones where multi-family development is permitted. Amendments to implement the Housing Accountability Act (HAA) would codify existing local practices that comply with state law. In addition, the City shall codify <del>the</del> related Housing Crisis Act (Senate Bill 330) process, which limits a jurisdiction’s ability to reduce or delay the development of new housing. Consistent with Government Code section 65583 as amended by AB 2339, the City will amend the definition of “emergency shelters” to align with statutory definitions, identify zoning districts where residential and/or mixed uses are allowed to also allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit, craft objective standards consistent with Government Code section 65583(a)(4) and related applicable state law, and continue to ensure adequacy of sites to accommodate the need for emergency shelters.</p> <p>Schedule of Action: End of 2024.</p>
Overlay Zones		Related information noted for City reference.



**Please Start Here, Instructions in Cell  
A2, Table in A3:B15**

**Form Fields**

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	WALNUT CREEK
Housing Element Cycle	6th
Contact Information	
First Name	Andrew
Last Name	Smith
Title	Senior Planner
Email	<a href="mailto:msmith@walnut-creek.org">msmith@walnut-creek.org</a>
Phone	(925) 943-5899
Mailing Address	
Street Address	<u>Street</u>
City	Walnut Creek
Zip Code	94596



Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3	
WALNUT CREEK	2800 Mitchell Drive	94598	143-040-103-2		BP, Business Park	P-D	0	0	9.49	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	254	254	Max Density for current	Industrial, Proposed Development	
WALNUT CREEK	1910, 1940-1950 N Main St	94596	178-411-017-1		MU-R, Mixed Use-Resident	MU-R	0	102.49	0.97	Residential	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	11	0	0	124	135	North Downtown Sp	Residential, Under Construction	
WALNUT CREEK	1556 Mt Diablo Blvd	94596	178-230-028-7	A	PR, Pedestrian Retail	P-R	0	49.78	0.76	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	42	42	Locust Street / Mt. D	Retail Sales, Proposed Development	
WALNUT CREEK	1532 Mt Diablo Blvd	94596	178-230-029-2	A	PR, Pedestrian Retail	P-R	0	49.78	0.76	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	8	8	Locust Street / Mt. D	Automotive Uses, Proposed Development	
WALNUT CREEK	1665 Carmel Dr	94596	178-290-008-6		MFVH, Multifamily Very H-M-1	P-R	0	43.56	0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	8	95	Locust Street / Mt. D	Residential, Proposed Development	
WALNUT CREEK	1380 North California	94596	178-160-028-1		PR, Pedestrian Retail	P-R	0	49.78	0.67	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	95	93	North Downtown Sp	Automotive Uses, Built in 1965	
WALNUT CREEK	699 Ygnacio Valley Rd	94596	178-402-003-2		MU-C, Mixed Use-Commel	MU-C	0	49.78	0.87	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	92	0	1	1				
WALNUT CREEK	1250 Las Juntas Way	94597	148-180-055-3	B	MFL, Multifamily Low	M-3	0	14.52	2.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	22	20	0	42				
WALNUT CREEK	1250 Las Juntas Way	94597	148-180-056-1	B	MFL, Multifamily Low	M-3	0	14.52	0	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	1250 Las Juntas Way	94597	148-180-057-9	B	MFL, Multifamily Low	M-3	0	0	0	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	1250 Las Juntas Way	94597	148-180-058-7	B	MFL, Multifamily Low	M-3	0	0	0	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	1250 Las Juntas Way	94597	148-180-059-5	B	MFL, Multifamily Low	M-3	0	0	0	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	1250 Las Juntas Way	94597	148-180-060-3	B	MFL, Multifamily Low	M-3	0	14.52	0	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	1394 Walden Rd	94597	172-130-015-8	C	MFH, Multifamily Medium	M-2.5	0	17.42	0.43	Residential	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	6	6		Residential, 1, Built in 1932	
