

Consolidated Addendum to Housing Element

July 25, 2023

The following additions are incorporated into the Walnut Creek 2023-2031 Housing Element, adopted on January 24, 2023, as modified by the Addendum dated 3/21/23. Changes adopted by the first Addendum (dated 3/21/23) are included below in black, underlined font. Changes included in the second Addendum (July 2023) are shown in red, underlined font. Sections, paragraphs, and text not impacted by the Addendums are not included below.

Chapter 3. Constraints

Addition/edit before Table 3-7 to reference Program H-4.J.

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.

Addition/edit to expand the discussion of Section 3.3.3.8 Cumulative Impacts of Development Standards. Starting with the first paragraph:

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. This is evident 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, 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 is to conduct a Building Envelope Needs Assessment that considers the general plan density standard and the Zoning Code's development standards. If needed, code amendments will be conducted based on study findings.

The components of the City's development standards are described as follows: ...

No changes to the bullet point summary of the City's development regulations. Following the bullet points, add:

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 consider 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.*

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 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

As a part of Program ~~H-4.J, 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 *or has identified height limitations to be an additional constraint on*

housing production, and assuming available funding for election costs, place before the voters 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 under Measure A to increase density.

Addition/edit following the first paragraph of Section 3.3.6.

“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.

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 created alternate review processes, where the former is reviewed under staff/administrative 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. The City does not otherwise impose additional approval findings for housing development projects outside of the foregoing review and approval procedures.”

Edits to be added to the beginning of Section 3.3.6.2.

“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.”

Edits to be added to the end of Section 3.3.6.2.

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.

Addition/edit to the end of Section 3.3.6.3 to reference Program H-4.I.

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.

Addition/edits inserted as the fourth paragraph of Section 3.3.6.4

“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.”

Addition/edit to second bullet point immediately before Section 3.3.8.3

~~Every discretionary project submitted to Walnut Creek is subject to the Permit Streamlining Act. Furthermore, those same projects are subject to appropriate CEQA processes.~~ 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 basis (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.

Addition/edit to update responsive programs including adding:

- H-1.A. Encourage and Monitor ADUs
- H-2.Q. Faith Based Properties.
- H-6.G. Codify Senate Bill 9
- Add a reference to the summary of programs featured Appendix B, Table B-19.

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Addition starting at the end of the first paragraph of Section 7.3.3 (Housing Units Approved/Entitled/Under Construction):

The City does not require Development Agreements as a condition for development on properties designated for residential development, and there are no Development Agreements currently in place for any residential or mixed-use projects. Additionally, the City does not impose phasing or timing requirements onto residential developments beyond standard expiration dates for unexercised planning entitlements (typically one or two years). City staff is unaware of any instance in which the City has denied an extension request. Drop-outs (times when project entitlements are allowed to expire without the development having been constructed, and without filing a new application for a replacement project) are very uncommon, and to the knowledge of City staff have only occurred due to decisions made by the developer in response to changing financing and market considerations. In the last ten years, City staff is aware of only one residential or mixed-use project which has dropped out, and that was a case where the property changed hands, and the new owner has already met with the City to discuss submitting a new application for a multi-family residential development that is different from the previously-approved project. Lastly, City staff is unaware of any instance whereby the City required a reduction in the number of dwelling units below the maximum permitted by the City's General Plan and Zoning Ordinance, but has required developers to increase the number of dwelling units to comply with the minimum density requirements of the General Plan, and a majority of the new residential and mixed use development in the city occurs at the top of the permitted density range, or exceeds it through the use of an affordable housing density bonus.

As evidenced by the lack of residential development dropouts in the last 10 years, Walnut Creek has a track record of successful residential development. As such, the City expects all 1,506 pending or entitled housing units to be constructed during the 6th cycle planning period.

Addition of a new Section 7.3.5 – Determination of Suitability Methodology.

7.3.5 Determination of Suitability Methodology

To identify sites that are prime for redevelopment, a comprehensive methodology was employed, taking into account various characteristics that indicate the potential for revitalization and transformation. The methodology involves analyzing a set of criteria, and **sites that exhibit three or more of these characteristics were selected as prime candidates for redevelopment.**

In order to determine the appropriate measures for each characteristic, the City analyzed recent, local developments, as well as recent developments in the region. Table 7 XX, Non-Vacant Site Trends – Region, utilizes data found in the housing elements of the cities Berkeley, Pinole, and San Ramon, in addition to planning data in Walnut Creek. Table 7-XX provides valuable insights into the real estate landscape, focusing on key metrics that directly impact development, including building age, improvement-to-land value ratio, and FAR.

The following characteristics were 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.
2. **Building Age (Factor b):** The age of the building is a significant consideration in determining its suitability for redevelopment. The average age of demolished buildings in Walnut Creek in previous years was 56 years. However, a 30-year average building age is proposed for the building age factor for three reasons:
 - a. According to Planning Department records, very little office development has occurred after 1985. The market for new office buildings in Walnut Creek has experienced a significant decline since the mid-late 1980's, leading to a prolonged period of limited new office construction. This is especially applicable in looking at the development of smaller office buildings, similar to those currently sitting in existence on a number of the housing sites that have been identified as opportunity sites in the Sites Inventory.
 - b. Data presented in this chapter indicates that the commercial real estate market in the City (particularly office and retail) declined substantially following the COVID 19 pandemic. Hybrid work schedules have become the norm in many industries, significantly reducing the amount of office space needed. Additionally, online retail shopping significantly increased during the COVID 19 pandemic, also resulting in businesses downsizing brick and mortar locations. This once-in-a-generation seismic shift has changed the viability of office and retail structures and newer buildings have become obsolete as a result of market and lifestyle shifts.
 - c. The lifespan of commercial buildings has decreased as a result of the current digital revolution with 20 to 30 years designated as the age that these structures become

functionally obsolete. Technological advancements have led to rapid changes in businesses' spatial needs. According to a 2019 article published by Wolf Commercial Real Estate (WCRE) , 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 to for the long-term viability in the market. Furthermore, as shown in Table 7XX, Non-Vacant Site Trends - Region, regional trends show an average building age of 40. For the purpose of this analysis, a threshold of 40 years is applied. 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.
4. **Proximity to New High-Density Development (Factor d):** The proximity of a site to similar and recent redevelopment projects is taken into account. 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 I:LV ratio 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." 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 improvement to land value ratio of 1.0 and below. Furthermore, as shown in Table 7XX, Non-Vacant Site Trends - Region, regional trends show an average improvement to land value ratio of 5.68. ***However, 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 XX, Non-Vacant Site Trends - Region, regional trends

show an average FAR of 0.35. **For the purpose of this analysis, an FAR threshold of 0.41 is applied.**

7. **Existing Use Similar to Recent Redevelopment Projects (Factor g):** As shown in Table 7-18, Recent Commercial to Residential Conversions – Region, 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. **For Lease or For Sale (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 that had a minimum vacancy rate of 15% (up to 100% of the structures are vacant) were noted with a vacancy factor.

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.

Add new table titled “Non-Vacant Site Trends – Region”

Table 7-XX. Non-Vacant Site Trends – Region

	City	Address	Prev. Use	Zoning	General Plan	Prev. Site Size (ac)	Prev. I:LV	Prev. Year Built	Prev. FAR	Proposed Dev.	Current Year Built	Building Age	Very Low	Low	Mod.	Above Mod.	Total Units	Status
1	Berkeley	2035 Blake	Existing warehouse and a commercial auto repair garage	Proposed: C-SA		0.31	0.10	1928	0.70	Residential	N/A	N/A					84	Certificate of Occupancy - 4/20/22
2	Berkeley	1951-75 Shattuck	Personal/house hold service, retail, and religious assembly, and commercial tenant spaces	Proposed: C-DMU Outer Core		0.40	0.67	N/A	1.05	Residential	N/A	N/A					156	Issued - 9/8/22; 1/5/23
3	Berkeley	1717 University	One commercial building and one residence	Proposed: C-U		0.19	0.01	1946	0.44	Residential	N/A	N/A		3			28	Issued 10/28/20
4	Berkeley	1974 University	One-story masonry auto repair building	Proposed: C-DMU Buffer		0.53	1.43	N/A	0.10	Residential		N/A		8			98	Certificate of Occupancy - 10/3/17
5	Berkeley	1987 Shattuck (Acheson)	Ground floor retail and food service, upper floor offices + 8 dwellings	Proposed: C-DMU Outer Core		0.32	3.42	1925	1.53	Residential	N/A	N/A					205	Certificate of Occupancy - 10/20/22
6	Berkeley	2125 University (Acheson)		Proposed: C-DMU Outer Core		0.81	2.71	1919		Residential	N/A	N/A		6				Certificate of Occupancy - 3/4/22; Certificate of Occupancy 10/25/22

Table 7-XX. Non-Vacant Site Trends – Region (Continued)

	City	Address	Prev. Use	Zoning	General Plan	Prev. Site Size (ac)	Prev. I:LV	Prev. Year Built	Prev. FAR	Proposed Dev.	Current Year Built	Building Age	Very Low	Low	Mod.	Above Mod.	Total Units	Status
7	Berkeley	1080 Jones	Vacant commercial building (McNevin Cadillac); used by Honda motors to service vehicles and surface parking lot	Proposed: C-W/ R-1A		1.71	0.81	N/A	0.48	Residential	N/A	N/A		15			170	Certificate of Occupancy - 9/11/20
8	Pinole	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	120	1948, 1984	Not Available	179-unit 100% affordable senior housing complex	N/A	N/A	0	0	0	179	179	Under Construction
9	Pinole	2151 Appian Way	Vacant Doctors Medical Center Pinole Campus	Residential Mixed Use and Commercial Mixed Use	Service Sub-Area	7.4	38.4	1967	Not Available	154-unit stacked-flat/townhome-style multifamily residential development at the vacant Doctor's Hospital Site	N/A	N/A	0	0	0	154	154	Demolition phase; building permit for new buildings under review

Table 7-XX. Non-Vacant Site Trends – Region (Continued)

	City	Address	Prev. Use	Zoning	General Plan	Prev. Site Size (ac)	Prev. I:LV	Prev. Year Built	Prev. FAR	Proposed Dev.	Current Year Built	Building Age	Very Low	Low	Mod.	Above Mod.	Total Units	Status
10	Pinole	2801 Pinole Valley Road	Existing office commercial building	Office Professional Mixed Use (OPMU)	Service Sub-Area	1.7	0.80	1984	Not Available	Office/commercial addition and new 29-unit apartment building	2009	25	0	0	0	29	29	Grading permit review
11	Pinole	612 Tennent				0.1	0.57	1908			2007	N/A						
12	Pinole	2279 Park				0.1	1.40	1945			2007	N/A						
13	Pinole	1500 Fitzgerald Drive	Vacant K-Mart	Comm. Mixed Use (CMU)	Service Sub-Area	5.9	5.6	1981	Not Available	223-unit apartment building	2015	34	0	0	0	233	233	Approved
14	San Ramon	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	0.24	1986	0.26	Ten 3-story townhomes; 61 units	2007	21	0	0	0	61	61	In Review

Table 7-XX. Non-Vacant Site Trends – Region (Continued)

