

## New Table for Housing Plan Goal 6

<b>AFFH Contributing Factors and Programs</b>		
<b>Contributing Factor</b>	<b>Programs</b>	<b>Geographic Target/Timeframe and Metrics</b>
<p><b>New Housing Choices and Affordability in High Opportunity Areas – High Priority</b>            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, and little vacant land. Therefore, AFFH program commitments apply to infill/redevelopment opportunities within wide areas of the City, with a focus on providing more opportunities for lower income and other protected classes to live in the City.</p>		
Shortage of affordable rental and home ownership options	<ul style="list-style-type: none"> <li>• <b>H-2.D.</b> Facilitate Access to Affordable Housing for Residents. Coordinate with others to improve referrals to available affordable housing units.</li> <li>• <b>New.</b> Evaluate and pursue supportive rental programs for <u>targeted groups, including seniors, unhoused persons, veterans, extremely low-income households, persons with disabilities</u></li> </ul>	<p><b>Target:</b> Lower income and special needs households</p> <p><b>Metrics:</b> Provide rental or homeowner assistance to at least 60 households.</p>
	<p><b>H-2.P.</b> Advertise Available Resources. Publish affordable housing funding opportunities available to developers on the City's website, disseminate them via targeted email notifications, and post them on all City social media accounts.</p>	<p><b>Target:</b> Affordable housing developers</p> <p><b>Metrics:</b> Provide annual updates and notifications</p>
Lack of funding for subsidies	<p><b>H-2.A.</b> Pursue State and Federal Funding for Affordable Housing. Access state, federal and regional opportunities to apply for grants that support affordable housing.</p>	<p><b>Target:</b> Affordable housing developers</p> <p><b>Metric:</b> Apply for or support a minimum of two grant applications per year</p>
	<p><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.</p>	<p><b>Target:</b> Affordable housing subsidies</p> <p><b>Metric:</b> Variable based on funding.</p>
Permit processing	<ul style="list-style-type: none"> <li>• <b>H-1.B</b> Technical Assistance to Developers on how to maximize density bonus and/or seek waivers and concessions.</li> <li>• <b>H-2.I.</b> Provide Density Bonus Ordinance Training/Education to city staff to streamline permit processing and address a specific constraint identified by affordable housing developers in focus group meetings.</li> <li>• <b>H-2.O.</b> Funding, Incentives, and Concessions for Extremely Low-Income Developments. Provide assistance by identifying feasible financial incentives and regulatory concessions to encourage the development of lower income housing types.</li> </ul>	<p><b>Target:</b> Affordable housing infill development.</p> <p><b>Metrics:</b> Provide assistance to at least 5 lower income or special needs housing projects through the 6<sup>th</sup> cycle planning period.</p>

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	<ul style="list-style-type: none"> <li><b>H-2.Q.</b> Assist Faith-Based Organizations With Affordable Housing Development. 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> </ul>	<p><b>Target:</b> Faith based organizations and affordable housing developers.</p> <p><b>Metrics:</b> Compile list by the end of 2023 and update annually.</p>
	<ul style="list-style-type: none"> <li><b>H-2.M.</b> Prioritize Review and Expedite Development of Affordable and Special Needs Projects. Adopt a formal policy for expedited review and permitting of affordable housing developments and housing for special needs populations.</li> <li><b>New:</b> <u>Expand existing priority all project processing and expedited review for projects providing housing to all targeted communities.</u></li> </ul>	<p><b>Target:</b> Affordable housing developers</p> <p><b>Metrics:</b> By the end of FY 2023–24.</p>
	<ul style="list-style-type: none"> <li><b>H-2.N.</b> Assist with Development of Affordable Housing. To assist the development of housing for households with lower-incomes on larger sites, the City will seek to amend the fee collection process (timing) for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower-incomes. 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.</li> </ul>	<p><b>Target:</b> Affordable housing developers and potential property owners</p> <p><b>Metrics:</b> December 31, 2024</p>
Community opposition/ballot measures	<ul style="list-style-type: none"> <li><b>New.</b> <u>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 and on the impact of the City's growth management program.</u></li> <li><b>New.</b> <u>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, staff will prepare for City Council consideration 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.</u></li> </ul>	<p><b>Target:</b> Community groups, voting public</p> <p><b>Metrics:</b> Education program within one year of housing element certification.</p> <p>Mid-cycle review to be a part of the 2027 APR.</p>
Zoning Ordinance	<ul style="list-style-type: none"> <li><b>H-2.R.</b> Amend Density Bonus Ordinance 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.</li> </ul>	<p><b>Target:</b> Citywide Zoning Ordinance amendments</p>