WALNUT CREEK	1394 Walden Rd	94596	172-130-016-6	C	MFH, Multifamily Medium	M-2.5	0	17.42	0.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0				
WALNUT CREEK	1501 N California Blvd	94596	178-140-001-3	D	MU-D, Mixed Use-Downt	MU-D	0	58.1	0.42	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	27	27	West Downtown Sp	Office, Built in 1960	
WALNUT CREEK	1501 N California Blvd	94596	178-140-006-2	D	MU-D, Mixed Use-Downt	MU-D	0	58.1	0.16	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	200 Ygnacio Valley Rd	94596	174-180-008-8		MU-R, Mixed Use-Residen	P-D	0	58.1	3.56	Parking	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	358	358	West Downtown Sp	Parking Lot		
WALNUT CREEK	200 Ygnacio Valley Rd	94596	174-180-009-6		MU-R, Mixed Use-Residen	P-D	0	58.1	3.85	Parking	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	288	288	West Downtown Sp	Parking Lot		
WALNUT CREEK	1487, 1493, 1500 Carmel Dr	94596	178-261-033-9		MFVH, Multifamily Very H-P	P-D	0	43.56	0.15	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	11	11			Residential, 6, Built in 1972	
WALNUT CREEK	1229 Lincoln Ave	94596	178-261-002-4		MFVH, Multifamily Very H-M-1	P-D	0	43.56	0.18	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	3	3			
WALNUT CREEK	1835 Weaver Lane	94596	145-042-012-8		SFM, Single-family Medium	P-D	0	4.4	1.0	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	7	7		Residential, Built in 1925	
WALNUT CREEK	1524 Oakland Blvd	94596	178-010-036-6		MFH, Multifamily Medium	P-D	0	29.04	0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	4	4	West Downtown Specific Plan		
WALNUT CREEK	2680 Walnut Blvd	94596	179-030-001-4	E	SFM, Single-family Medium	R-10	0	4.4	1.53	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	12	12		Residential, 1, Built in 1952	
WALNUT CREEK	2670 Walnut Blvd	94596	179-030-002-2	E	SFM, Single-family Medium	R-10	0	4.4	0	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0			Residential, 1, Built in 1944	
WALNUT CREEK	50 Garon Ct	94596	182-010-012-8	F	SFL, Single-family Low	R-20	0	2.2	2.13	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	3	3		Residential, 1, Built in 1962	
WALNUT CREEK	40 Garon Ct	94596	182-010-031-9	F	SFL, Single-family Low	R-20	0	2.2	0.63	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0			Vacant	
WALNUT CREEK	2211 N Main St	94596	174-150-044-9		MU-GT, Mixed Use-Golden	MU-PD	0	40	0.45	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	52	52	North Downtown Sp	Vacant	
WALNUT CREEK	1072 Ygnacio Valley Rd	94598	173-172-021-3		MFH, Multifamily Medium	M-2	0	21.78	0.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	4	4		Vacant	
WALNUT CREEK	Oakland Blvd	94596	178-010-006-9		MFH, Multifamily Medium	M-2	0	58.08	0.49	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	27	27	West Downtown Sp	Vacant	
WALNUT CREEK	1224 Lincoln Ave	94596	178-290-001-1	G	MFVH, Multifamily Very H-M-1	P-D	0	43.56	0.91	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	34	34		Office, Built in 1938	
WALNUT CREEK	1611 Carmel Dr	94596	178-290-002-9	G	MFVH, Multifamily Very H-M-1	P-D	0	43.56	0	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Residential, 2, Built in 1952	
WALNUT CREEK	1615 Carmel Dr	94596	178-290-003-7	G	MFVH, Multifamily Very H-M-1	P-D	0	43.56	0	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Residential, 1, Built in 1937	
WALNUT CREEK	1617 Carmel Dr	94596	178-290-004-5	G	MFVH, Multifamily Very H-M-1	P-D	0	43.56	0	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Residential, 1, Built in 1975	
WALNUT CREEK	1619 Carmel Dr	94596	178-290-005-3	G	MFVH, Multifamily Very H-M-1	P-D	0	43.56	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Residential, 2, Built in 1941	