	City	Address	Prev. Use	Zoning	General Plan	Prev. Site Size (ac)	Prev. I:LV	Prev. Year Built	Prev. FAR	Proposed Dev.	Current Year Built	Building Age	Very Low	Low	Mod.	Above Mod.	Total Units	Status
15	San Ramon	3401 Crow Canyon Road & 12943 Alcosta Boulevard	Office buildings, parking lot, landscaping	NCRSP - Office Mixed Use	Mixed Use	9.5	27.68	1979	0.66	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)	2007	28	0	0	0	117	117	In Review
16	San Ramon	2233 San Ramon Valley Boulevard	Masonry supply yard	Village Center Mixed Use (VCMU) San Ramon Village Specific Plan	Mixed Use	3.0	N/A	N/A	N/A	160 workforce housing units + 2 manager units	2007	N/A	0	0	0	162	162	Concept Review

Table 7-XX. Non-Vacant Site Trends – Region (Continued)

	City	Address	Prev. Use	Zoning	General Plan	Prev. Site Size (ac)	Prev. I:LV	Prev. Year Built	Prev. FAR	Proposed Dev.	Current Year Built	Building Age	Very Low	Low	Mod.	Above Mod.	Total Units	Status
17	San Ramon	2400-2440 Camino Ramon	3 office buildings	NCRSP, MDR	MU	31.0	N/A	1983	0.4	404-unit for-sale residential project	2019	36	4	6	10	384	404	Approved; Building permits issued December 2022
18	San Ramon	500 Deerwood Road	Outdoor Commercial	SRVSP	MU	2.5	N/A	1960	0.1	57 dwelling units within 6 multi-family buildings	2007	47	3	2	4	48	57	Approved
19	San Ramon	BR 2600: SE-1	Office Parking Area	CCMU	MUCC	135.0	N/A	1983	N/A	Not available	2007	24	23	22	0	255	300	Approved
20	San Ramon	2701 Hooper Drive	Commercial Recreation	SRVSP, RO	MU	3.6	0.65	1975	0.16	47 condo units within eight multi-family buildings	2007	32	6	6	4	47	63	Approved
21	San Ramon	9000 Alcosta Boulevard	Vacant Commercial	MF VHD	MF, VHD	1.4	N/A	N/A	N/A	123-unit senior apartment development; 100% affordable income	2012	N/A	26.0	96.0	0.0	1.0	123.0	Approved
22	Walnut Creek	1380 North California	Resid. Apartments	P-R		0.7	0.02	1970	0.10		2022	52						
23	Walnut Creek	200 Ygnacio Valley Rd	Government	P-D		3.6	0.00	n/a	n/a		2022	N/A						

Table 7-XX. Non-Vacant Site Trends – Region (Continued)

	City	Address	Prev. Use	Zoning	General Plan	Prev. Site Size (ac)	Prev. I:LV	Prev. Year Built	Prev. FAR	Proposed Dev.	Current Year Built	Building Age	Very Low	Low	Mod.	Above Mod.	Total Units	Status	
22	Walnut Creek	1380 North California	Resid. Apartments	P-R		0.7	0.02	1970	0.10		2022	52							
23	Walnut Creek	200 Ygnacio Valley Rd	Government	P-D		3.6	0.00	n/a	n/a		2022	N/A							
24	Walnut Creek	200 Ygnacio Valley Rd	Government	P-D		3.6	0.56	1957	n/a		2013	56							
25	Walnut Creek	1501 N California Blvd	Retail Sales	MU-D		0.4	0.90	1960	0.30		2020	N/A							
26	Walnut Creek									0.60									
27	Walnut Creek	699 Ygnacio Valley Rd	Automotive Uses	MU-C		0.9	0.00	1965	0.03		2021	68	56						
28	Walnut Creek	1556 Mt Diablo Blvd	Retail Sales	P-R		0.8	0.06	1953	0.45		2021								
29	Walnut Creek						n/a			0.15			2021						
30	Walnut Creek	1910, 1940-1950 N Main St	Resid. Apartments	MU-R		1.0	0.00	1970	3.69		2022	52							
31	Walnut Creek	2211 N Main St	Vacant	MU-PD		0.5	0.00	n/a	0.24		2017	N/A							
32	Walnut Creek	1229 Lincoln Ave	n/a	M-1		0.1	n/a	n/a	n/a		2010	N/A							
33	Walnut Creek	1250 Las Juntas Way	Resid. Single Family	M-3		2.1	0.92	1964	n/a		2018	54							

Table 7-XX. Non-Vacant Site Trends – Region (Continued)

	City	Address	Prev. Use	Zoning	General Plan	Prev. Site Size (ac)	Prev. I:LV	Prev. Year Built	Prev. FAR	Proposed Dev.	Current Year Built	Building Age	Very Low	Low	Mod.	Above Mod.	Total Units	Status
34	Walnut Creek	1250 Las Juntas Way	Resid. Single Family	M-3		2.1	0.53	1964	n/a		2018	54						
35	Walnut Creek	1250 Las Juntas Way	Resid. Single Family	M-3		2.1	1.36	1957	n/a		2018	N/A						
36	Walnut Creek	1250 Las Juntas Way	Resid. Single Family	M-3		2.1	0.74	1963	n/a		2018	N/A						
37	Walnut Creek	1250 Las Juntas Way	Resid. Single Family	M-3		2.1	0.58	1977	n/a		2018	41						
38	Walnut Creek	1250 Las Juntas Way	Resid. Single Family	M-3		2.1	0.29	1945	n/a		2018	N/A						
39	Walnut Creek	1835 Weaver Lane	Resid. Single Family	P-D		1.9	0.15	1880	0.1		2022	N/A						
40	Walnut Creek	1487, 1493, 1500 Carmel Dr	Resid. Apartments	P-D		0.2	0.13	1952, 1951	0.3		2019	N/A						
41	Walnut Creek	1665 Carmel Dr	Resid. Single Family	M-1		0.2	0.09	n/a	1.0		2020	N/A						
42	Walnut Creek	1524 Oakland Blvd	Resid. Single Family	P-D		0.3	0.05	1920	0.1		2020	N/A						
43	Walnut Creek	50 Garron Ct	Resid. Single Family	R-20		2.2	0.18	1962	0.0		2022	N/A						
44	Walnut Creek		Vacant				0.00	n/a				N/A						

Table 7-XX. Non-Vacant Site Trends – Region (Continued)

	City	Address	Prev. Use	Zoning	General Plan	Prev. Site Size (ac)	Prev. I:LV	Prev. Year Built	Prev. FAR	Proposed Dev.	Current Year Built	Building Age	Very Low	Low	Mod.	Above Mod.	Total Units	Status
56	Walnut Creek	730 Minert Rd	Resid. Single Family	R-10		1.3	0.61	1960	0.0		2022	N/A						
57	Walnut Creek	Southwest of Minert Rd and Arkell Rd	Vacant	0.0		0.0			0.0		0	0						
58	Walnut Creek	2100 Tice Valley Blvd	Church	P-D		3.8	7.24	n/a	0.0		2022	N/A						
59	Walnut Creek	1271 S California Blvd	Retail Sales	C-R		1.3	0.02	1965	0.1		2022	N/A						
							5.68		0.41			40	186	132	18	1,670	1,882	

Replace in full Table 7-8. It is now titled "Analysis of Site Characteristics (All Sites)"

Table 7--1. Analysis of Site Characteristics (All Sites)

Site No.	APN	a		Vacant, Parking Lot, or Proposed?	b Bldg. Age	c 1/4 Miles from BART?	d Near New High-Density Dev.?	e I:LV	f FAR	g Current Use	Factors Met
		Area (ac)	Total Units								
1	143-040-103	9.49	254	Proposed				1.87	-	INDUSTRIAL	Proposed
2	178-411-017	0.97	135	Proposed	1971	Yes		1.56	3.72	RESID. APARTMENTS	Proposed
3	178-230-028	0.76	30	Proposed	1971			0.06	0.44	RETAIL SALES	Proposed
4	178-290-008	0.27	8	Proposed	1971			-	1.00	VACANT	Proposed
5	178-160-028	0.67	95	Proposed	1970			0.77	3.69	RESID. APARTMENTS	Proposed
6	178-402-003	0.87	96	Proposed	1970			-	0.03	AUTOMOTIVE USES	Proposed
7	148-180-055	2.09	42	Proposed	1970	Yes		-	-	VACANT	Proposed
8	172-130-015	0.43	6	Proposed	1932			0.11	0.09	RESID. SINGLE FAMILY	Proposed
9	178-140-001	0.42	27	Proposed	1960			0.49	0.38	OFFICE	Proposed
10	174-180-008	3.56	358	Proposed		Yes		0.37	2.76	PARKING LOT	Proposed
11	174-180-009	3.85	238	Proposed	1957	Yes		-	-	PARKING LOT	Proposed
12	178-261-033	0.15	11	Proposed	1952			0.43	0.26	RESID. MULTIPLE FAMILY	Proposed
13	178-261-002	0.18	3	Proposed	1975			-	-	VACANT	Proposed
14	145-042-012	1.90	7	Proposed	1925			0.15	0.06	RESID. SINGLE FAMILY	Proposed
15	178-010-036	0.27	4	Proposed	1920			-	-	VACANT	Proposed
16	179-030-001	1.53	12	Proposed	1952			0.39	0.05	RESID. SINGLE FAMILY	Proposed
17	182-010-022	2.19	3	Proposed	1962			0.13	0.02	RESID. SINGLE FAMILY	Proposed
18	174-150-044	0.45	52	Proposed				-	-	VACANT	Proposed
19	173-172-021	0.34	4	Proposed	1973			-	0.07	VACANT	Proposed
20	178-010-006	0.48	27	Vacant	1960			-	-	VACANT	Vacant
21	178-290-001	0.93	34	-	1938		Yes	0.45	0.20	OFFICE	a, b, d, e, f, g
22	170-280-005	0.42	12	Vacant	1963			-	-	VACANT	Vacant
23	180-210-034	0.59	1	Vacant	1986			-	-	VACANT	Vacant
24	177-231-032	0.51	1	Vacant				-	-	VACANT	Vacant
25	183-270-006	0.55	11	Vacant	1980			-	-	VACANT	Vacant
26	184-402-004	0.46	2	Vacant				-	0.13	VACANT	Vacant
27	171-100-040	0.37	1	Vacant				-	-	VACANT	Vacant
28	174-021-009	0.57	1	Vacant	1975			-	-	VACANT	Vacant
29	139-025-021	0.43	1	Vacant	1965			-	-	VACANT	Vacant
30	179-100-011	0.29	1	Vacant	1975			-	-	VACANT	Vacant
31	180-020-008	0.62	9	Vacant	1941			-	0.05	VACANT	Vacant
32	173-030-033	0.56	1	Vacant	1965			-	-	VACANT	Vacant
33	174-210-043	0.20	2	Vacant	2000	Yes		-	-	VACANT	Vacant
34	184-370-034	0.55	1	Vacant	1998			-	-	VACANT	Vacant
35	172-130-014	0.27	3	-	1953		Yes	1.34	0.09	RESID. SINGLE FAMILY	b, d, f,
36	172-130-053	0.33	4	-	1988		Yes	1.42	0.29	RESID. SINGLE FAMILY	b, d, f,
37	172-130-054	0.49	7	-	1920		Yes	1.80	0.12	RESID. SINGLE FAMILY	b, d, f,
38	172-130-017	0.42	6	-	1970		Yes	2.92	0.12	RESID. SINGLE FAMILY	b, d, f,
39	172-130-018	0.27	3	-	1950		Yes	0.42	0.10	RESID. SINGLE FAMILY	b, d, e, f,
40	172-130-019	0.26	3	-	1985		Yes	0.67	0.17	RESID. SINGLE FAMILY	b, d, e, f,

