APPENDIX E
Review of the Prior Housing Element
2015-2023

Revised April 22, 2024
Adopted December 16, 2024

1 INTRODUCTION

In addition to this status report, the State Department of Housing and Community Development has provided guidance on reporting about the impact of actions of special needs groups, specifically: "Provide a description of how past programs were effective in addressing the housing needs of the special populations. This analysis can be done as part of describing the effectiveness of the program if the jurisdiction has multiple programs to specifically address housing needs of special needs populations or if specific programs were not included, provide a summary of the cumulative results of the programs in addressing the housing need terms of units or services by special need group."

Although the City is not a direct provider of services to people with special needs, the City worked diligently to continuously promote housing for special-needs groups in a variety of ways.

- The City has worked with Hello Housing, a BMR management organization, with ensuring that vacant inclusionary BMR units are available to lower income households, including those with special needs. Going forward, the City will ensure affirmative marketing for BMR units specifically to households with special needs.

- In addition, the City will evaluate the BMR program to provide incentives to developers that will increase the number of units specifically targeted to underrepresented residents with disproportionate needs, including those with special needs, such as single female heads of household.

- Accessory dwelling units (ADUs) can be an affordable option for many low-income households. The City will institute an occupancy survey to determine rent levels and special needs populations served by ADUs.

- In 2014, the City worked successfully with Eden Housing to complete the development of 46 units affordable to extremely low- and very low-income senior households at the Belle Terre Senior Housing project.

The following review notes where information on past performance includes data on special needs groups, and links programs going forward where this information will be collected.

Program	Status	Comments
Program H-1.1.1: Rehabilitation/Preservation Program: Support the Contra Costa County Housing Authority (CCCHA), which provides low interest loans for the rehabilitation of homes owned or occupied by low- to moderate-income households. The City will continue to assist in citizen awareness of this rehabilitation loan program by a) making pamphlets on this program available at City Hall and at the public library; b) contacting neighborhood groups in older residential areas with this information; c) continuing building code enforcement through the County's Building Division; and d) continuing to provide updated information through the City's website, Vistas (the City newsletter) and other relevant media. Responsibility: Planning Department Financing: City and County Scheduling: Ongoing	Ongoing.	Pamphlets are available at the City offices and Contra Costa Building Inspection Department. The existing program is not within the jurisdiction of the City and is not a measurable or timebound item. There is still value in providing information on home rehabilitation programs for low-income homeowners and the program should be converted into a policy. Effectiveness: Low. The City received only one or two inquiries about assistance for rehabilitating homes; these inquiries were referred to the County. Appropriateness:. The Housing Element contains two new programs to support lower income households in accessing rehabilitation funding through the County, and as part of this process, data on special needs households will be collected.. See new policies 7.2.b and 7.2.c.
Program H-1.1.2: Code Enforcement Program: Continue the code enforcement program to encourage the rehabilitation and/or elimination of physically obsolete and substandard housing. Responsibility: Planning Department Financing: City Scheduling: Annually as an ongoing program	Ongoing	The City hired a full time Code Enforcement Officer in 2006. The Lafayette Municipal Code was updated in 2009 to provide new regulations for a more robust code enforcement and property maintenance program. In 2021, the Code Enforcement Officer handled four hundred and sixteen cases. Fifty-five cases involved property maintenance and upkeep. Effectiveness: High. Appropriateness: Continue with the program. As noted in program 10.1.a, the City will request ongoing collection of data on special needs groups.