WALNUT CREEK	Northwest corner of Carmel	94596	178-290-006-0	G	MFVH, Multifamily Very H-M-1	P-D	0	43.56	0	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	1537 Sunnyvale Ave	94597	170-280-005-1		MFH, Multifamily Medium	M-1.5	0	29.04	0.42	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	0			
WALNUT CREEK	1081 Scots Ln	94596	180-210-034-5		SFL, Single-family Low	R-15	0	2.9	0.59	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	1	1			
WALNUT CREEK	415 Oakvale Ct	94597	177-221-012-0		SFL, Single-family Low	R-15	0	2.9	0.51	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	1	1			
WALNUT CREEK	15 Holcomb Ct	94596	183-270-006-4		MFH, Multifamily Medium	M-2	0	21.78	0.55	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	11	11			
WALNUT CREEK	132 Lancaster Rd	94595	184-402-004-8		SFM, Single-family Medium	R-8	0	5.4	0.46	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	2	2			
WALNUT CREEK	1690 2nd Ave	94597	171-100-040-4		SFM, Single-family Medium	R-8	0	5.4	0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	2	2			
WALNUT CREEK	186 Wootton Dr	94597	178-021-009-9		SFM, Single-family Medium	R-8	0	5.4	0.57	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	1	1			
WALNUT CREEK	1032 Millbrook Ct	94596	139-025-013-1		SFM, Single-family Medium	R-10	0	4.4	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	Hacienda Dr	94598	179-100-011-8		SFM, Single-family Medium	R-10	0	4.4	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	1	1			
WALNUT CREEK	1860 San Miguel Dr	94596	180-020-008-9	H	MFL, Multifamily Low	M-3	0	14.52	0.62	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	10	10			
WALNUT CREEK	1862 San Miguel Dr	94596	180-020-009-7	H	MFL, Multifamily Low	M-3	0	14.52	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0				
WALNUT CREEK	2123 Walnut Blvd	94597	172-020-014-0		SFL, Single-family Low	R-20	0	2.2	0.51	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	1	1			
WALNUT CREEK	2109 Overlook Dr	94597	174-210-043-9		MFL, Multifamily Low	M-3	0	14.52	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	2	2			
WALNUT CREEK	1611 Orchard Ln	94595	184-370-034-3		SFL, Single-family Low	R-20	0	2.2	0.55	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	1	1			
WALNUT CREEK	1388 Walden Rd	94597	172-130-014-1		MFH, Multifamily Medium	M-2.5	0	17.42	0.27	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	3	3		Residential, 1, Built in 1953	
WALNUT CREEK	1380 Walden Rd	94597	172-130-013-9		MFH, Multifamily Medium	M-2.5	0	17.42	0.33	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0			Residential, 1, Built in 1968	
WALNUT CREEK	1374 Walden Rd	94597	172-130-054-7		MFH, Multifamily Medium	M-2.5	0	17.42	0.49	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	8	8		Residential, 1, Built in 1920	
WALNUT CREEK	1408 Walden Rd	94597	172-130-017-4		MFH, Multifamily Medium	M-2.5	0	17.42	0.42	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	6	8			Residential, 1, Built in 1970	
WALNUT CREEK	81 Shady Ln	94597	172-130-018-2		MFH, Multifamily Medium	M-2.5	0	17.42	0.27	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	2	3			Residential, 1, Built in 1950	
WALNUT CREEK	71 Shady Ln	94597	172-130-019-0		MFH, Multifamily Medium	M-2.5	0	17.42	0.26	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	2	3			Residential, 1, Built in 1985	
WALNUT CREEK	61 Shady Ln	94597	172-130-020-8		MFH, Multifamily Medium	M-2.5	0	17.42	0.24	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	2	3			Residential, 1, Built in 1964	
WALNUT CREEK	51 Shady Ln	94597	172-130-021-6		MFH, Multifamily Medium	M-2.5	0	17.42	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	2	3			Residential, 1, Built in 1950	