Table 7-8. Analysis of Site Characteristics (Continued)

Site No.	APN	a		Vacant, Parking Lot, or Proposed?	b	c	d	e	f	g	Factors Met
		Area (ac)	Total Units								
41	172-130-020	0.25	3	-	1964		Yes	0.36	0.18	RESID. SINGLE FAMILY	b, d, e, f,
42	172-130-021	0.25	3	-	1950		Yes	0.59	0.15	RESID. SINGLE FAMILY	b, d, e, f,
43	172-130-049	0.35	5	-	1949		Yes	2.04	0.11	RESID. SINGLE FAMILY	b, d, f,
44	172-130-069	0.46	7	-	1975		Yes	1.01	0.12	RESID. SINGLE FAMILY	b, d, f,
45	174-140-014	0.54	19	-	1946		Yes	0.34	0.32	RESID. MULTIPLE FAMILY	a, b, d, e, f,
46	174-140-018	0.29	6	-	1991		Yes	2.15	0.30	RESID. APARTMENTS	b, d, f,
47	174-150-009	2.08	83	-	1961		Yes	0.94	0.23	RETAIL SALES	a, b, d, e, f, g
48	178-020-006	3.40	187	-	1961			0.87	0.42	RETAIL SALES	a, b, e,
49	178-030-003	1.48	81	-	1961			0.38	0.16	RETAIL SALES	a, b, e, f, g
50	178-040-018	4.45	223	-	1961			0.24	0.11	RESID. SINGLE FAMILY	a, b, e, f,
51	178-080-030	0.45	26	Parking Lot	1961	Yes		0.00	0.05	CHURCH	Parking Lot
52	178-080-075	5.20	26	Parking Lot	1961	Yes		7.12	0.33	CHURCH	Parking Lot
53	178-040-060	1.66	91	-	1991		Yes	1.53	0.33	RETAIL SALES	a, b, d, f, g
54	178-411-011	1.44	147	Parking Lot	1991	Yes		0.18	-	PARKING LOT	Parking Lot
55	178-411-020	0.34	34	-	1978	Yes	Yes	2.52	0.01	AUTOMOTIVE USES	b, c, d, f, g
56	183-050-021	5.03	219	-	1970			3.75	0.48	OFFICE	a, b,
57	183-260-027	5.25	152	Vacant				0.00	-	PARKING LOT	Vacant
58	184-041-047	1.02	55	-	1952		Yes	0.60	0.40	OFFICE	a, b, d, e,
59	184-041-016	1.93	42	Parking Lot	1952			4.22	0.09	CHURCH	Parking Lot
60	184-041-019	0.41	22	-	1954		Yes	1.26	0.35	RETAIL SALES	b, d, f, g
61	184-050-010	2.37	130	-	1954			0.77	0.37	RETAIL SALES	a, b, e, f, g
62	184-050-058	2.15	118	-	1954			0.48	0.20	OFFICE	a, b, e, f, g
63	184-050-066	3.60	198	-	1954			0.22	0.19	RETAIL SALES	a, b, e, f, g
64	184-050-063	1.62	76	-	1954			1.19	0.49	OFFICE	a, b,
65	184-070-011	2.98	82	-	1954		Yes	0.29	0.25	RETAIL SALES	a, b, d, e, f, g
66	184-070-016	1.80	49	-	1954		Yes	0.36	-	RETAIL SALES	a, b, d, e,
67	184-070-023	2.52	83	-	1954		Yes	0.54	0.37	RETAIL SALES	a, b, d, e, f, g
68	184-070-024	2.14	59	-	1954		Yes	0.36	0.27	RETAIL SALES	a, b, d, e, f, g
69	184-080-018	3.94	217	-	1954		Yes	1.17	0.11	RETAIL SALES	a, b, d, f, g
70	178-210-007	2.77	131	-	1949	Yes	Yes	1.93	2.63	RETAIL SALES	a, b, c, d,
71	178-320-001	2.00	165	-	1949		Yes	0.29	0.50	AUTOMOTIVE USES	a, b, d, e,
72	178-320-006	1.58	145	-	1949		Yes	1.23	0.54	BANK	a, b, d,
73	178-330-001	1.98	202	-	1949	Yes		0.88	0.29	AUTOMOTIVE USES	a, b, c, e, f, g
74	178-340-001	1.96	200	-	1949			0.42	0.33	AUTOMOTIVE USES	a, b, e, f, g
75	178-411-007	0.47	22	-	1962		Yes	1.48	0.31	OFFICE	b, d, f, g
76	178-412-010	1.63	77	-	1962		Yes	0.00	-	PARKING LOT	a, b, d, e,
77	178-550-013	0.37	36	-	1973	Yes	Yes	1.56	-	RESID. PUD	b, c, d,
78	174-220-002	1.93	106	-		Yes	Yes	0.97	0.86	OFFICE	a, c, d, e,
79	177-260-023	0.76	41	-				1.20	0.52	OFFICE	a,

Table 7-8. Analysis of Site Characteristics (Continued)

Site No.	APN	a		Vacant, Parking Lot, or Proposed?	b	c	d	e	f	g	Factors Met
		Area (ac)	Total Units								
80	177-280-014	0.69	38	-				0.69	0.58	OFFICE	a, e,
81	177-280-018	0.82	45	-				1.16	0.84	OFFICE	a,
82	178-010-015	0.14	2	-	1951		Yes	0.55	0.27	RESID. MULTIPLE FAMILY	b, d, e, f,
83	178-010-016	0.23	4	-	1951		Yes	0.27	0.15	RESID. SINGLE FAMILY	b, d, e, f,
84	178-010-028	0.14	3	-	1951		Yes	0.29	0.26	RESID. MULTIPLE FAMILY	b, d, e, f,
85	178-010-020	0.09	1	-	1965		Yes	0.11	0.22	RESID. SINGLE FAMILY	b, d, e, f,
86	178-040-001	0.27	14	-	1952		Yes	0.58	0.28	OFFICE	b, d, e, f, g
87	178-071-002	0.16	8	-	1951	Yes	Yes	0.50	0.15	RESID. SINGLE FAMILY	b, c, d, e, f,
88	178-072-006	0.27	8	-	1960		Yes	0.60	0.27	RESID. APARTMENTS	b, d, e, f,
89	178-072-009	1.06	61	Parking Lot	1960			0.11	-	CHURCH	Parking Lot
90	178-080-007	0.20	8	-	1982	Yes	Yes	0.13	0.32	RESID. MULTIPLE FAMILY	b, c, d, e, f,
91	178-080-038	0.41	20	-	1941	Yes	Yes	0.14	0.12	RESID. SINGLE FAMILY	b, c, d, e, f,
92	178-080-024	0.37	18	-	1949	Yes	Yes	0.35	0.16	RESID. SINGLE FAMILY	b, c, d, e, f,
93	178-080-027	0.23	12	-	1952	Yes	Yes	1.91	0.17	RESID. MULTIPLE FAMILY	b, c, d, f,
94	178-080-072	1.25	68	-	1952	Yes	Yes	0.64	0.64	OFFICE	a, b, c, d, e,
95	178-130-017	0.37	18	-	1956		Yes	0.05	0.16	OFFICE	b, d, e, f, g
96	178-140-004	0.19	9	-	1930		Yes	1.00	0.27	RESID. SINGLE FAMILY	b, d, e, f,
97	173-110-018	1.33	62	-	1930			1.03	0.35	OFFICE	a, b, f, g
98	173-110-023	3.33	157	-	1986			1.51	0.42	RETAIL SALES	a, b,
99	174-172-012	0.51	24	-	1986	Yes		0.51	0.43	AUTOMOTIVE USES	a, b, c, e,
100	178-340-020	0.59	60	-	1989		Yes	1.53	0.36	RETAIL SALES	a, b, d, f, g
101	178-351-008	0.24	11	-	1977		Yes	2.60	0.65	OFFICE	b, d,
102	178-351-016	0.72	34	-	1975		Yes	2.50	1.16	OFFICE	a, b, d,
103	178-351-018	0.60	61	-	1989		Yes	1.36	0.36	RETAIL SALES	a, b, d, f, g
104	178-352-020	0.60	28	-	1989			0.83	0.58	RETAIL SALES	a, b, e,
105	178-352-022	0.49	50	-	1964		Yes	0.77	0.47	OFFICE	b, d, e,
106	178-402-004	0.66	31	-	1964		Yes	0.88	0.45	MEDICAL/DENTAL/LABS	a, b, d, e,
107	178-412-004	1.54	72	-	1980		Yes	1.95	0.66	OFFICE	a, b, d,
108	178-412-013	0.48	22	-	1992		Yes	0.27	0.08	AUTOMOTIVE USES	b, d, e, f, g
109	178-412-015	0.43	41	-	1957		Yes	1.14	0.32	RETAIL SALES	b, d, f, g
110	171-150-001	3.81	6	Proposed	1948			0.32	0.02	RESID. SINGLE FAMILY	Proposed
111	173-042-009	1.58	3	Vacant				-	-	VACANT	Vacant
112	147-271-003	1.39	5	Vacant				-	-	VACANT	Vacant
113	145-151-020	1.27	15	Proposed	1960			0.61	0.05	RESID. SINGLE FAMILY	Proposed
114	178-290-009	0.17	6	-	1944		Yes	0.39	0.24	RESID. MULTIPLE FAMILY	b, d, e, f,
115	178-290-018	0.33	10	-	1960		Yes	0.41	0.21	RESID. MULTIPLE FAMILY	b, d, e, f,
116	171-032-036	0.39	2	Vacant				0.12	-	CHURCH	Vacant
117	171-091-030	0.89	3	Vacant				-	-	VACANT	Vacant
118	186-030-054	3.17	6	Proposed				7.24	-	CHURCH	Proposed
119	184-092-034	1.30	94	Proposed				0.24	0.09	RETAIL SALES	Proposed
120	174-050-013	1.18	12	-	1942		Yes	0.44	0.05	RESID. MULTIPLE FAMILY	a, b, d, e, f,
121	184-050-005	1.78	37	-	1978		Yes	1.86	0.51	RESID. MULTIPLE FAMILY	a, b, d,
TOTAL			6,273								

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.

Addition of a new Section 7.3.5.1 – Sites for Sale or Lease.

7.3.5.1 Sites for Sale or Lease

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 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.

Addition of a new Section 7.3.5.2 – HCD Comments.

7.3.5.2 HCD Comments

HCD’s March 27, 2023, comment letter included a comment addressing sites 35-44, stating that the Housing Element’s previous mention of the sites’ proximity to recent housing developments is insufficient evidence of redevelopment potential or that the existing uses impede additional development. As shown in Table 7-8, Analysis of Site Characteristics, in addition to being near recently

developed residential projects, which shows a synergy of residential development, sites 35-44 also meet the following factors:

- Sites 35-38, and 43-44: Buildings on the sites are over 30 years old and have an FAR below 0.38.
- Sites 39-42: Buildings on the sites are over 30 years old, have an improvement-to-land value ratio below 1.0, and have an FAR below 0.38.