Program	Status	Comments
Program H-1.2.1: Maintenance of Existing Residential Zoning: Retain existing residential zoning and revise the Zoning Ordinance to disallow commercial uses, other than residential businesses, in these zones. Continue to require architectural review of non-residential structures (e.g. schools, churches, fire houses, police stations, utility structures) in residential zones to ensure conformity with existing neighborhood character. Responsibility: Planning Department Financing: City Schedule: Ongoing	Ongoing	Requirements for design review for non-residential structures and uses in residential zones are included in the municipal code. This program is not necessary to achieve its intended purpose as the zoning code enables this review. Effectiveness: Low. Appropriateness: Discontinue the program. There is no information to report on special needs groups.
Program H-1.2.2		*Omitted as typo in previous Housing Element.*
Program H-1.2.3: Conversion of Housing Units Downtown: Work with property owners through the permitting process to convert and reclaim illegally converted units back to their original residential use. Responsibility: Planning Department Financing: City Scheduling: 2016-2017	Completed	The City has prioritized the retention of housing in the downtown and worked with two property owners to return residential units previously illegally converted into commercial spaces. One property has received entitlements to be redeveloped into 71 units with 9 below-market-rate units. In 2014, the City adopted an ordinance establishing a process for an applicant to receive temporary approvals for commercial uses in residential spaces. Effectiveness: High. Appropriateness: Continue with the program. A variety of programs in this new Housing Element will address the loss of units, and each program will document the households affected by these programs according to special needs, among other factors. See AFFH Action 4.2, programs 6.2.a, 6.2.b, 6.2.c, 7.2.b, and 7.2.c.

Program	Status	Comments
Program H-1.4.1: Condominium Conversions: Consider amendments to the existing condominium conversion regulations (Chapter 32 of Title 6 of the Municipal Code). Amendments that would be considered include exemption of limited equity residential cooperatives that provide long-term affordability for the units; requirement of relocation assistance by the proponent when units are converted; and requirement of first right of refusal by occupants. Where there are existing affordable units, require conversion projects to retain the same number of affordable units when they convert to ownership. Periodically review the provisions of the Condominium Conversion Ordinance to ensure that it adequately protects the existing rental housing stock. Conversions will require that 15% of the units be set aside for affordable housing. Responsibility: Planning Department Financing: City Scheduling: 2018	Not completed	Recent changes in state law have established regulations to require relocation assistance and first right of refusal, which were objectives in the existing program. The program should be amended to reassess these regulations to incorporate best practices within the context of the current regulatory environment to retain affordable housing units. Effectiveness: Not known. Appropriateness: Amend the program. There is no information to report on special needs groups.
Program H-1.5.1: Energy Conservation Program: Provide information for public distribution on programs which provide assistance for energy conservation improvements, and information on sustainability and climate change. Make this information available on the City's web page, at the City offices, the Contra Costa County Building Inspection Department, the Lafayette Library and at the annual Earth Day event. Coordinate community activities and programs with Sustainable Lafayette. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Ongoing	The existing program is not a measurable or timebound item and should not be retained as a program. As a policy, this item can still support energy conservation through the provision of information to the public. Effectiveness: Unknown. Appropriateness: Convert the program to an ongoing policy. There is no information to report on special needs groups.

Program	Status	Comments
Program H-1.5.2: Green Building Incentives: Offer incentives to property owners whose buildings exceed minimum CalGreen requirement, such as obtain a U.S Green Building Council Leadership in Energy and Environmental Design (LEED) Certification, Build-It-Green Green Point Rated Certification (GPR), or a self-certification equivalent. Incentives may include granting Environmental Awards of Excellence and posting details of the building on the City's website, and providing plaques certifying that the building exceeds the City's minimum green building standards. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Green Awards: Ongoing Green building incentives: Not completed.	Each year, the City Council presents Environmental Awards of Excellence to local residents, institutions and businesses to recognize their contributions to a more sustainable Lafayette. The most recent Environmental Awards for green buildings were awarded in 2015. Beyond the awards, an incentives program has not yet been developed. Effectiveness: Low. Appropriateness: Continue with the program. There is no information to report on special needs groups.
Program H-1.5.3: Annual Earth Day Event: Continue to co-sponsor the Earth Day event with Sustainable Lafayette and Lafayette Chamber of Commerce which is held annually in Downtown Lafayette. At this event, booths are provided to the local schools and other organizations interested in environmental sustainability to help them publicize their efforts to promote sustainability. Responsibility: City Council Financing: City, Sustainable Lafayette and Chamber of Commerce Scheduling: Annual	Ongoing	Annual Earth Day celebrations were held in April from 2015 through 2019. Events were not held in 2020 or 2021 due to the COVID-19 pandemic. The existing program is not a measurable or timebound item and should not be retained as a program. As a policy, this item can still support energy conservation and sustainability through the provision of information to the public. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. There is no information to report on special needs groups.