WALNUT CREEK	1424 Walden Rd	94597	172-130-049-7		MFH, Multifamily Medium	M-2.5	0	17.42	0.35	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	4	5			Residential, 1, Built in 1949	
WALNUT CREEK	1412 Walden Rd	94597	172-130-069-5		MFH, Multifamily Medium	M-2.5	0	17.42	0.46	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	5	7			Residential, 1, Built in 1975	
WALNUT CREEK	1600 Riviera Avenue	94596	174-140-014-5	I	MU-GT, Mixed Use-Golden	MU-PD	0	40	0.54	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	18	0	19		North Downtown Sp	Office, Built in 1946
WALNUT CREEK	1630 Riviera Avenue	94596	174-140-015-2	I	MU-GT, Mixed Use-Golden	MU-PD	0	40	0	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0			North Downtown Sp	Residential, 1, Built in 1946
WALNUT CREEK	1638 Riviera Avenue	94596	174-140-016-0	I	MU-GT, Mixed Use-Golden	MU-PD	0	40	0	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0			North Downtown Sp	Residential, 1, Built in 1961
WALNUT CREEK	1700 Riviera Avenue	94596	174-140-018-6																			



Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3	
WALNUT CREEK	1208 Alpine Rd		94596 184-050-004-3	T	MU-D, Mixed Use-Downt	MU-D	0	58.1	0	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0		West Downtown Sp	Residential, 4, Built in 1953		
WALNUT CREEK	1295 S. Main St		94596 184-070-011-4		MU-C, Mixed Use-Comme	MU-C	0	58.08	2.98	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	83	0	0	83		Retail Sales, Built in 1988		
WALNUT CREEK	1550 Newell Ave		94596 184-070-016-3	U	MU-C, Mixed Use-Comme	MU-C	0	58.08	1.8	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	49		Retail Sales, Underutilized Retail		
WALNUT CREEK	1536 Newell Ave		94596 184-070-017-1		MU-C, Mixed Use-Comme	MU-C	0	58.08	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		Retail Sales, Built in 1962		
WALNUT CREEK	1531-1599 Botelho Dr, 1320-		94596 184-070-023-9		MU-C, Mixed Use-Comme	MU-C	0	58.08	2.52	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	84	0	0	84		Shopping Centers, Built in 1959		
WALNUT CREEK	1372-1388 S. California Blvd		94596 184-070-024-7		MU-C, Mixed Use-Comme	MU-C	0	58.08	2.14	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	59	0	0	59		Retail Sales, Built in 1961		
WALNUT CREEK	1355 S. California Blvd		94596 184-080-018-7	V	MU-C, Mixed Use-Comme	MU-C	0	58.08	3.94	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	220	0	0	220		Retail Sales, Built in 1904		
WALNUT CREEK	1387 S. California Blvd, 1387		94596 184-080-019-5	AD	MU-C, Mixed Use-Comme	MU-C	0	58.08	0	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element	0	0	0	0		Automotive Uses, Built in 1962		
WALNUT CREEK	1375 S. California Blvd, 1387		94596 184-080-020-3	V	MU-C, Mixed Use-Comme	MU-C	0	58.08	0	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0		Retail Sales, Built in 1962		
WALNUT CREEK	1313 S. California Blvd		94596 184-080-023-7	V	MU-C, Mixed Use-Comme	MU-C	0	58.08	0	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0		Retail Sales, Built in 1970		
WALNUT CREEK	1301 S. California Blvd, 1601		94596 184-080-032-8	V	MU-C, Mixed Use-Comme	MU-C	0	58.08	0	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0		Retail Sales, Built in 1956		
WALNUT CREEK	1651 Botelho Dr		94596 184-080-034-4	V	MU-C, Mixed Use-Comme	MU-C	0	58.08	0	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0		Retail Sales, Built in 1970		
WALNUT CREEK	1661-1667 Botelho Dr		94596 184-080-035-1	V	MU-C, Mixed Use-Comme	MU-C	0	58.08	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		Retail Sales, Built in 1978		
WALNUT CREEK	130 Peticot Ln		94596 184-080-036-9	V	MU-C, Mixed Use-Comme	MU-C	0	58.08	0	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0		Medical/Dental/Labs, Built in 1956		