In addition, The City addressed concerns from HCD and the public stating that owner interest at certain sites had to be affirmative for the current planning period. Below is a list of sites and a description of any actions taken as a response to HCD's comment:

- Site 22: Included; While a public comment stated that the United Methodist Church did not have plans to develop the property, the site has been included based on its development potential, and relevant physical and financial factors. This mainly includes the fact that the site is partially vacant. See Site 22 profile in Section 7.3.5.1.
- Site 68: Included; While a public comment stated that the real estate firm that oversees the property does not have housing in their portfolio and that both tenants have long-term leases, the site has been included based on its development potential, and relevant physical and financial factors. This includes the fact that the site is underutilized, the building is over 30 years old, it is near a recent high-density residential development, has an improvement-to-land value ratio of 0.36, and an FAR of 0.27 in a zone with an allowable FAR of 1.5. See Site 68 profile in Section 7.3.5.1.
- Site 71: Fully removed in response to public comments.
- Site 74: Partially removed; A public comment disputed the developability of the Ford dealership located on Site 71 and a portion of Site 74. The portion of the site that housed the Ford dealership is now removed. See Site 74 profile in Section 7.3.5.1.
- Site 101: Included: A public comment disputed the developability of the Meals on Wheels property, stating that they do not have plans to discontinue the current use. However, the City was recently informed that the owner is exploring development options for this property, and this news came to light several months after the public comment was received. See Site 101 profile in Section 7.3.5.1.

Insert a new section 7.3.5.3 – Site Profiles

As part of the evaluation process, the City developed "Site Profiles" for sites that:

1. Did not meet the threshold of three or more characteristics; and
2. Sites that were questioned during public comment.

These Site Profiles serve as detailed documentation, 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.

The following site profiles provide details supporting each site's inclusion in this 6th Cycle Site Inventory. Each profile includes information such as zoning, density allowances, land-to-improvement value ratios, current uses, owner interest, vacancies, etc.

A Community Benefit 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. The following sites have access to a community benefit agreement:

- [Site 64](#)
- [Site 74](#)
- [Site 79](#)
- [Site 80](#)
- [Site 81](#)
- [Site 87](#)
- [Site 98](#)
- [Site 101](#)

PUBLIC COMMENT: Site 22: Sunnyvale Lot (1537 Sunnyvale Ave)



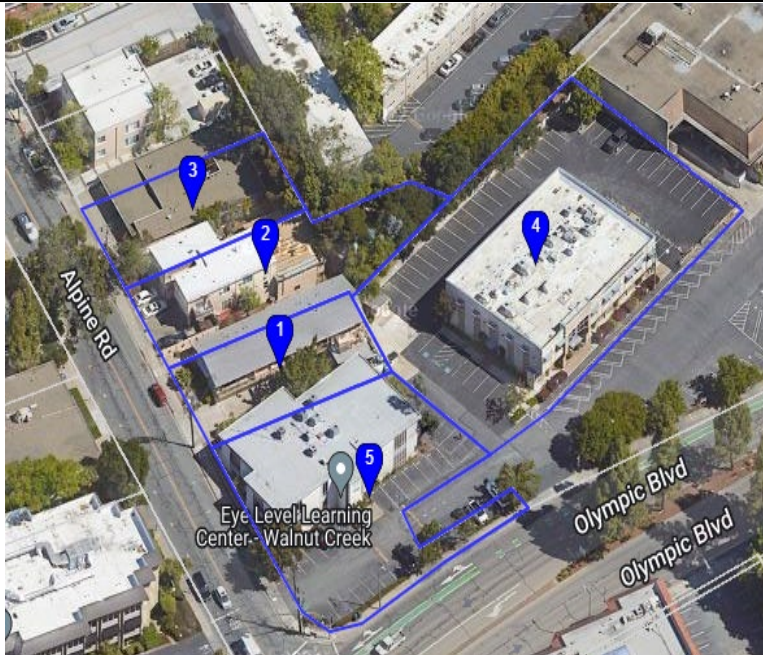
APN:	170-280-005	Site Description and Factors Supporting Development: This site is partially vacant, residentially zoned land. A portion of this site contains a section of the parking lot for Walnut Creek United Methodist Church, while the remainder consists of a vacant dirt lot. In recent years, and 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.
Site Acreage:	0.42 ac	
Existing Zoning:	M-1.5	
Net Unit Potential:	12	
Affordable Units:	12 Mod	
Proposed Density:	29.04 du/ac	
IV:L	0	

Site 56: Quail Court Office Park (43 Quail Ct)



APN:	183-050-021	Site Description and Factors Supporting Development:
Site Acreage:	5.03 ac	<p>This site was developed in 1970 as a low-density office park consisting of dispersed 3-story buildings with a surface parking lot and a one-level parking deck. The buildings are of wood-frame construction and are significantly lacking in ADA accessibility features, with stairs required to access most of the tenant spaces. The property has long experienced a high vacancy rate, and maintenance has been complicated by the buildings' design and materials. A portion of the office park located on the south side of Creekside Drive (not included in the housing inventory due to its non-residential zoning) sat empty for several years before being demolished in 2016. Furthermore, over the past several years the property owner has submitted multiple preliminary plans to redevelop the site with multifamily dwellings.</p>
Existing Zoning:	P-D	
Net Unit Potential:	219	
Affordable Units:	0	
Proposed Density:	43.56 du/ac	
IV:L	3.75	

Site 64: Olympic Office and Apartments (1870-1900 Olympic Blvd & 1208-1248 Alpine Road)



APN:	184-050-063+	Site Description and Factors Supporting Development: This site primarily consists of two 2-story Class B office buildings built in 1967 with a surface parking lot. The site was rezoned in 2016 from a commercial designation that did not allow residential uses (hence why it had not yet been redeveloped). It was further rezoned in 2019 to increase the maximum density, height, and FAR, thereby further incentivizing redevelopment. The existing office buildings' FAR of 0.58 is slightly more than one-half of the minimum 1.0 FAR required for new development, one-third of the maximum permitted 1.5 FAR, and one-sixth the maximum 3.0 FAR possible with a Community Benefit Agreement. The existing buildings' heights of approximately 25 feet is less than half of the 65 feet permitted by the Zoning Ordinance, and less than a third of the 89 feet possible with a Community Benefit Agreement. The remainder of the site consists of three small apartment buildings (two 1-story, and one 2-story) built between 1952 and 1954. The three buildings combined contain 13 dwelling units, whereas the zoning allows up to 32 units by-right, and up to 64 units with a Community Benefit Agreement.
Site Acreage:	1.62 ac	
Existing Zoning:	MU-D	
Net Unit Potential:	89	
Affordable Units:	23 VL, 53 Mod	
Proposed Density:	58.10 du/ac	
IV:L	1.19	

PUBLIC COMMENT: Site 68: California Blvd (1372 S. California Blvd)



APN:	021-276-330	Site Description and Factors Supporting Development:
Site Acreage:	2.14 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). 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 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	0.36	

PUBLIC COMMENT: Site 74: Broadway Dealership (1800 Broadway)



APN:	178-340-002, 178-340-017	Site Description and Factors Supporting Development:
Site Acreage:	0.46 ac	<p>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. Previously, this site had also included the adjacent Ford dealership's repair facilities, however the owner of the Ford dealership has since informed the City that they do not intend to redevelop their property, so it has been removed from the site inventory.</p>
Existing Zoning:	MU-R	
Net Unit Potential:	47	
Affordable Units:	n/a	
Proposed Density:	102.49 du/ac	
IV:L	0.69	

Site 79: Oakland Offices (1443 & 1515 Oakland Blvd)



APN:	177-260-023	Site Description and Factors Supporting Development:
Site Acreage:	0.76 ac	<p>This site consists of a 40-year-old 2-story Class C office building with a high vacancy rate (is has been one-third vacant for over two years), a surface parking lot, and a gravel lot that had previously been occupied by a second 2-story office building that sat vacant for many years before being demolished in 2019. Additionally, the existing building was designed with an orientation towards the rear, where there had been a parking lot before being acquired by the State for the construction of a new freeway off-ramp in the early 90s, further reducing its commercial viability. The property was rezoned in 2016 from a commercial designation that did not allow residential uses (hence why it had not yet been redeveloped). It was further rezoned in 2019 to increase the maximum density, height, and FAR, thereby further incentivizing redevelopment. The site's existing FAR of 0.52 is approximately one-half of the minimum 1.0 FAR required for new development, one-third of the maximum permitted 1.5 FAR, and one-sixth the maximum 3.0 FAR possible with a Community Benefit Agreement. Furthermore, the existing building's height of approximately 30 feet is significantly less than the 50-foot maximum allowed by the zoning. Lastly, the site is located directly across the street from a residential neighborhood, is less than a ten-minute walk to the BART station, and is a five-minute walk from the downtown Pedestrian Retail District.</p>
Existing Zoning:	MU-D	
Net Unit Potential:	41	
Affordable Units:	26 VL, 15 Low	
Proposed Density:	58.10 du/ac	
IV:L	1.20	

Site 80: Oakland Blvd Office (1415 & 1431 Oakland Blvd)



APN:	177-280-014	Site Description and Factors Supporting Development: This site consists of two 2-story wood-framed Class B office buildings (one built in 1980 and the other built in 1983) with a surface parking lot. 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) and was further rezoned in 2019 to increase the maximum density and FAR, thereby further incentivizing redevelopment. The site's existing FAR of 0.68 is approximately one-third of the minimum 1.0 FAR required for new development, less than one-half the maximum permitted 1.5 FAR, and less than one-quarter the maximum 3.0 FAR possible with a Community Benefit Agreement. Furthermore, the existing building's height of approximately 20 feet is less than half the 50-foot maximum allowed by the zoning. Also, the site is located directly across the street from a residential neighborhood, is less than a ten-minute walk to the BART station, and is a five-minute walk from the downtown Pedestrian Retail District. Lastly, Class B office buildings in Walnut Creek have a harder time finding tenants than do Class A office buildings, as evidenced by one of the office suites in 1431 Oakland Blvd which has been on the market for four years.
Site Acreage:	0.69 ac	
Existing Zoning:	MU-D	
Net Unit Potential:	38	
Affordable Units:	24 VL, 14 Low	
Proposed Density:	58.10 du/ac	
IV:L	0.69	

Site 81: 1371 & 1407 Oakland Office (1407 Oakland)