Program	Status	Comments
Program H-1.5.4: Home Energy Retrofit Program: Work with Contra Costa County to offer subsidized home energy assessments and rebates on the cost of energy efficiency improvements to residents proposing home improvement projects that achieve at least a 20% reduction in home energy consumption. Responsibility: Planning Department Financing: State Energy Program grant Scheduling: Ongoing	Ongoing	The existing program is not within the jurisdiction of the City nor is it a measurable or timebound item. As a policy, this item can still support energy conservation and sustainability through the provision of information to the public. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. There is no information to report on special needs groups.
Program H-1.5.6: Environmental Action Plan: Develop a plan to include specific goals, policies and programs for community sustainability. Responsibility: Planning Department Financing: City, Sustainable Lafayette, and Chamber of Commerce Scheduling: 2016	Completed	The City adopted an Environmental Action Plan in 2017; as such, the program has been completed. Effectiveness: Moderate. Appropriateness: Completed. There is no information to report on special needs groups.
Program H-1.6.1: Review Existing Zoning Regulations that Protect Existing Smaller Units: Strengthen design review findings to ensure that new homes and additions are in keeping with the character of the neighborhood. Responsibility: Planning Department Financing: City Scheduling: 2016	Completed and amended	Over the last several years, the City has received requests to substantially enlarge smaller, older homes in existing neighborhoods or replace them with larger homes – both of which can undermine the existing character of the neighborhoods, have impacts on neighboring properties, and adversely affect the variety of single family house types and supply of affordable housing in the City. The City Council directed staff to further clarify the factors to be considered when evaluating neighborhood compatibility; however, recent changes in state law have put in place requirements to only review developments against objective design standards. The City plans to amend this program to focus on development of

Program	Status	Comments
		objective design standards for residential development more broadly. Effectiveness: High. Appropriateness: Amend the program. There is no information to report on special needs groups.
Program H-1.7.1: Capital Improvement Program: Provide for annual review by the Planning Commission and City Council of the City's Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future. Responsibility: Engineering Department Financing: City Scheduling: Annually as an ongoing program	Ongoing	The Planning Commission and the City Council review the CIP annually. The City prioritizes resources to areas of Lafayette that need it the most. In 2021, the following streets in the older neighborhoods closest to the downtown were resurfaced – Moraga Road and Reliez Valley Road. Effectiveness: High. Appropriateness: Continue with the program. There is no information to report on special needs groups.
Program H-1.8.1: Ongoing Monitoring of Conversion Risks: Monitor affordable projects at risk of conversion to market rate. Maintain regular communication with the owners of any subsidized projects in Lafayette to keep up-to-date on plans to maintain affordability. Assist in outreach and education to tenants as needed. Responsibility: Planning Department Financing: City Scheduling: Annually as an ongoing program	Ongoing	No market rate conversions were considered or approved during the current reporting period. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. Both Belle Terre and Chateau Lafayette have special needs residents, specifically very low-income seniors. In total, 113 seniors are served in these two communities. The City's ongoing policy 6.5 will continue to monitor units at risk of conversion to market rate.

Program	Status	Comments
Program H-1.8.2: Ongoing Monitoring of Federal Preservation Activities: Monitor Federal actions and appropriations regarding extension of Section 8 contracts, and actively support additional appropriations. With respect to the Town Center Tax credit project and Chateau Lafayette, work with the owners to determine expected actions and assist with any negotiations that would result in the preservation of these units. Responsibility: Planning Department Financing: City Scheduling: 2015 for Town Center and Chateau Lafayette; otherwise, ongoing	Ongoing	Lafayette's eligibility for funds like CDBG and HOME are limited, but the City's housing consultant monitors Federal preservation activities and appropriations on an ongoing basis to find appropriate sources for preservation activities. Because this program is dependent on funding sources that do not have a definite release date, this program should be converted to an ongoing policy to provide direction when federal funds become available. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. Both Belle Terre and Chateau Lafayette have special needs residents, specifically very low-income seniors. In total, 113 seniors are served in these two communities. The City's ongoing policy 6.5 will continue to monitor units at risk of conversion to market rate.
Program H-1.8.3: Respond to Notices of Intent to Prepay: Support efforts to retain existing FHA and HUD subsidized low-income units through use of local, regional and national resources, CDBG funds, Redevelopment Housing Set-Aside funds, and other solutions. Responsibility: Planning Department Financing: City Scheduling: Annually as an ongoing program	Ongoing	The City has not received any notices of intent to prepay in the planning period. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. Both Belle Terre and Chateau Lafayette have special needs residents, specifically very low-income seniors. In total, 113 seniors are served in these two communities. The City's ongoing policy 6.5 will continue to monitor units at risk of conversion to market rate.