WALNUT CREEK	1766 Locust St		94596 178-210-007-5	W	MU-C, Mixed Use-Comme	MU-C	0	49.78	2.77	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	131	0	131	North Downtown Sp	Retail Sales, Built in 1949		
WALNUT CREEK	1551 Lacassie Ave		94596 178-210-008-3	W	MU-C, Mixed Use-Comme	MU-C	0	49.78	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		Automotive Uses, Built in 1944		
WALNUT CREEK	1785 N Main St		94596 178-210-010-9	W	MU-C, Mixed Use-Comme	MU-C	0	49.78	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		Automotive Uses, North Downtown, High Density Favorable Site		
WALNUT CREEK	1707 N Main St		94596 178-210-012-5	W	MU-C, Mixed Use-Comme	MU-C	0	49.78	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		Automotive Uses, North Downtown, High Density Favorable Site		
WALNUT CREEK	1735 N Broadway		94596 178-320-006-4	X	MU-C, Mixed Use-Comme	MU-C	0	49.78	1.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	147	0	0	147	North Downtown Sp	Bank, Built in 1995		
WALNUT CREEK	1743 N Broadway		94596 178-320-007-2	X	MU-C, Mixed Use-Comme	MU-C	0	49.78	0	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		Parking Lot		
WALNUT CREEK	1413 Cariback Ave		94596 178-320-012-2	X	MU-C, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Automotive Uses, Built in 1964	
WALNUT CREEK	1799 N Broadway		94596 178-320-025-5	X	MU-C, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		Restaurant, Built in 1986		
WALNUT CREEK	Arroyo Way		94596 178-330-001-3	Y	MU-C, Mixed Use-Residen	MU-R	0	102.49	1.98	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	252	0	1	253	North Downtown Sp	Automotive Uses, Built in 1962		
WALNUT CREEK	East of Main St & Arroyo Way		94596 178-330-004-7	Y	MU-C, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Automotive Uses, Underutilized Retail	
WALNUT CREEK	1890 N Main St		94596 178-330-007-0	Y	MU-C, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		Automotive Uses, Built in 1966		
WALNUT CREEK	1315 Arroyo Way		94596 178-340-002-8	Z	MU-C, Mixed Use-Residen	MU-R	0	102.49	0.47	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	48	0	0	48	North Downtown Sp	Parking Lot		
WALNUT CREEK	Southwest corner of Arroyo W		94596 178-340-017-7	Z	MU-C, Mixed Use-Residen	MU-R	0	102.49	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Specific Plan		
WALNUT CREEK	577-581 Ygnacio Valley Rd		94596 178-411-007-2	AA	MU-C, Mixed Use-Comme	MU-C	0	49.78	0.47	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	22	0	22	North Downtown Sp	Office, Built in 1962		
WALNUT CREEK	587 Ygnacio Valley Rd		94596 178-411-008-0	AA	MU-C, Mixed Use-Comme	MU-C	0	49.78	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Office, Built in 1974	
WALNUT CREEK	1991 N Broadway		94596 178-411-009-8	AA	MU-C, Mixed Use-Comme	MU-C	0	49.78	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Office, Built in 1977	
WALNUT CREEK	N Broadway		94596 178-412-010-5	AB	MU-C, Mixed Use-Comme	MU-C	0	49.78	1.63	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	0	0	128	North Downtown Sp	Office, Built in 1967		
WALNUT CREEK	1910 N Broadway		94596 178-412-011-3	AB	MU-C, Mixed Use-Comme	MU-C	0	49.78	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Office, Built in 1967	
WALNUT CREEK	Southeast of Ygnacio Valley R		94596 178-412-012-1	AB	MU-C, Mixed Use-Comme	MU-C	0	49.78	0	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Parking Lot	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-013-1	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0.37	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	36	36	North Downtown Sp	Residential, common area		