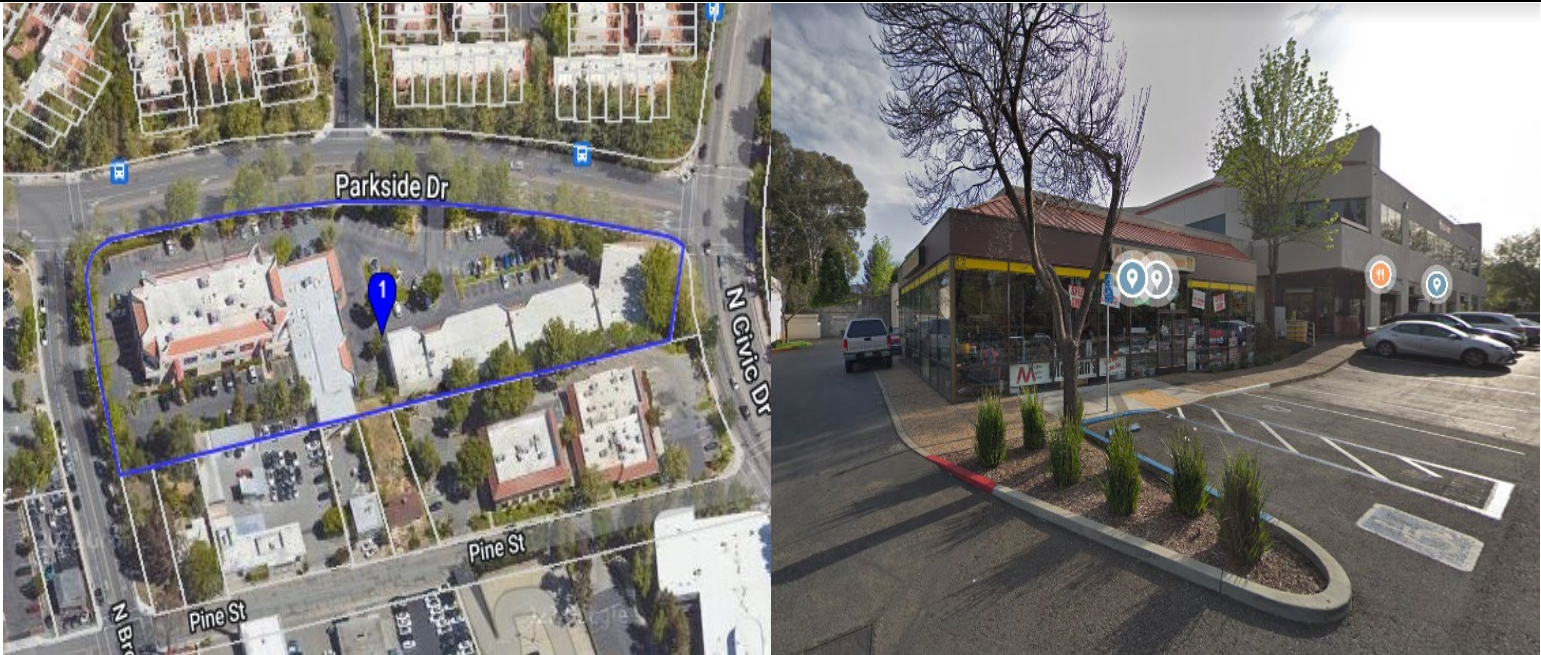
APN:	177-280-018, 17	Site Description and Factors Supporting Development: This site consists of two adjacent parcels, one with a 2½-story Class B office building built in 1983, and the other with a 3-story Class B office building built in 1986, both of which experience frequent vacancies (the 3-story building is currently 69% vacant). Additionally, the existing buildings were both designed with an orientation towards the rear, where there had been parking lots that were partially acquired by the State for the construction of a new freeway off-ramp in the early 90s, further reducing their commercial viability. The site was rezoned in 2016 from a commercial designation that did not allow residential uses (hence why it had not yet been redeveloped). It was further rezoned in 2019 to increase the maximum density and FAR, thereby further incentivizing redevelopment. The existing FAR of the two properties combined is 0.72, which is less than three-fourths of the minimum 1.0 FAR required for new development, less than one-half the maximum permitted 1.5 FAR, and less than one-quarter of the maximum 3.0 FAR possible with a Community Benefit Agreement. Furthermore, the existing buildings' heights of approximately 30 to 35 feet are significantly less than the 50-foot maximum allowed by the zoning. Also, the site is located directly across the street from a residential neighborhood, is a ten-minute walk to the BART station, and is less than a ten-minute walk from the downtown Pedestrian Retail District. Lastly, Class B office buildings in Walnut Creek have a harder time finding tenants than do Class A office buildings, as evidenced by the aforementioned high vacancy rate on this site.
Site Acreage:	0.82 ac	
Existing Zoning:	MU-D	
Net Unit Potential:	45	
Affordable Units:	28 VL, 17 Low	
Proposed Density:	58.10 du/ac	
IV:L	1.16	

Site 89: St. Paul's Episcopal Church Parking Lot (1901 Trinity)



APN:	178-072-009	Site Description and Factors Supporting Development: 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&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&M Bank. A developer also proposes a 5-story mixed-use development at 1910 N Broadway (Site 76), similarly bisected by the transmission line. 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 (and following the City's receipt of public comments from Kevin Burke at East Bay for Everyone) have confirmed the church's intent.
Site Acreage:	1.06 ac	
Existing Zoning:	M-0.75	
Net Unit Potential:	61	
Affordable Units:	38 VL, 23 Low	
Proposed Density:	58.10 du/ac	
IV:L	0.11	

Site 98: Parkside Offices (1201 Parkside Dr)



APN:	173-110-023, 24	Site Description and Factors Supporting Development: This site consists of a one and two-story commercial strip center built in 1985, containing a mix of retail, restaurant, and auto-repair businesses, as well as frequent vacancies. 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 doubling the maximum permitted FAR, thereby further incentivizing redevelopment. The site's existing FAR of 0.44 is less than one-half of the minimum 1.0 FAR required for new development, less than one-third of the maximum permitted 1.5 FAR, and less than one-fifth of the maximum 2.5 FAR possible with a Community Benefit Agreement. Furthermore, the existing buildings' heights of approximately 10 to 20 feet are significantly less than the 50-foot maximum allowed by the zoning. Lastly, the site is located directly across the street from a residential neighborhood and is less than a 15-minute walk to the BART station.
Site Acreage:	3.33 ac	
Existing Zoning:	MU-C	
Net Unit Potential:	157	
Affordable Units:	0	
Proposed Density:	49.78 du/ac	
IV:L	1.51	

PUBLIC COMMENT: Site 101: Civic Offices (1301 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. 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. 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 City was recently informed that the owner is exploring development options for this property, and this news came to light several months after the City's receipt of public comment from Kevin Burke at East Bay for Everyone expressing concern that the earlier written correspondence from the owner to the City had only requested that the site be kept on the sites inventory list.</p>
Existing Zoning:	MU-C	
Net Unit Potential:	11	
Affordable Units:	0	
Proposed Density:	49.78 du/ac	
IV:L	2.60	

Edits to the narrative on Section 7.7 as follows:

The Sites Inventory identifies 104 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 6th 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 7-13, 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.

Edit to modify the bullet point of list of sites to add the following bullet point:

- Sites 55, 101, and 102 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. Additionally, the owner of Site 101 has requested that their property be included in the Sites Inventory.

Edits to the narrative of Section 7.10.1, starting after the first paragraph, as follows:

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 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 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 foot 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. Recent Commercial to Residential Conversions - Region, Error! Bookmark not defined. 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.

Edits to Section 7.10, starting under “Market Data”, as follows:

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 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.

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. ~~According to the Cushman & Wakefield National Office Market Report for Q1 20222022, the office vacancy rate sits at 17.517.5%, 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~~ Table 7-18. Recent Commercial to Residential Conversions - Region,Error! Bookmark not defined. 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 7-18. Recent Commercial to Residential Conversions - Region, shows the demand of commercial to residential conversion. Table 7-18 shows the following:

- 53 commercial to residential projects in Contra Costa County from 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 7-13, 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 7-13 and Table 7-18 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 41 (or 34% of the total 121) commercial and office properties included in the Sites Inventory are suitable for redevelopment.**

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Include Table 7-18. Commercial to Residential Conversions - Region

Table 7 18. Recent Commercial to Residential Conversions - Region

Jurisdiction	Development Name	Address	Existing Use	Existing Use Simplified	Existing Zoning	Existing General Plan	Site Size (ac)	Proposed Dev.	Affordability				Total Units	Status
									Very Low	Low	Mod.	Above Mod.		
Antioch	Delta Fair Village	2710-3040 Delta Fair Blvd	Not available	N/A	Existing: Convenience Commercial Proposed: Planned Development	Focus Area (GP-18-02)	13.4	4000 sf commercial building; 210 apartments	0	0	0	210	210	Proposed
Concord	Galindo Terrace	1313-1321 Galindo Street	Gas station, billboard, two-story building	Automotive Uses	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	Retail Sales	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	Retail Sales	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	Industrial	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	Office	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	Retail Sales	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	Retail Sales	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	Automotive Uses	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

Table 7 18. 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.			
10	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
11	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
12	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
13	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
14	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
15	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

Table 7 18. 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

Table 7 18. 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	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	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	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'	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	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	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

Table 7 18. 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.			
29	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
30	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
31	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
32	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
33	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
34	Oakley	Hamman Minor Subdivision	2540 Oakley Road	Vacant building	LI	Light Industrial	4.0		0	0	0	3	3	
35	Oakley	Oakley Road	2480 Oakley Road	Vacant building	LI	Light Industrial	4.4		0	0	0	22	22	Entitled
36	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

Table 7 18. 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.		
37	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
38	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
39	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
40	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
41	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
42	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.
43	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	

Table 7 18. 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.			
44	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
45	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
46	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

Table 7 18. 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.				
47	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	
48	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	
49	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	
50	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	
51	San Ramon	CityWalk Master Plan (Phase 3)	BR 2600: SE-1	Office Parking Area	CCMU	MUCC	135.0		23	22	0	255	300	Approved	
52	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	
53	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	123	Approved
TOTAL UNITS								369	788	800	4,060	6,017			

Table 7 18. 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.				
47	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	
48	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	
49	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	
50	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	
51	San Ramon	CityWalk Master Plan (Phase 3)	BR 2600: SE-1	Office Parking Area	CCMU	MUCC	135.0		23	22	0	255	300	Approved	
52	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	
53	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	123	Approved
TOTAL UNITS								369	788	800	4,060	6,017			

Chapter 8. Housing Plan

The following programs are added to Chapter 8 under corresponding headings to further implement the goals and policies identified below.

- Under Programs for Goal H-1:

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>H-1.A. Encourage <u>and Monitor</u> Accessory Dwelling Units (ADUs). 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. The City shall take further actions as follows:</u></p> <ol style="list-style-type: none"> 1. <u>Adopt</u> pre-approved ADU designs and permit-ready construction plans. <u>Schedule of Action: End of 2023. 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.</u> 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> 3. <u>Encourage regional partners to pursue a regional ADU incentive program. If pursued, participate in program development and implementation.</u> 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).</u> 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, by December 2028.</u> 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 	<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 & City Council, and Community Development Department</u></p>

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>program, and research grant funds to help fund ADUs. Schedule of Action: End of 6th Cycle Planning Period.</p>		
<p><u>Program H-1.E. Incentivize the development of ADUs</u></p> <p><u>The City will implement a Zoning Code 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. Schedule of Action: Fall of 2025</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 & City Council, and Community Development Department</u></p>
<p><u>Program H-1.E. Increase workforce housing options</u></p> <p>As a part of the permanent ordinance implementing Senate Bill 9, the City will consider allowing total larger square foot SB 9 dwelling units. Schedule of Action: Fall of 2023.</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. <u>Schedule of Action: Fall of 2023 and ongoing.</u></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 & City Council, and Community Development Department</p>

- Under Programs for Goal H-2:

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>H-2.D. Facilitate Access to Affordable Housing for Residents. Coordinate with others 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>	None required	Community Development Department
<p>H-2.N. Assist with Development of Affordable Housing <u>The City is committed to examine additional mechanisms that allow for a streamlined approval process for housing development projects and expanded opportunities to incentivize affordable developments.</u> 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 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.</p>	None required	Community Development Department
<p>H-2.P. Advertise Available Resources. Publish affordable housing funding opportunities available to developers <u>and 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.</u></p>	None required	Community Development Department