Program	Status	Comments
Program H-1.8.4: Support Ongoing Rental Subsidies in Lafayette: Continue to support the County Housing Authority housing rental subsidies to lease units in Lafayette for very-low and low-income households. The Section 8 program is the most useful program the City has to subsidize families in rental apartments, and its continuation is important to maintain some subsidized rentals for families Responsibility: Planning Department Financing: City Scheduling: Annually as an ongoing program	Ongoing	The existing program is not a measurable or timebound item but is required by state law and should be retained as an ongoing policy. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. There is no information to report on special needs groups.
Program H-2.1.1: Housing Rehabilitation in Non-Residential Areas: Encourage housing rehabilitation in commercial zoning districts, subject to funding availability. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Ongoing	No homes were rehabilitated in the commercial zoning districts during the reporting period. The existing program is not a measurable or timebound item, but remains important as a broader policy for the City to ensure preservation of existing housing in the downtown. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. The Housing Element contains two new programs to support lower income households in accessing rehabilitation funding through the County, and as part of this process, data on special needs households will be collected. See new policies 7.2.b and 7.2.c.

Program	Status	Comments
Program H-2.1.2: New Mixed-Use Developments: Support, as appropriate, projects that include a mix of both residential and commercial development in the Downtown by providing incentives such as scheduling joint study sessions of the City Council and commissions to gather early input, considering reductions in parking requirements if studies demonstrate different peak periods between land uses and facilitating interagency coordination during the development review process. For projects fronting downtown streets, consider requiring that housing be located on upper floors, allowing for commercial uses on the ground floor on a project-by-project basis. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Ongoing	Lafayette has experienced a loss of commercial space throughout the downtown due to residential development and should study requiring ground floor commercial space to provide some degree of replacement space. This requirement may affect financial feasibility of development and must be based on and responsive to the needs of business in Lafayette. Effectiveness: Moderate-high. Appropriateness: Amend the program. There is no information to report on special needs groups.
Program H-2.4.1: Downtown Strategy and Specific Plan: Implement the goals, policies and programs of the Downtown Strategy and Specific Plan Responsibility: Planning Department Financing: City and Redevelopment Agency Scheduling: Update parking ordinance and implement a parking management strategy (2015) Amend zoning ordinance to be consistent with the Downtown Strategy, Specific Plan, and Design Guidelines, including establishing step-backs for upper stories based on a percentage of lot depth (2015) Develop multifamily design guidelines (2017)	Completed	Each of the implementation measures identified in the program were completed in the timeframe. The program should be amended to update the Downtown Specific Plan to be consistent with the Housing Element and zoning regulations. Effectiveness: High. Appropriateness: Amend the program. There is no information to report on special needs groups.

Program	Status	Comments
Program H-2.4.2: Downtown Density: Conduct an analysis of zoning densities in the Downtown area to determine whether density changes are warranted to address traffic, parking, neighborhood compatibility, and other impacts. that developments are compatible with surrounding uses. Responsibility: Planning Department Financing: City Scheduling: 2017	Completed	Recently enacted State law prohibits local jurisdictions from downzoning or otherwise reducing the development potential below that which was permissible on January 1, 2018. The program should be continued to review downtown densities to accommodate RHNA. Effectiveness: High. Appropriateness: Amend the program. There is no information to report on special needs groups.
Program H-2.4.3: RHNA Monitoring Program: Maintain the residential sites inventory that can accommodate the City's regional housing needs allocation of 361 units. Update the inventory annually to monitor the consumption of residential and mixed use properties. If sites in the inventory are developed for non-housing purposes, new sites will be added to the inventory to ensure the City's ongoing compliance with the "no net loss" provisions of Housing Element Law. Post the Housing Element sites inventory on the City's website as a tool for developers, and provide as a handout at the public counter. Responsibility: Planning Department Financing: City Scheduling: Annually as part of the Housing Element Annual Report	Ongoing	The assessment is conducted annually and the inventory has been posted on the City's website. Effectiveness: High. Appropriateness: Continue the program. There is no information to report on special needs groups.