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	<ul style="list-style-type: none"> <li>• <b>H-2.T.</b> Clarify Mixed-Use Commercial Requirements regarding ground floor requirements to reduce perceived constraints on mixed-use development.</li> <li>• <b>H-4.B.</b> Complete a parking study and bring to the City Council a Zoning Ordinance Amendment to reduce residential parking requirements .</li> <li>• <b>New.</b> 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: <ul style="list-style-type: none"> <li>- <u>Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis), waive covered parking requirements for affordable developments, additional FAR in specific zones, opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and development impact waivers for 100% affordable housing projects/projects with housing for targeted populations.</u></li> <li>- <u>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.</u></li> <li>- <u>Evaluate increasing heights in residential districts to the maximum under Measure A to increase density.</u></li> </ul> </li> </ul>	<p><b>Metrics:</b> By the end of FY 2023–24.</p>
Special Needs Zoning	<ul style="list-style-type: none"> <li>• <b>New.</b> Consider amendment to allow as a permitted use residential care facilities for between 7 and 12 residents subject only to objective standards in designated residential zones.</li> <li>• <b>New.</b> Evaluate and consider amendment to reduce parking requirement for residential care facilities.</li> </ul>	<p><b>Target:</b> Citywide Zoning Ordinance amendments</p> <p><b>Metrics:</b> Fall of 2025</p>
<b>Housing Mobility - High Priority</b>		
Location and type of affordable housing <ul style="list-style-type: none"> <li>- Missing Middle</li> <li>- Single Family zones</li> </ul>	<p><b>New.</b> In addition to accommodating the RHNA, consider a suite of options and implement actions to improve housing mobility and offer new choices and affordability 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:</p> <ul style="list-style-type: none"> <li>• <b>H-6.G.</b> Codify Senate Bill 9. <u>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.</u></li> <li>• <b>H-6.H.</b> Provide Missing Middle and Housing Mobility Education Spread to awareness of opportunities and need.</li> <li>• <b>New.</b> <u>Through 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 be consistent with General Plan density ranges:</u></li> </ul>	<p><b>Target:</b> Portions of R-8 – R-12 zones, and in RCAAs in the eastern and northwestern portion of the city.</p> <p><b>Metrics:</b> Produce 200 units beyond RHNA during the 6<sup>th</sup> Cycle through a suite of actions.</p> <p>As a part of the 2027 APR, evaluate the number of units produced in SF Zones. Make adjustments</p>

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Accessory Dwelling Units (ADUs)	<ul style="list-style-type: none"> <li>• <b>H-1.A.</b> Encourage and Incentivize ADUs including: production of pre-approved ADU designs and permit-ready construction plans, distributing educational materials, and monitoring production and affordability.</li> <li>• <b>New.</b> Implement Zoning Ordinance amendment to provide the City Manager with authority to reduce any applicable City development impact fees by no more than fifty (50) percent for ADUs, or establish a development impact fee reduction incentive program applicable to ADUs when the property owner voluntarily agrees to impose a deed restriction on the ADU setting a maximum rent level for the ADU at low or moderate income level for a term not less than 55 years.</li> </ul>	<p><b>Target:</b> Single Family Zones</p> <p><b>Metric:</b> Designs and plans by end of 2023. Reporting as a part of APRs.</p> <p>Zoning Ordinance amendment by fall of 2025.</p>
Displacement Protection – Medium Priority		
Economic pressures due to rising housing costs and inflation	<ul style="list-style-type: none"> <li>• <b>H-6.A.</b> Funding to Support Fair Housing. Continue to allocate funds to support local nonprofit organizations for fair housing counseling and education and outreach efforts.</li> <li>• <b>H-6.B.</b> Analysis of Impediments to Fair Housing.</li> </ul>	<p><b>Target:</b> No census tracts are susceptible to displacement. Citywide focus is on connecting</p>