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>H-2.Q. Faith-Based Properties Organizations With Affordable Housing Development</p> <ol style="list-style-type: none"> 1. Generate a list of properties that contain facilities operated by faith-based organizations (i.e., churches, temples, mosques, etc.) that can take advantage of existing state law for the development of affordable housing. In addition, the list shall compile the information of faith-based organizations looking to develop affordable housing (such as tiny homes) on their property and affordable housing developers interested in developing on their property by the end of FY 2022–23. <u>This list will be updated annually at the end of each fiscal year, starting in FY 2023-24.</u> 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.</u> <p>Schedule of Action: End of FY <u>2023–24 and updates will occur every fiscal year by June 30.</u></p>	None required	Community Development Department
<p>H-2.R. Amend Density Bonus Ordinance 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.</u> Schedule of Action: End of FY 2022–2023.</p>	None required	Community Development Department
<p><u>Program H-2.U.W. Housing Choices</u> The City will commit to perform the following actions <u>to increase housing choices within residential areas:</u></p> <ol style="list-style-type: none"> 1. <u>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: ongoing 2. <u>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: Spring of 2024 3. <u>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: ongoing 	<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 & City Council, and Community Development Department</u>

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>4. <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. Schedule of Action: Spring of 2024 and ongoing</u></p> <p>5. <u>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. Schedule of Action: Fall of 2027 and ongoing.</u></p>		

- Under Programs for Goal H-3: Special Needs Housing

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>H-3.E. Coordinate with the Regional Center of the East Bay.</p> <p><i>Add text to state:</i></p> <p><u>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></p>	N/A	Community Development Department
<p>Program H-3.H. Housing Opportunities</p> <p><u>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 :</u></p> <ol style="list-style-type: none"> <u>1. Amend the Zoning Ordinance Consider amendment to allow as a permitted use residential care facilities for between 7 or more persons and 12 residents subject only to objective standards in all designated residential zones allowing residential uses similar to other residential uses of the same type in the same zone. Schedule of Action: Fall of 2025.</u> <u>2. Reduce parking requirement for residential care facilities (currently 0.25 spaces per bed plus 1 space per employee). Schedule of Action: Fall of 2025.</u> <u>3. Evaluate and pursue supportive rental programs for targeted groups, including seniors, unhoused persons, veterans, extremely low-income households, 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 communicate with the development community on the City’s goal to provide quality housing affordable to lower income households. Schedule of Action: ongoing</u> 	<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 & City Council, and Community Development Department</u></p>

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>4. <u>Expand existing priority processing and expedited review for projects providing housing to all targeted communities including special needs housing..</u> (editor's note: changed outline level #4-6) <u>Schedule of Action: ongoing.</u></p> <p>5. <u>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: ongoing.</p> <p>6. <u>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:</u></p> <ul style="list-style-type: none"> a. <u>Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis).</u> b. <u>Waive covered parking requirements for affordable developments, opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and</u> c. <u>Development impact fee reductions for 100% affordable housing projects.</u> <p><u>Schedule of Action: ongoing.</u></p>		

Under Programs for Goal H-4:

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Revise Program H-4.B. as shown in red underline below:</p> <p><u>H-4.B. Reduce Parking Requirements</u> <u>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.</u></p> <p><u>Schedule of Action:</u></p> <ul style="list-style-type: none"> • <u>Complete the parking study currently underway to support ordinance amendments by Fall of 2023.</u> • <u>Adopt Zoning Ordinance amendments by Fall of 2024.</u> <p>(editor's note: previous text deleted)</p>	<p>No additional funding is necessary – this will be performed as part of City staff's regular work plan.</p>	<p>Community Development Department</p>

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>H-4.C. <u>Special Needs Zoning</u> 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</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) and 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 the <u>related</u> 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> Schedule of Action: End of Fall of 2024.</p> <p>to implement the Housing Accountability Act (HAA) would codify existing local practices that comply with state law. In addition, the City shall codify the Housing Crisis Act (Senate Bill 330) process, which limits a jurisdiction's Schedule of Action: End of Fall of 2024.</p>	N/A	Community Development Department
<p><u>Program H-4.I. Planned Development Permits</u></p> <p>The City shall amend the Zoning <u>Ordinance</u> to remove the <u>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.</u></p> <p>Schedule of Action: Fall of 2025</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

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Program H-4.J Measure A Outreach and Review.</p> <p><u>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, as a part of the mid-cycle review to evaluate increasing heights in residential districts to the maximum under Measure A to increase density.</u></p> <p><u>As a part of the mid-cycle review in 2027, 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.</u></p> <p>Schedule of Action: Fall of 2027</p>	<p>No additional funding is necessary – this will be performed as part of City staff’s regular work plan.</p>	<p>Community Development Department, City Manager’s Office, City Council, and Public Information Officer</p>
<p>Program H-4.K. Building Envelope Analysis</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> <ol style="list-style-type: none"> 1. <u>Existing Building Heights</u> 2. <u>Existing Building Footprints</u> 3. <u>Existing Number of Residential Units</u> 4. <u>Maximum Allowable Building Heights</u> 5. <u>Setback Standards</u> 6. <u>Maximum Lot Coverage</u> 7. <u>Maximum Floor Area Ratio</u> 8. <u>Allowable General Plan Land Use density range</u> <p><u>This includes reviewing development regulations in specific plan areas.</u></p> <p><u>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. Schedule of Action: Fall of 2026</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 & City Council, and Community Development Department</u></p>

Under Programs for Goal H-5 add:

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>H-5.F. Housing Rehabilitation. <u>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.</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/City Manager’s Office</u></p>

Under Programs for Goal H-6:

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>H-6.F. Fair Housing Enforcement, Information and Education. Provide information and education to residents in the City’s website <u>and through social media.</u> Continue to provide links to ECHO Housing to provide Walnut Creek residents with information regarding fair housing law, tenant and landlord rights.</p>	<p>CDBG</p>	<p>Community Development Department</p>
<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: <u>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, include a Fair Housing Fact Sheet as a part of SB 9 and ADU application packages</u> Schedule of Action: Fall of 2023 and ongoing.</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>H-6.H. Missing Middle and Housing Mobility Education.</p> <p><u>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. Schedule of Action: Fall of 2023.</u></p> <p><u>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,</u></p>	<p>No additional funding is necessary – this will be performed as part of City staff’s regular work plan.</p>	<p>Community Development Department, City Manager’s Office, and Public Information Officer</p>

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><u>such as the City’s quarterly printed newsletter, that is distributed to all households, to further publicize the information. Schedule of Action: Spring of 2024.</u></p> <p><u>In addition to publishing such materials, the City shall utilize its public information campaign to educate and engage single-family property owners and educate them 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. Schedule of Action: Annually by December 31.</u></p>		
<p>H-6.I. Enhance Core Area Connectivity <u>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 schools (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).</u></p> <p><u>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. 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>	<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, Public Works Department / Transportation and Engineering Services</u></p>
<p>Program H-6.J. <u>Increasing Housing Mobility.</u> <u>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 the City in single family zones and within 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:</u></p> <ol style="list-style-type: none"> <u>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> 	<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 & City Council, and Community Development Department</u></p>

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>be consistent with General Plan density ranges. Schedule of Action: Fall of 2025</p> <p>2. <u>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: Fall of 2025</p> <p>3. <u>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: Fall of 2025</p> <p>4. <u>Amend the Zoning Code 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: Fall of 2025</p> <p>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 General Plan. Ensure that appropriate development standards are in place to facilitate maximum densities 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: Fall of 2025</p> <p>6. <u>Evaluate and consider an amendment to the Zoning Code to increase heights in multi-family residential districts (outside of NDSP and WDSP areas) to the maximum height authorized under Measure A to increase density.</u> Schedule of Action: Fall of 2027.</p> <p>7. <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 considering pursuant to SB-10 in order to facilitate development applications in these areas</u></p> <p>8. Pursue potential SB-10 development applications in areas outside of the Downtown Core area if transit requirements are satisfied.</p> <p>9. 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.</p> <p>(editor's note: see below for mid-cycle review)</p>		
<p>Program H-6.K- Mid-Cycle Review. <u>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 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</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 and Community Development Department</p>

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Action: <u>Conduct review by December 2027. Adopt alternative strategies as needed by December 2028.</u></p>		
<p>Program H-6.L. Metrics and Goals. <u>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. Schedule of Action: meet with ECHO housing by end of FY 23-24</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</u></p>
<p>Program H-6.M. Multi-Modal Mobility. <u>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"> • <u>Locust Street Streetscape reconstruction to improve ADA accessibility and provide enhancements to address increased intensity of downtown development.</u> • <u>Pedestrian improvements at non-signalized intersections</u> • <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> • <u>Lincoln Ave Ped-Bike Path to provide safe access from the Iron Horse Trail to the Library and into the traditional downtown.</u> • <u>School Area Active Transportation and Traffic Calming</u> • <u>Citywide Bicycle Amenities and projects</u> • <u>Walnut Boulevard Sidewalk at Walnut Heights Elementary</u> • <u>Olympic Corridor Trail Connector Study and Improvements to connect the Iron Horse Trail to the Lafayette/Moraga Trail.</u> • <u>Ygnacio Valley Road Safe and Smart Corridor Study</u> • <u>Pursue “complete street” CIP projects for Oakland Boulevard and Mt. Diablo Corridor transportation improvements per West Downtown Specific Plan</u> <p>Parks and Recreation. <u>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"> • <u>Continue to maintain the City’s 22 parks and 5 designated open space areas.</u> • <u>Complete the design process for replacement of the Heather Farm (Clarke) Swim Center.</u> • <u>Complete Arbolado Park Improvements Planning & Outreach</u> • <u>Provide All-Weather Sports Fields at HFP</u> • <u>Provide Tice Sports Field Lighting and sand volleyball courts to support youth sport leagues.</u> • <u>Improve Old Oak Park</u> 	<p><u>Projects are included in the Capital Improvement Program, many of which are eligible for State and federal grant funding, along with local match.</u></p>	<p><u>Public Works Department/Community Development Department</u></p>

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<ul style="list-style-type: none"> • <u>Complete various park and open space facility projects.</u> 		

After the fair housing policies, add the following:

Fair housing programs are presented below, and also described in Appendix B, Table B-19, which is incorporated by reference into this Housing Plan. Table B-19 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.

Appendix A- Community Engagement

The “Public Comment Response Summary” section was updated to indicate where recent edits to the Housing Element have been responsive to public comments. Due to the length of this section and to retain context, it is provided in full as Attachment 1 of the Consolidated Addendum.

See revised text in Attachment 1.

Appendix B- Affirmatively Furthering Fair Housing Analysis

The following additions are incorporated into **Appendix B** of the Walnut Creek 2023-2031 Housing Element adopted on January 24, 2023, modified on March 21, 2023, and further modified on August 1, 2023. All maps that included the site inventory have also been updated to reflect the current sites inventory. Sections, paragraphs and texts not impacted by the Addendums are not included below.

Addition after first bullet in Summary of Data and Findings

- **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.

Addition after the first paragraph under “Housing Element Requirement”, which ends “...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. 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.

Addition after the bullet point describing Program H-8.A.

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. Assist Faith-Based 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.H.F.** 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.

Move Figure B-11, Racially Concentrated Areas of Affluence, after the paragraph that begins with “According to the 2020 ACS 5-Year Estimates, White, non-Hispanic...” Then, add the below language to follow Figure B-11:

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.”

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 Figure B-XX, 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.

Figure B-XX. 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.

Add after Table B-2:

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 Figure B-XX).
- 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.

Figure B-XX. 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 Figure B-XX, 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.

Figure B-XX. 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 greater 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-XX, below:

Table B-2.b. 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:

- Goal H-1: 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.