Program	Status	Comments
Program H-2.5.1: Second Dwelling Unit Construction: Periodically review the existing Second Unit Ordinance and the number of such units that have been built in the past three years to determine what modifications of this section of the Zoning Ordinance may be required to increase the number of these units constructed. Continue to fast track processing for units meeting established standards. Responsibility: Planning Department Financing: City and Housing Developers Scheduling: Ongoing	Ongoing	The City Council has a longstanding practice of subsidizing the application fees for accessory dwelling units (f.k.a. second units), and they are fast-tracked. The City Council has updated the municipal code to address changes in state law effective 1/1/2017 and 1/1/2020. Whereas historically the maximum permissible size of an ADU was 750 sq.ft., it is now 1,200 sq.ft. Several additional changes were made, primarily to streamlining. This program should be amended to direct staff to maintain an accessory dwelling unit ordinance in conformance with state law. Effectiveness: High. Appropriateness: Amend the program. As noted above, ADUs can be an affordable option for many low-income households. The City will institute an occupancy survey to determine rent levels and special needs populations served by ADUs
Program H-2.7.1: Infill Sites: Develop and maintain an inventory of vacant and/or underdeveloped residential land, distinguishing between land within the City limits and land within the City's Sphere of Influence. Responsibility: Planning Department Financing: City Scheduling: Completed	Completed	The inventory of vacant and underdeveloped land has been provided to developers interested in building in Lafayette and posted on the City's web site. Updating this inventory does not have a definite timeline as changes to the inventory are dependent on development proposals and not in the City's control. The inventory will be reviewed annually as part of the Annual Progress Report, but the program should be converted to an ongoing policy. Effectiveness: Moderate to high. Appropriateness: Convert the program to an ongoing policy. There is no information to report on special needs groups.

Program	Status	Comments
Program H-2.7.2: Lot Consolidation and Redevelopment of Non-Vacant Sites: Where appropriate and available, provide assistance to developers of residential projects to redevelop non-vacant sites. The program may include incentives for lot consolidation for affordable housing purposes such as: 1.) Streamlined permitting process, including scheduling joint meetings with City Boards; 2.) Priority processing of applications; 3.) Financial assistance from the Redevelopment Agency to pay the processing fees for lot consolidations and/or purchase and consolidate small and odd-shaped lots; 4.) Technical assistance to property owners and developers including assessor parcel data as described in H-2.8.5, posting the inventory on the City's web site, offering tours of the Downtown to prospective developers and scheduling pre-application meetings free of charge to explain the City's development standards and review process; 5.) Fee deferrals to the Certificate of Occupancy phase of the project The development incentives contained within this section shall encourage the effective utilization and consolidation of parcels to encourage more viable development opportunities. The City will monitor the effectiveness of these incentives on an annual basis and revise as needed. Responsibility: Redevelopment Agency/ Planning Department Financing: Redevelopment Agency/City Scheduling: 2011 and ongoing	Ongoing	There have been several recent developments in the downtown that have consolidated lots. The City no longer has access to Redevelopment funds to subsidize fees and the City already schedules joint meetings with hearing bodies to streamline project review times and provides technical assistance to developers. The program should be amended to work with owners of small lots to assess level of interest in lot consolidation and develop new incentives to support conversion of these sites to residential or mixed uses. Effectiveness: Low. Appropriateness: Amend the program. There is no information to report on special needs groups.

