

APPENDIX C

Housing Resources and Sites Inventory

6th Cycle Housing Element
City of Lafayette

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ATTACHMENTS

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1 OVERVIEW

This appendix presents information on staff resources and funding available to support the City of Lafayette housing programs. It provides a detailed list of the various programs developers of housing can avail themselves of to fund housing projects, especially housing that is affordable. Most affordable projects require multiple sources of funding to fully address the cost of housing, sometimes as many as 12 sources of funding or more.

2 FINANCIAL RESOURCES

The extent to which Lafayette can achieve its Housing Element goals and objectives is in large part dependent on the availability of financial resources for implementation. A variety of funds are available to support affordable housing activities in the City, described below. Many, if not most, of these funds do not flow directly to the City, but rather are administered through the County, the State, or the federal government. The City will work with developers to pursue these funding sources.

2.1 CITY FUNDS

Successor Agency

The primary local source of funds for affordable housing in Lafayette has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB)x1 26, redevelopment agencies across California were eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. With the subsequent passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low- and Moderate-Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund. According to the 2021-2022 final budget, the Lafayette Successor Agency expects to have about \$1,932,500 in its Low- and Moderate-Income Housing Asset Fund by June 30, 2022.

2.2 COUNTY FUNDS

Community Development Block Grants (CDBG)

The County is an Entitlement jurisdiction under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. As such, the County receives funding from HUD on an annual basis and is able to provide grants to non-profit and governmental agencies to develop viable urban communities through the provision of services to the low- and moderate-income community. Programs and services include development of housing for persons with special needs; services to the elderly, those with disabilities, and children; expanding economic opportunities; and public improvements.

HOME Investment Partnership Program

The County also uses HOME Investment Partnership Program (HOME) funds for projects to acquire, rehabilitate, and construct housing for lower-income households. HOME funds can also be used for home buyer or rental assistance.

Emergency Solutions Grants (ESG)

ESG funds are used to provide shelter and related services to the homeless. The County Department of Conservation and Development (DCD) coordinates the allocation of ESG funds with the County's Homeless Program office and the Continuum of Care (CoC) Board.

2.3 OTHER FUNDING SOURCES

The following table identifies additional funding federal and State resources for affordable housing activities, including but not limited to new construction, acquisition, rehabilitation, and homebuyer assistance. This list includes those funding sources most likely to be available for housing development in Lafayette.

Table 1: Funding Sources

Program	Description
Federal Programs	
Continuum of Care (CoC) Program	Funding is available on an annual basis through HUD to quickly rehouse homeless individuals and families.
Farm Labor Housing Direct Loans & Grants (Section 514)	Provides affordable financing to develop housing for domestic farm laborers.
Housing Choice Vouchers	The government's major program for assisting very low-income families, the elderly, and the disabled to afford housing through rental subsidies that pays the different between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of their income).
Home Ownership for People Everywhere (HOPE)	Provides grants to low-income people to achieve homeownership.
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Housing Preservation Grants	Grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
Low-Income Housing Tax Credit (LIHTC) Program	Tax credits for the for the acquisition, rehabilitation, or new construction of rental housing for lower-income households. Project equity is raised through the sale of tax benefits to investors. 4% and 9% credits available.
Section 108 Loan Guarantee Program	Loans to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
HUD Section 202 Supportive Housing for the Elderly Program	Interest-free capital advance to private, non-profit sponsors to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and single-room occupancy housing.
Section 811 Project Rental Assistance	Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD. Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA.
State Programs	
Affordable Housing and Sustainable Communities Program (AHSC)	Funds land use, housing, transportation, and land preservation projects that support infill and compact development and GHG emissions.
CalHome	Grants to local public agencies and non-profits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used for ADU/JADU assistance (i.e., construction, repair, reconstruction, or rehabilitation).
CalHFA Residential Development Loan Program	Loans to cities for affordable, infill, owner-occupied housing developments.