Additionally, The Housing Plan contained in Chapter 8 of this Housing Element includes over 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 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, particularly in our single family zones, we can help create a more inclusive and equitable community for all residents of Walnut Creek.

Displacement in the Core Area

As discussed in the previous section, the downtown Core Area of the City is primarily made up of renters with a median household income lower than the city as a whole (approximately \$110,000 in 2021 for the Core Area, versus approximately \$121,000 for the city as a whole). In addition, this Housing Element plans for the majority of its sites to be located in the Core Area. With this concentration of new housing, the displacement of residents in the Core Area is a concern that needs to be addressed.

High costs of living, which includes high rents and property resale 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?”. 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. 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 2021 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 Core Area. As such, this Housing Element prioritizes the development of lower-income housing in the Core Area, 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.

Add as new paragraphs following the paragraph ending with “...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 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, 3383.01, 3383.02, 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%.

Edits/additions to the Background and Data Source section to replace paragraph starting with "There are various ways to address displacement...":

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 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.

Add a new paragraph following the Community Perspectives on Fair Housing, heading on the preceding page.




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:

- 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 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.

Addition to the top of section "Concentration of Lower-Income Sites in the Downtown Area".

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 (CARG) prepared a Technical Advisory with strategies to reduce air pollution exposure 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 while pursuing infill development CARB recommends the following seven strategies:

	Strategies that reduce traffic emissions	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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 supportive of 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.
- 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.

Additions to section titled “Measure A, Building Height Freeze Initiative” to describe Measure A and Program H-4.J

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.

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. 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 placing before the voters 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**, ~~by a mid-cycle review in 2027,~~ and assuming available funding for election costs.

Additions to section “Concentration of Lower-Income Sites in the Downtown Area,” revise text of the second full paragraph and add the programs listed below to the program bullet points.

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. ~~To continue its efforts to increase housing mobility, the Housing Plan contains the following programs:~~

- ~~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. Core Area Connectivity~~
- ~~H-8.A. Housing Element Annual Progress Report~~

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:

- **H-1.A.** Encourage and **Monitor** 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
- **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.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, and local critical workforce. In summary, implement actions including: zoning amendments, rental programs, fair housing support, and financial and regulatory incentives.
- ~~**H-4.B.** 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.H.** Provide Missing Middle and Housing Mobility Education to increase voucher access and usage.~~
- ~~**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.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
 - ~~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 be consistent with General Plan density ranges;~~
 - ~~Create overlay zones in portions of R-8 through R-12 zones, that allow duplex, triplex or four plex developments as permitted uses;~~

- ~~Consider amendment to 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. Schedule of Action: Fall of 2025;~~
- ~~Amend the Zoning Ordinance to allow additional affordable housing units in some existing P-D, Planned Development zones, without a separate need for a P-D rezoning, if the new development complies with the General Plan density;~~
- ~~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 densities consistent with the General Plan;~~
- ~~Amend the Zoning Ordinance to 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; and~~
- ~~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:~~
 - ~~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, opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements);~~
 - ~~Development impact fee reductions for 100% affordable housing projects.~~
- ~~Evaluate and consider an amendment to the Zoning Ordinance to increase heights in multi-family residential districts to the maximum height authorized under Measure A to increase density;~~
- ~~Consider potential SB-10 development applications in areas outside of the Downtown Core area if transit requirements of SB are satisfied.~~
- ~~Establish a mid cycle review program as a part of the 2027 Annual Progress Report 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.~~

Add as a new subsection immediately above the heading “The Great Recession and Redevelopment Dissolution”.

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.

Addition of a new section titled “Equitable Site Placement”.

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-104, under the “Sites Inventory” heading.

As shown in Table B-19, 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.

Table B-19. 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%
Total:	1,977		1,107		913		2,276		6,273							

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.

Additions to the bullet points in the “Summary” section.

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. Programs supporting the development of affordable housing include amending the Zoning Ordinance to streamline permitting processes as stated in programs in sections H-2, H-3 and H-4, including Program H-2-R to amend the Density Bonus Ordinance to exceed state requirements, H-4.B to reduce parking requirements, H-2.N for permit streamlining, 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.A - H-6.F.
- 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 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, 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 H-2.Q supports housing development on faith-based properties.

Table B-19 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.

Addition under “Contributing Factors.”

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-19, AFFH Contributing Factors and Programs, ~~Factors that Contribute to Fair Housing Issues in Walnut Creek,~~ presents all factors identified, the priority level and a list of programs (with more details provided in the Housing Plan) to address contributing factors. ~~The City has included 20 programs to facilitate the increased development of affordable housing.~~

AFFH Table B-19 - has been deleted in full and replaced with a new table titled “AFFH Contributing Factors and Programs,” has been provided, as shown below.

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Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
New Housing Choices and Affordability in Higher Opportunity and Income Areas – High Priority <i>(editor's note: shortened title)</i>			
Shortage of affordable rental and home ownership options	<p>H-2.D. Facilitate Access to Affordable Housing for Residents. Coordinate with others 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>H-3.H.3. Housing Opportunities. Evaluate and pursue <u>supportive rental programs for targeted groups, including seniors, unhoused persons, veterans, extremely low-income households, persons with disabilities.</u></p>	<u>Citywide, with emphasis in relatively higher resource and income areas, and concentrated areas of affluence.</u>	Provide rental or homeowner assistance <u>to at least 66</u> ¹ <u>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.</u>
	<p>H-2.P. Advertise Available Resources. Publish affordable housing funding opportunities available to developers <u>and property owners</u> on the City's website, disseminate them via targeted email notifications, and post them on all City social media accounts.</p> <p><u>Address funding, state laws, and city incentives to encourage housing production as a part of the annual outreach meeting described in Program.</u></p>	<u>Citywide, with a focused effort to reach property owners in relatively higher resource and income areas, and concentrated areas of affluence.</u>	Provide annual updates and notifications <u>to affordable housing developers and property owners.</u> <u>This action, along with others, is to facilitate the development of 1,506² units 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.</u>

¹ Quantified unit goals are consistent with those provided on **Housing Element Table 8-1 – Quantified Objectives**, copied at the end of this table for easy reference.

² Quantified unit goals are consistent with those provided on **Housing Element Table 8-1 – Quantified Objectives**, copied at the end of this table for easy reference.

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p><u>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 Program H-2.R and will implement additional measures, including, but not limited to, expedited permit processing, financial and regulatory incentives (Program H-2.M and H-3.F.), increased housing opportunities (Program H-3.H), reduced parking standards (Program H-4.B), increased height limits and reduced lot sizes. (Program H-6.J).</u></p>		<p><u>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.</u></p>
Lack of funding for subsidies	<p>H-2.A. Pursue State and Federal Funding for Affordable Housing. Access state, federal and regional opportunities to apply for grants that support affordable housing.</p>	<p><u>Prioritize grant opportunities that support 80% of the affordable units being located in relatively higher resource and income areas, and concentrated areas of affluence .</u></p>	<p>Apply for or support a minimum of two grant applications per year. <u>This action, along with others, is to facilitate the provision of diverse housing types and to meet 1,774³ eligible affordable housing units to meet the total RHNA quantified objective and AFFH quantified objectives over the course of the 6th Cycle.</u></p>
	<p>H-2.B. Local Funding for Affordable Housing. 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><u>Same as above</u></p>	<p><u>Same as above</u></p>
Permit processing	<p>H-1.B. Technical Assistance to Developers. Assist on how to maximize density bonus and/or seek waivers and concessions.</p> <p>H-2.I. Provide Density Bonus Ordinance Training/Education. 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>H-2.O. Funding, Incentives, and Concessions for Extremely Low-Income Developments. Provide</p>	<p><u>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.</u></p>	<p><u>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.</u></p>

³ Same as above

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	assistance by identifying feasible financial incentives and regulatory concessions to encourage the development of lower income housing types.		
	H-2.M. 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.	<u>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.</u>	<u>Same as above.</u>
	H-2.N. Assist with Development of Affordable Housing. To assist the development of housing for households with lower-incomes on larger sites, the City will <u>seek to</u> amend the <u>timing of the</u> fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower-incomes <u>and with special needs.</u> 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>Prioritize assistance for projects in relatively higher resource and income areas, and concentrated areas of affluence .</u>	<u>Identify potential property owners and developers by December 31, 2024.</u> <u>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.</u>
Community opposition/ballot measures	<u>H-4.J – Measure A Outreach and Review.</u> <u>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</u>	<u>Measure A is a citywide program. Outreach to be focused on achieving change in multi-family zoned areas.</u>	Education <u>and outreach</u> program <u>by Spring of 2024.</u> <u>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, staff will prepare for City Council consideration a ballot measure to amend Measure A Height limits by 2028.</u>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>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 .</p>		
<p>Zoning Ordinance</p>	<p>H-2.R. Amend Density Bonus Ordinance. 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>H-2.T. Clarify Mixed-Use Commercial Requirements. Clarify ground floor requirements to reduce perceived constraints on mixed-use development.</p> <p>H-4.B. Reduce Parking Requirements . The City shall complete <u>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.</u></p> <p>H-4.I. Planned Development Permits. 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>As a</u></p>	<p>Citywide Zoning Ordinance amendments <u>with emphasis on facilitating new units in relatively higher resource and income areas, and concentrated areas of affluence.</u></p>	<p>By the end of FY 2023–24.</p> <p><u>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></p>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p><u>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>H-4.K - Building Envelope Analysis. <u>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.</u></p>		
Special Needs Zoning	<p>H-3.H. Housing Opportunities. <u>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:</u></p> <ol style="list-style-type: none"> 7. <u>Amend the Zoning Ordinance</u> Consider amendment to allow as a permitted use residential care facilities for between 7 or more persons and 12 residents subject only to objective standards in all designated residential zones allowing residential uses similar to other residential uses of the same type in the same zone. <u>Schedule of Action: Fall of 2025.</u> 1. <u>Evaluate and consider amendment to Reduce parking requirements for residential care facilities.</u> 2. <u>Evaluate and pursue supportive rental programs for targeted groups. Convene and consult with community-based organizations serving special needs populations.</u> 3. <u>Expand existing priority processing and expedited review for projects providing housing to all targeted communities including special needs housing.</u> 	<p><u>Prioritize housing opportunities providing special needs housing in relatively higher resource and income areas, and concentrated areas of affluence.</u></p>	<p>Fall of 2025</p> <p><u>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. Target 25% of the projects assisted to have units available for special needs populations.</u></p>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>4. 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.</p> <p>5. <u>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:</p> <ul style="list-style-type: none"> a. <u>Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis).</u> b. <u>Waive covered parking requirements for affordable developments, opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and</u> c. <u>Development impact fee reductions for 100% affordable housing projects/projects with housing for targeted populations.</u> <p><u>H-4.C. 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.</u></p>		
Housing Mobility - High Priority			
<p>Location and type of affordable housing</p> <p>- Missing Middle</p>	<p><u>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.</u></p>	<p><u>Focus in highest income areas, concentrated areas of affluence, single-family zones, faith-based sites, and areas with low</u></p>	<p><u>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</u></p>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
<p>- Single Family zones</p>	<p><u>Programs including amending the Zoning Ordinance to streamline permitting processes as stated in programs in sections H-2, H-3 and H-4, including Program H-2-R to amend the Density Bonus Ordinance to exceed state requirements, H-4.B to reduce parking requirements, and H-2.Q to expand the ADU regulations to allow faith-based organizations to develop ADUs and JADUs similar to what is permitted for single-family uses.</u></p> <p><u>Additional programs aim to offer new choices and affordability through some or all of the following actions:</u></p> <p>H-6.G - Codify Senate Bill 9. <u>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 years. As stated in Program H-6.H, include a Fair Housing Fact Sheet as a part of SB 9 and ADU application packages.</u></p> <p>H-1.E. Increase Workforce Housing Options. 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 RCAs and have larger lots.</p> <p>H-6.H Missing Middle and Housing Mobility Education. <u>The purpose of this program is to spread to awareness</u></p>	<p><u>percentages of renter-occupied households, to facilitate housing mobility and integration of ownership and rental units.</u></p>	<p><u>zones. Create approximately 100 of those new units through Program H-6.J. Housing Mobility.</u></p> <p><u>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.</u></p>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>of opportunities and need, <u>and it includes the preparation of a Fair Housing Fact Sheet.</u></p> <p>H-6.J. Housing Mobility. <u>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:</u></p> <p>10. <u>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> to be consistent with General Plan density ranges. Schedule of Action: Fall of 2025</u></p> <p>11. <u>Create overlay zones in portions of R-8 through R-12 zones that allow 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> Schedule of Action: Fall of 2025</u></p> <p>12. <u>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. Schedule of Action: Fall of 2025</u></p> <p>13. <u>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. Schedule of Action: Fall of 2025</u></p> <p>14. <u>Amend the Zoning Ordinance to allow duplexes/triplexes/fourplexes on larger lots in single-family zones which currently contain non-residential</u></p>		