Program	Status	Comments
Program H-3.1.2: Housing Fund: Create a Housing Fund with contributions of funds collected from private and public sources to implement and/or supplement the City's housing programs. Consider funding programs specifically designed to make housing available to extremely low, very low, low and moderate-income populations. Use of the Housing Fund will be governed by guidelines as set out in the Municipal Code. There are several possible sources and uses of this fund. Loans, grants, developer fees and other funding sources could be used to reduce the cost of land acquisition and construction for affordable housing, and to prevent and reduce homelessness. Give priority to projects that contain extremely low-income units. Explore the feasibility of imposing fees to fund affordable housing, for example, through building permit surcharges or commercial linkage fees. Any return of Redevelopment Funds (through repayments or other activities) will be added to the Housing Fund for re-use as affordable housing funds. Responsibility: Planning and Finance, City Manager Financing: City and other sources listed above Scheduling: 2019	Completed	The Housing Fund was created in 2019 and contains approximately $1.9 million. The City should amend the program to create an implementation plan for these funds as well as identify ongoing sources of revenue for the Fund to subsidize affordable housing. Effectiveness: Low after the elimination of redevelopment. The existing Housing Fund will be reviewed to prioritize funding to provide housing to special needs groups. Appropriateness: Amend the program. Any funds expended through the Housing Fund will include documentation of households served by income, special needs, and other factors.
Program H-3.1.3: Tax-Exempt Financing: Require developers utilizing tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Folders to apply for below-market-rate units provided in the development. Responsibility: Planning Department Financing: City and housing developers utilizing tax-exempt revenue bonds. Scheduling: Ongoing	Ongoing	This program has been effective as non-discrimination language is included in standard development agreements for projects providing below-market-rate units. This program should be considered for inclusion as part of a new program to develop conditions of approval specific to multifamily developments. Effectiveness: Moderate. Appropriateness: Amend the program. There is no information to report on special needs groups.

Program	Status	Comments
Program H-3.1.4: Available Funding: Support efforts to obtain available State and federal assistance to develop affordable housing for seniors, large households, households with children and those with special needs by providing City Council/Redevelopment Agency Board resolutions of support to developers of affordable housing projects. Also consider, on a case-by-case basis, providing the developers of affordable housing projects with Redevelopment Agency housing set aside funds to improve the chances of securing State and federal assistance. Give funding priority to projects that contain extremely low-income units. Actively pursue such grant opportunities as the Transportation for Livable Communities and Station Area Grant. Responsibility: Planning Department Financing: Local, State and federal sources Scheduling: Ongoing; includes Tax Credits (usually July and March); HOME/CDBG funds (November); AHP funds (March), and other HUD programs (usually once a year or more). The City will support applications for all funding opportunities according to applicable NOFA schedules.	Ongoing	The City has and will continue to actively pursue grant opportunities as Redevelopment funds are no longer available. However, because the City cannot control when developments eligible for state and federal assistance will be proposed, the program should be converted to an ongoing policy to provide direction when such projects are proposed. Effectiveness: High. Appropriateness: Convert the program to an ongoing policy. There is no information to report on special needs groups. The City did assist in the development of a 46-unit development for very-low income seniors (Belle Terre), some of whom were persons of color.
Program H-3.1.5: Tax Increment Financing Activities: Support State and regional efforts to reinstate redevelopment-like tools to require the provision of and fund the development of affordable housing. Responsibility: PBD and Finance, City Manager Financing: City Scheduling: Ongoing	Ongoing	The City will continue to support efforts for financial assistance for affordable housing; however, the program should be converted to an ongoing policy to provide direction when such efforts arise. Effectiveness: High. Appropriateness: Convert the program to an ongoing policy. There is no information to report on special needs groups.

Program	Status	Comments
Program H-3.2.1: Senior Housing: Support the establishment of a virtual senior village which enables seniors to remain in their homes and which provides a one-stop resource by providing transportation, health, legal, financial and other assistance to its members. Responsibility: Planning Department Financing: City Scheduling: 2020	Completed	The virtual senior village was launched in 2015 to make resources for aging-in-place available. The City will develop a new program to support the housing needs of seniors in Lafayette. Effectiveness: High. Appropriateness: Creation of the village is complete and the City contributes $60,000 annually to support Lamorinda Village services. The Village serves approximately 280 seniors per year.
Program H-3.3.1: Developmentally Disabled: Consider implementing programs to coordinate housing activities and outreach with the. Regional Center and its partners, as well as Las Trampas and Futures Explored, to encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, including persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Responsibility: PBD Financing: City and the Regional Center Scheduling: 2019	Ongoing	Ongoing. Miramar Capital's Lafayette Lane project contains 166 units overall, 38 of which are restricted to very low income BMR households. Miramar has partnered with Sunflower Hill and these units will be dedicated to individuals with intellectual and developmental disabilities. Effectiveness: High. The provision of housing for persons with development disabilities addresses a critical underserved need in the community. Appropriateness: Continue with the program. A total 38 units are set aside for persons with intellectual and developmental disabilities.
Program H-3.4.1: Density Bonus Regulations: Consistent with State Density Bonus Law, support developments that provide affordable housing and/or senior housing utilizing density bonuses, when affordability is provided above and beyond what is already required in the redevelopment area. Provide concessions and waivers as required by law. Responsibility: Planning Department	Completed	The City Council adopted a density bonus ordinance in 2014, which has been used many times by developers in the past few years. However, there have been recent changes in State Density Bonus Law and amendments are needed to the City's Ordinance. This program should be amended to include language for the City to update its Ordinance to be consistent with state law.