Program	Description
California Emergency Solutions and Housing (CESH)	Grants for activities to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program	Grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
Community Development Block Grant-Corona Virus (CDBG-CV1) – CARES Act Funding	A subsidiary of the CDBG program that provides relief to eligible entities due to hardship caused by COVID-19.
Emergency Housing Assistance Program (EHAP)	Funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
Golden State Acquisition Fund (GSAF)	Short-term loans (up to five-years) to developers for affordable housing acquisition or preservation.
Homekey	Grants to acquire and rehabilitate a variety of housing types (e.g., hotels, motels, vacant apartment buildings) to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
Homeless Emergency Aid Program (HEAP)	\$500 million block grant program designed to provide direct assistance to cities, counties and CoCs to address the homelessness crisis.
Homeless, Housing Assistance and Prevention (HHAP) Program	HHAP Round 1: \$650 million grant to local jurisdictions to support regional coordination and expand or develop local capacity to address immediate homelessness challenges. Round 2: \$300 million grant that provides support to continue to build on regional collaboration to develop a unified regional response to homelessness.
Housing for a Healthy California (HHC)	Funding for supportive housing opportunities intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	\$5 million in funding to counties for the support of housing navigators to help young adults aged 18 to 21 secure and maintain housing, with priority given to young adults in the foster care system.
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households.
Infill Infrastructure Grant Program (IIG)	Grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
Local Early Action Planning (LEAP) Grants	Assists cities and counties to plan for housing through providing one-time, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Lending for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60%AMI. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
Mortgage Credit Certificate (MCC) Program	Income tax credits to first-time homebuyers to buy new or existing homes.
Multi-Family Housing Program (MHP)	Low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
No Place Like Home	Invests in the development of permanent supportive housing for persons who need mental health services and are experiencing

Program	Description
	homelessness or chronic homelessness, or at risk of chronic homelessness.
Permanent Local Housing Allocation Program (PLHA)	Grants (competitive for non-entitlement jurisdictions) available to cities to assist in increasing the supply of affordable rental and ownership housing, facilitate housing affordability, and ensure geographic equity in the distribution of funds.
Predevelopment Loan Program (PDLP)	Short-term loans to cities and non-profit developers for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.
Regional Early Action Planning (REAP) Grants	Grant funding intended to help COGs and other regional entities collaborate on projects that have a broader regional impact on housing.
SB 2 Planning Grants Program	One-time funding and technical assistance to help local governments adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production.
Supportive Housing Multi-Family Housing Program (SHMHP)	Low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transformative Climate Communities (TCC) Program	Competitive grants for planning and implementation of community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in the state’s most disadvantaged communities.
Transit Oriented Development Housing Program (TOD)	Low-interest loans and grants for rental housing that includes affordable units near transit.
Transitional Housing Program (THP)	Funding to counties for child welfare services agencies to help young adults aged 18 to 25 find and maintain housing, with priority given to those previously in the foster care or probation systems.
Veterans Housing and Homelessness Prevention Program (VHHP)	Long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
Workforce Housing Program	Government bonds issued to cities to acquire and convert market-rate apartments to housing affordable to moderate-/middle-income households, generally households earning 80% to 120% of AMI.

3 ADMINISTRATIVE RESOURCES

3.1 CITY OF LAFAYETTE

The City of Lafayette Planning Department provides administrative services, housing and community development services to residents, developers, and others interested in housing issues. In addition, the Department is responsible for oversight of the housing assets of the former Redevelopment Agency. The City of Lafayette Parks and Recreation Department provides a variety of services that support the community’s seniors, families, youth and at-risk teens.

3.2 CONTRA COSTA COUNTY HOUSING AUTHORITY

The City does not operate its own housing authority but is served by HACCC. HACCC provides rental subsidies and manages and develops affordable housing for low-income families, seniors, and

persons with disabilities in Contra Costa County. HACCC administers approximately 9,000 vouchers under the Housing Choice Voucher Program and offers rental assistance for units at 23 properties through the Project Based Voucher Program. HACCC also manages 1,168 public housing units across the county, though none of these units are within Lafayette. The Housing Authority does provide Housing Choice Vouchers to approximately 130 households in Lafayette.

4 SITE INVENTORY OVERVIEW

A key component of the Housing Element is a projection of a jurisdiction’s housing supply. State law requires that the element identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and make adequate provision for the existing and projected needs of all economic segments of the community. This includes an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, including analysis of the development capacity that can realistically be achieved for each site.

Per State law, the State of California, in conjunction with Association of Bay Area Governments (ABAG), has projected future population figures for the nine Bay Areas counties, which translates into the need for additional housing units. Each jurisdiction is then assigned a portion of the regional need based on factors such as growth of population and adjusted by factors including presence of a major transit station, such as a BART station, proximity to jobs, and high resource areas that have excellent access to amenities, such as good school and employment centers. This assignment is known as the Regional Housing Needs Allocation (RHNA). Each jurisdiction must ensure that there is enough land at appropriate zoning densities to accommodate its RHNA in its Housing Element in four income categories (very low-, low-, moderate- and above moderate-income). The RHNA for City of Lafayette for the Housing Element 2023-2031 is 2,114 units.