WALNUT CREEK	1430 Arroyo Way		94596 178-550-001-6	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-002-4	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-003-2	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-004-0	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-005-7	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-006-5	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-007-3	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-008-1	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-009-9	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-010-7	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-011-5	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1430 Arroyo Way		94596 178-550-012-3	AC	MU-R, Mixed Use-Residen	MU-R	0	102.49	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		North Downtown Sp	Residential, Built in 1973	
WALNUT CREEK	1756 Lacassie Ave		94596 174-220-002-3	AD	MU-D, Mixed Use-Downt	MU-D	0	58.1	1.93	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	108	0	0	108	West Downtown Sp	Office, Built in 1990		
WALNUT CREEK	1801 N California Blvd		94596 174-220-013-8	AD	MU-D, Mixed Use-Downt	MU-D	0	58.1	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		West Downtown Sp	Office, Built in 1977	
WALNUT CREEK	Southwest corner of Ygnacio		94596 174-220-034-6	AD	MU-D, Mixed Use-Downt	MU-D	0	58.1	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		West Downtown Sp	Automotive Uses, Underutilized Retail	
WALNUT CREEK	245 Ygnacio Valley Rd		94596 174-220-039-5	AD	MU-D, Mixed Use-Downt	MU-D	0	58.1	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		West Downtown Sp	Office, Built in 1988	
WALNUT CREEK	255 Ygnacio Valley Rd		94596 174-220-041-1	AD	MU-D, Mixed Use-Downt	MU-D	0	58.1	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		West Downtown Sp	Automotive Uses, Built in 1983	
WALNUT CREEK	255 Ygnacio Valley Rd		94596 174-220-043-7	AD	MU-D, Mixed Use-Downt	MU-D	0	58.1	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		West Downtown Sp	Automotive Uses, Built in 1984	
WALNUT CREEK	1756 Lacassie Ave		94596 174-220-045-7	AD	MU-D, Mixed Use-Downt	MU-D	0	58.1	0	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0		West Downtown Sp	Office, Built in 1988	
WALNUT CREEK	1443-1515 Oakland Blvd		94596 177-260-023-3		MU-D, Mixed Use-Downt	MU-D	0	58.1	0.76	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42	0	0	42	West Downtown Sp	Office, Built in 1984		
WALNUT CREEK	1415 Oakland Blvd		94596 177-280-014-8		MU-D, Mixed Use-Downt	MU-D	0	58.1	0.60	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	38	0	0	38	West Downtown Sp	Office, Built in 1983		
WALNUT CREEK	1407 Oakland Blvd		94596 177-280-018-9	AE	MU-D, Mixed Use-Downt	MU-D	0	58.1	0.82	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	52	0	0	52	West Downtown Sp	Office, Built in 1984		
WALNUT CREEK	1373 Oakland Blvd		94596 177-280-017-1	AE	MU-D, Mixed Use-Downt	MU-D	0	58.1	0.71	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	41	0	0	41	West Downtown Sp	Office, Built in 1986		
WALNUT CREEK	1420 Oakland Blvd		94596 178-010-015-0		MFHM, Multifamily Mediu	M-1.5	0	29.04	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	West Downtown Sp	Residential, 2, Built in 1951		
WALNUT CREEK	1428 Oakland Blvd		94596 178-010-016-8		MFHM, Multifamily Mediu	M-1.5	0	29.04	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	West Downtown Sp	Residential, 2, Built in 1951		
WALNUT CREEK	1973-1977 Dora Ave		94596 178-010-028-3		MFHM, Multifamily Mediu	M-1.5	0	29.04	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	West Downtown Sp	Residential, 1, Built in 1951		
WALNUT CREEK	1503 Oakland Blvd		94596 178-010-030-0		MFHM, Multifamily Mediu	M-1.5	0	29.04	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	West Downtown Sp	Residential, 1, Built in 1965		
WALNUT CREEK	1806 Bonanza St																					



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### Table C: Land Use, Table Starts in A2

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