Program	Status	Comments
Financing: City and developers Scheduling: Ongoing		Effectiveness: Moderate. Appropriateness: Amend the program. The 166-unit project called Lafayette Lane includes 38 units that are set aside for persons with intellectual and developmental disabilities, and use the density bonus to achieve an additional 20 units over the base allowable number of units.
Program H-3.5.1: Larger Units: Consider requiring that developers include three-bedroom units in proposed multifamily developments. As part of this analysis determine what percentage of the total units should be three bedroom units, and what size of development should trigger this requirement. Provide fast tracking to projects that provide larger units suitable for families. Responsibility: Planning Department Financing: City Scheduling: 2017	Ongoing	The City continues to encourage developers to provide larger units in projects, but no requirement has been established. To get a better understanding of the financial implications of requiring larger units, the City should conduct a study to assess impacts of three bedroom units on development feasibility. Effectiveness: Moderate Appropriateness: Amend the program. The City will encourage a certain percentage of units be 3-bedroom and analyze what percentage of the total units should be three-bedroom units, and what size of development would qualify for an incentive. See policy 7.1.c.
Program H-3.6.2: Emergency Shelter Capacity Monitoring Program: Ensure that there are sufficient sites in appropriate zones to accommodate an emergency shelter of up to 30 beds. If C-1 sites identified in the inventory are developed for non-shelter purposes, new sites and/or zones will be identified after a detailed analysis of available land has been conducted to ensure that the new sites are of appropriate size and have suitable and adequate capacity to accommodate the City's emergency shelter needs. Responsibility: Planning Department	Ongoing	The 2020 homeless count conducted by Contra Costa Health Services reveals that there were three homeless persons in Lafayette. The City maintains zoning which allows emergency shelters to be established. The current best practices for homeless persons no longer includes emergency shelters, but rather a housing first model, moving people directly into permanent, supportive housing. The City should convert this program to an ongoing policy maintains emergency shelter capacity. Effectiveness: Moderate.

Program	Status	Comments
Financing: City Scheduling: Annually as part of the Annual Report on the Housing Element		Appropriateness: Convert the program to an ongoing policy. See policy 7.1.f. The City will adopt Zoning Code amendments to ensure compliance with emergency shelter requirements, including for parking (Gov. Code 65583 (a)(4)(A))
Program H-3.7.1: Ongoing Estimates of the Demand for Emergency Housing: Consult with the Contra Costa County Task Force on Homelessness to maintain ongoing estimates of the demand for emergency housing in Lafayette. Responsibility: Planning Department Financing: City Scheduling: Ongoing every other year	Completed	The 2020 homeless count conducted by Contra Costa Health Services reveals that there were three homeless persons in Lafayette. The City will continue to participate in Countywide efforts to count the homeless; however, because this information is not maintained by the City, this program should be converted to a policy. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. Note that several policies in the 6th cycle address homelessness issues, including 7.2.a; 7.1.f and others.
Program H-4.1.1: Equal Housing Opportunity: Promote equal housing opportunity by supporting the investigation and disposition of housing discrimination complaints. Work with service providers to ensure that information is disseminated to the community as needed. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Completed	Pamphlets on fair housing are available at City offices. Since the City is not equipped to handle housing discrimination complaints, it will refer inquiries to the appropriate agencies as an ongoing policy. Effectiveness: Moderate. Appropriateness: Convert the program to an ongoing policy. The City's robust AFFH policies will address many of the ongoing concerns of households with special needs. See Appendix G, Implementation Plan.