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Lack of sufficient funding for direct services to individuals in need	<p>Continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.</p> <ul style="list-style-type: none"> <li>• <b>H-6.C.</b> Collaboration with Community-Based Organizations. Compile a list of local organizations and reach out to inquire about possible collaborations for housing programs, and hold a meeting once a year.</li> <li>• <b>H-6.D.</b> Displacement Prevention. Provide information on website and promote the use of Housing Choice Vouchers.</li> <li>• <b>H-6.E.</b> Legal Assistance for Renters. 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.</li> <li>• <b>H-6.F.</b> Provide Information and Education to Residents in the City's website. Continue to provide links to ECHO Housing to provide Walnut Creek residents with information regarding fair housing law, tenant and landlord rights.</li> </ul>	<p>lower income and disabled residents with services.</p> <p><b>Metrics:</b> Achieve a 10% increase in persons and business assisted over what was reported in the 2022-2023 Annual Action Plan.</p>
	<p><u><b>New.</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.</u></p>	<p><b>Target:</b> Landlords and prospective tenants, in collaboration with other agencies.</p> <p><b>Metric: Spring 2024</b></p>
Access to Housing Choice Vouchers	<p><b>H-2.H.</b> Housing Choice Voucher Program, including coordinating to conduct a region-wide rent study to help increase HUD's Fair Market Rent determination.</p>	<p><b>Target:</b> Goal is for more households within the region to qualify for HCVs.</p> <p><b>Metric:</b> End of FY 2024–25</p>
	<p><b>H-6.H.</b> Provide landlord education and outreach on source of income discrimination and voucher programs <u>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.</u></p>	<p><b>Target:</b> First-time and existing landlords.</p> <p><b>Metric</b> Increase use of vouchers by 5% over 2022, over the course of the 6<sup>th</sup> Cycle.</p>
<b>Fair Housing Enforcement and Outreach - Low Priority</b>		
Resources for fair housing agencies and organizations	<ul style="list-style-type: none"> <li>• <b>H-6.A.</b> Funding to Support Fair Housing. Continue to allocate funds to support local nonprofit organizations for fair housing counseling and education and outreach efforts.</li> </ul>	<p><b>Target:</b> Citywide</p> <p><b>Metrics:</b> Ongoing with annual update.</p>
Collaboration	<ul style="list-style-type: none"> <li>- <b>H-2.C.</b> Allocate CDBG Funding for Housing, Increase funding for ECHO housing fair housing services if needed.</li> <li>- <b>H-6.C.</b> Collaboration with Community-Based Organizations</li> </ul>	<p><b>Target:</b> ECHO Fair Housing</p>

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	- <u>New.</u> 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.	<b>Metrics:</b> Meet with ECHO housing by the end of FY 2023-24.
<b>Place-Based Strategies - Low Priority</b>		
Exposure to air pollutants in areas of the City	<ul style="list-style-type: none"> <li><b>H-7.E.</b> Reduce Exposure to Environmental Pollution through the Enjoy Cleaner Options (ECO) program, implementing the Contra Costa County Local Hazard Mitigation Plan, and adopting a Sustainability Action Plan.</li> </ul>	<b>Target:</b> Focus on the downtown and western area of city. <b>Metrics:</b> Adoption of SAP by Fall 2024
Capital Improvements	<ul style="list-style-type: none"> <li><b>H-6.I.</b> Enhance Core Area Connectivity. Implement Class 1 bike trails from Core Area to schools and other amenities.</li> </ul>	<b>Target:</b> Core area. Includes Trinity Avenue and N. Broadway <b>Metrics:</b> End of 2024 for Trinity Ave. End of 2026 for No. Broadway.

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