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p><u>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. Schedule of Action: Fall of 2025</u></p> <p>15. <u>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. Schedule of Action: Fall of 2027</u></p> <p>16. <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 considering pursuant to SB-10 in order to facilitate development applications in these areas.</u></p> <p><u>As a part of Program H-2.U.1 – Housing Choices, 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></p> <p><u>H-6.K. Mid-Cycle Review. Conduct a Mid-Cycle Review to examine progress of housing units production for lower, moderate, above-moderate income housing and special needs housing, and</u></p>		

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p><u>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.</u></p> <p><u>H-3.E. Coordinate with the Regional Center of the East Bay.</u> <u>Expand program to pursue partnerships 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.</u></p>		
<p><u>Missing Middle</u> <u>Faith-Based Sites</u></p>	<p>H-2.Q. Faith-Based Properties.</p> <ol style="list-style-type: none"> 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. <i>(editor's note: was moved from Affordable Housing section)</i> 2. <u>Expand ADU ordinance to be applicable to faith-based properties. Proactively reach out to churches and affordable housing developers</u> 	<p><u>Prioritize outreach to faith-based organizations located in single-family neighborhoods within relatively higher resource and income areas, and concentrated areas of affluence.</u></p>	<p><u>Generate list by the end of FY 2024 with updates every fiscal year by June 30.</u></p>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
<p>Accessory Dwelling Units (ADUs)</p>	<p><u>to provide information on state law, city ordinances, and the list of sites.</u></p> <p>H-1.A. Encourage and Monitor ADUs. Actions include:</p> <ol style="list-style-type: none"> <u>Adopt</u> pre-approved ADU designs and permit-ready construction plans. 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. Adopt a Zoning Code 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 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—(editor's note: Item was deleted as the City already exempts ADUs from impact fees). 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>Encourage regional partners to pursue a regional ADU incentive program. If pursued, participate in program development and implementation.</u> 	<p><u>Single-family neighborhoods within relatively higher resource and income areas, and concentrated areas of affluence</u></p>	<p><u>To facilitate development of 176 ADUs (as specified on Table 7-7). Achieve 80% of ADUs in high and highest opportunity areas.</u></p> <p><u>Complete ADU designs and develop educational materials by December 2023.</u></p> <p><u>If the assumptions in the Housing Element Sites Inventory are not met, the City shall take alternative actions depending on the needs identified through the ADU Monitoring Program, by December 2028.</u></p>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>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).</u></p> <p>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, by December 2028.</u></p>		
Displacement Protection – Medium Priority			
<p>Economic pressures due to rising housing costs and inflation</p> <p>Lack of sufficient funding for direct services to individuals in need[</p> <p><u>At Risk Housing</u></p>	<p>H-6.A. Funding to Support Fair Housing. Continue to allocate funds to support local nonprofit organizations for fair housing counseling and education and outreach efforts.</p> <p>H-6.B. Analysis of Impediments to Fair Housing. Continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.</p>	<p><u>No census tracts are currently susceptible to displacement, but displacement is a regional phenomenon linked to broader economic pressures. Citywide focus is on connecting lower income and disabled residents with services.</u></p>	<p><u>Preserve 200 units of At Risk Housing during the 6th Cycle.</u></p> <p><u>Provide direct assistance to 16 homeowners during the 6th Cycle.</u></p> <p>By Spring 2025. Achieve a 10% increase in <u>low-income</u> persons assisted <u>by ECHO Housing</u> over what was reported in the 2022-2023 Annual Action Plan <u>which estimated service to 15 low-income</u></p>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>H-6.C. 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.</p> <p>H-6.D. Displacement Prevention. Provide information on website and promote the use of Housing Choice Vouchers.</p> <p>H-6.E. 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.</p> <p>H-6.F. Fair Housing Enforcement, Information and Education. 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>H-5.D. Preservation and Monitoring of Existing and Future Affordable Units. (no changes)</p> <p>H-5.E. Replacement Housing (no changes)</p>	<p><u>Focus efforts in:</u></p> <ul style="list-style-type: none"> Northwestern, core, and southwestern area block groups where 10-20% of households have incomes below the poverty level, as shown on Figure B-8 - Poverty Concentration Map Where the percent of population with a disability exceeds 15%, as shown on Figure B-23 - Percent of People with Disabilities Regional Map; and In block groups with more than 65% of renters considered cost burdened as shown on Figure B-24- Housing Cost Burden by Renters. 	<p>persons for Fair Housing and 80 persons for Tenant Landlord issues.</p>
	<p><u>As a part of Program H-2.U – Housing Choices, 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>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</p>	<p>Metrics same as above.</p> <p>Timeframe - By December 2024 and ongoing.</p>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p><u>H-5.F. Housing Rehabilitation.</u> <u>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.</u></p>	<p><u>cost burdened as shown on Figure B-25.</u></p> <p><u>Particular support will be given to homeowners and landlords who need rehabilitation assistance</u></p>	
<p>Access to Housing Choice Vouchers</p>	<p><u>H-2.H. Housing Choice Voucher (HCV) Program.</u> <u>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.</u></p>	<p><u>Citywide with an emphasis to encourage HCV use in relatively higher resource and income areas, and concentrated areas of affluence.</u></p>	<p><u>Provide HCVs for at least 50* households, with 80% located in relatively higher resource and income areas, and concentrated areas of affluence during the 6th Cycle.</u></p>
	<p><u>H-6.H. Missing-Middle Housing and Housing Mobility Education.</u> <u>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.</u></p>	<p><u>Same as above.</u></p>	<p><u>Same as above</u></p>
<p>Fair Housing Enforcement and Outreach - Low Priority</p>			

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
Resources for fair housing agencies and organizations	<p>H-6.A. Funding to Support Fair Housing. Continue to allocate funds to support local nonprofit organizations for fair housing counseling and education and outreach efforts.</p>	Citywide	<p><u>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.</u></p> <p><u>Achieve the increase by December 2027.</u></p>
Collaboration	<p>H-2.C. Allocate CDBG Funding for Housing. Increase funding for ECHO housing fair housing services if needed.</p> <p>H-6.C. Collaboration with Community-Based Organizations</p> <p>H-6.L. Metrics and Goals. <u>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></p>	<u>Citywide</u>	<u>Same as above</u>
Place-Based Strategies - Low Priority			
Exposure to air pollutants in areas of the City	<p>H-7.E. Reduce Exposure to Environmental Pollution. <u>Includes work</u> through the Enjoy Cleaner Options (ECO) program, implementing the Contra Costa County Local Hazard Mitigation Plan, and adopting a Sustainability Action Plan (SAP).</p>	Focus on the downtown and western area of city.	<u>Report on latest CalEnviroScreen pollution rankings as a part of the Mid-Cycle Review in 2027. Develop additional strategies if pollution exposure worsens.</u>
Capital Improvement Program (CIP)	<p>H-6.I. Enhance Core Area Connectivity. Implement Class 1 bike trails from Core Area to schools and other amenities.</p> <p>H-6.M. Capital Improvement Program.</p>	<p><u>Focus efforts within and providing improved connectivity to:</u></p> <ul style="list-style-type: none"> <u>The City's northwestern, core and southwestern area block groups where 10-20% of</u> 	<u>Complete eight public improvement projects that benefit higher density and special needs housing projects during the 6th Cycle.</u>

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p>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:</p> <ul style="list-style-type: none"> • <u>Locust Street Streetscape reconstruction to improve ADA accessibility and provide enhancements to address increased intensity of downtown development.</u> • <u>Pedestrian improvements at non-signalized intersections</u> • <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> • <u>Lincoln Ave Ped-Bike Path to provide safe access from the Iron Horse Trail to the Library and into the traditional downtown.</u> • <u>School Area Active Transportation and Traffic Calming</u> • <u>Citywide Bicycle Amenities and projects</u> • <u>Walnut Boulevard Sidewalk at Walnut Heights Elementary</u> • <u>Olympic Corridor Trail Connector Study and Improvements to connect the Iron Horse Trail to the Lafayette/Moraga Trail.</u> • <u>Ygnacio Valley Road Safe and Smart Corridor Study</u> • <u>Pursue "complete street" CIP projects for Oakland Boulevard and Mt. Diablo Corridor transportation improvements per West Downtown Specific Plan</u> 	<p>households have incomes below the poverty level, as shown on Figure B-8 -Poverty Concentration Map;</p> <ul style="list-style-type: none"> • <u>Where the percent of population with a disability exceeds 15%, as shown on Figure B-23 - Percent of People with Disabilities Regional Map, and</u> • <u>Lower Income Inventory sites as shown on Figure B-26.</u> <p><u>Citywide with a focus on prioritizing infrastructure investments that promote connectivity, mobility and enhancements to identified housing opportunity site.</u></p>	

Table B-19 - AFFH Contributing Factors and Programs

Contributing Factor	Programs	Geographic Target	Timeframe/Metrics
	<p><u>Parks and Recreation.</u> Implement the <u>2025 Parks Vision Plan to help meet the recreational needs generated by new residential development.</u></p> <ul style="list-style-type: none"> • <u>Continue to maintain the City's 22 parks and 5 designated open space areas.</u> • <u>Complete the design process for replacement of the Heather Farm (Clarke) Swim Center.</u> • <u>Complete Arbolado Park Improvements Planning & Outreach</u> • <u>Provide All-Weather Sports Fields at HFP</u> • <u>Provide Tice Sports Field Lighting and sand volleyball courts to support youth sport leagues.</u> • <u>Improve Old Oak Park</u> • <u>Complete various park and open space facility projects.</u> 		
<p><u>Specific Plan implementation</u></p>	<p><u>As a part of Program H-4.K - Building Envelope Analysis, determine if specific plan standards and review processes affect attainment of residential density in those areas.</u></p>	<p><u>Specific Plan areas</u></p>	<p><u>See Program H-4.K</u></p>

Attachments

Attachment 1- Appendix A Excerpt – Public Comment Response Summary

Attachment 2 – Updated Sites Inventory

DRAFT