Program	Status	Comments
Program H-4.1.2: Nondiscrimination Clauses: Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Ongoing	This program has been effective as non-discrimination language for rental agreements and deed restrictions is included in standard development agreements for projects providing below-market-rate units. While the City has limited funds to provide assistance, this program should be considered for inclusion as part of a new program to develop conditions of approval specific to multifamily developments. Effectiveness: Moderate. Appropriateness: Amend the program. There is no information to report on special needs groups.
Program H-5.1.1: Fast-Track Processing: Provide fast track processing for projects with affordable housing. Fast track processing means giving projects with affordable housing units a priority over other non-public health and safety related projects in the processing and review by City staff. It does not mean eliminating any of the City's regular public notice and hearings or other project review procedures. Publicize this incentive by adding it to the City's development application forms and posting it on the City's web site. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Ongoing	This program is preempted by state laws requiring streamlined ministerial processing of residential developments including affordable housing in addition to pre-existing time limitation of permit review. The City will continue to follow the state's requirements for streamlined review of affordable housing projects. Effectiveness: Moderate. Appropriateness: Discontinue the program. There is no information to report on special needs groups.
Program H-5.1.2: Application Fees: Consider a reduction in development application fees for housing projects containing 25% or more units that are affordable to extremely low, very low, low and moderate income households. Responsibility: Planning Department	Ongoing	No development proposals qualified for the reduction in the 5th Cycle planning period. The City should explore alternative programs to reduce costs for affordable housing projects or incentivize higher proportion of affordable units. Effectiveness: Low.

Program	Status	Comments
Financing: City Scheduling: Ongoing		Appropriateness: Discontinue the program. There is no information to report on special needs groups.
Program H-5.1.3: Development Impact Fees: Consider deferring the collection of City impact fees to the certificate of occupancy stage for projects containing 25% or more units that are affordable to very low, low and moderate income households. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Ongoing	The City has approved this request from developers of recent projects with affordable housing units to defer collection of impact fees to the certificate of occupancy stage. Fee deferral helps reduce overall development costs. This program should be considered for inclusion as part of a new program to develop conditions of approval specific to multifamily developments. Effectiveness: Moderate. Appropriateness: Amend the program. There is no information to report on special needs groups.
Program H-5.1.4: CEQA Process: Follow CEQA procedures to expedite permit processing for all development, including a) encouraging preliminary project review by staff and b) considering the use of mitigated negative declarations, focused EIR's and other procedures where appropriate. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Ongoing	Development projects are reviewed for compliance with CEQA. Most infill housing projects in the neighborhoods receive categorical exemptions. Effectiveness: Moderate. Appropriateness: Continue with the program. There is no information to report on special needs groups.
Program H-5.1.5: Review and Revise the Zoning Ordinance: Review the Zoning Ordinance and consider revisions to the following governmental constraints on the development of housing:	Completed.	Effectiveness: High. Appropriateness: Completed. There is no information to report on special needs groups.

Program	Status	Comments
a) Consider the strict regulation of the conversion of existing multiple family residential units in the C, C-1, SRB, and RB Zoning Districts. b) Include definitions for the following. Ensure that zoning districts where these uses are allowed clearly identify such uses. ▪ group homes ▪ emergency shelters ▪ residential care facilities ▪ senior housing ▪ foster care home ▪ family care home ▪ transitional housing ▪ supportive housing ▪ Single-Room Occupancy units c) Ensure that the definition of "family" is consistent with State and federal law. d) Add language to the Code that specifically indicates that transitional housing and supportive housing are residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. Responsibility: Planning Department Financing: City Scheduling: 2016		
Program H-5.3.1: Annual Report: Prepare an annual report to the City Council and Planning Commission that describes the amount and type of housing activity correlated with an updated summary of the City's housing needs. Responsibility: Planning Department	Ongoing	Effectiveness: Moderate. Appropriateness: Continue the program. Future reports will include information on special needs households when available.

Program	Status	Comments
Financing: City Scheduling: Annually		
Program H-5.3.2: Demographic Information: Update demographic information as the complete results of the 2010 Census, and other data, become available. Responsibility: Planning Department Financing: City Scheduling: Ongoing	Ongoing	Effectiveness: Moderate. Appropriateness: Continue the program. The City will continue to provide information on special needs groups.