The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the RHNA goal. It is based on the City’s current land use designations and zoning requirements. The analysis does not include the economic feasibility of specific sites, nor does it take into consideration the owner’s intended use of the land now or in the future. It does not dictate where residential development will actually occur, and the decision whether or not to develop any particular site always remains with the owner of the property, not the City. Based on previous Housing Elements, the City anticipates that some of the sites on the list will be developed with new housing, some will not, and some housing will be built on sites not listed in the inventory.

5 SITE INVENTORY METHODOLOGY

5.1 INTRODUCTION

City staff inventoried vacant and underutilized parcels in Lafayette to determine what land is available for development at various levels of density. Types of sites included:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (non-vacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county.

In addition, through the efforts of the General Plan Advisory Committee (GPAC), community members were asked to nominate sites for potential inclusion in the inventory. While many of the nominated sites were already on the City's list of potential sites, several new sites were added.

Based on the proposed list of sites, the number of units that might be able to be developed at various affordability levels is then estimated, e.g., available land zoned at higher densities can be counted toward the very low- and low-income level needs, and land zoned at lower densities are counted toward the moderate and above moderate-income housing need. The analysis was also completed using the actual average built densities for developments built on land with various zoning designations over the past five years.

The City of Lafayette's land inventory for future housing includes property zoned for multifamily use that is currently vacant as well as land that is underutilized. This includes sites that are zoned commercial or office but also allow residential. The adequate sites analysis demonstrates that there is enough land to meet the ABAG Regional Housing Needs Allocation with the proposed rezonings. The analysis for affordable housing units for extremely low, very low, and low-income households is based on the assumption that land zoned at densities higher than 30 units to the acre can facilitate affordable housing development.

Staff conducted a site-by-site review of all potential development sites, citywide. Additional sites were nominated by community members under the auspices of the GPAC. As will be demonstrated below, staff currently believes that the RHNA allocation, plus a reasonable buffer, can be accommodated within ~~and around~~ the downtown.

5.2 INITIAL DEVELOPMENT POTENTIAL RANKING

Each site – or potential aggregation of sites – was analyzed to discern the likelihood and feasibility of development during the period 2023-2031. Factors such as underperforming or vacant uses, owner or developer interest, age and size of current improvements, site size, and site constraints were reviewed. Depending on these considerations, sites were ranked in colors from green to red:

1. **Green:** sites with a low level of analysis/justification required to be included, and with a high potential for development/redevelopment within the planning period. Includes vacant sites, large sites with potential for substantial development, sites with proposed or soon to be proposed projects, and approved projects that have not yet been built.
2. **Yellow:** sites requiring a greater level of analysis to be included, but with substantial potential for redevelopment. Includes sites requiring consolidation/aggregation of a few parcels under single ownership, sites in which a developer has expressed an interest in redeveloping, certain office developments, and partially vacant commercial.
3. **Orange:** sites requiring a high degree of analysis to be included, in which the City does not currently have a track record of redevelopment. Includes sites requiring consolidation of several lots under different ownership; redevelopment of existing, well-traveled shopping strips; gas stations, and fast-food restaurants. This also includes residential sites a significant distance away from amenities and transit. No sites in this category are included in the inventory.
4. **Red:** sites that are prohibited from development (for example, EBMUD right of way), sites already occupied by significant numbers of housing units (apartment complexes), and sites outside of the study areas approved for analysis by the City Council. No sites in this category are included in the inventory.

5.3 ZONED VERSUS REALISTIC CAPACITY

When establishing realistic unit capacity calculations, the jurisdiction must consider existing development trends of existing or approved residential developments at a similar affordability level in that jurisdiction, as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and floor area ratios. The capacity methodology must be adjusted to account for any limitation as a result of availability and accessibility of sufficient water, sewer, and dry utilities. For non-residential zoned sites (i.e., mixed-use areas or commercial sites that allow residential development), the capacity methodology must account for the likelihood of residential development on these sites. While a site may be zoned to accommodate, say, 100 units, site constraints or other development standards may preclude development to the full 100 units.

Since the certification of the last Housing Element, a series of new laws have been implemented that make it easier for developers to use the State density bonus provisions by providing a certain percentage of units in proposed developments as affordable.¹ As a result, many developers are taking advantage of the additional density offered, which has resulted in significant changes to the realistic capacity for development. The following table illustrates that for last five years from 2017-2021, all new residential development projects have been proposed and/or approved at densities above 100% of zoned density. Although the State has specifically stated that cities cannot rely on density bonuses alone to calculate capacity (primarily because use of the density bonus is optional), cities can use up to 100% of zoned density as the realistic capacity as long as the city can demonstrate that as-built densities are consistently above zoned density.

Table 2: 2017-2021 Residential Project Densities & Yields

Project Name	VLI Units	LI Units	Mod Units	AM Units	Base Units (Before SDBL)	Density Bonus Units (#)	Total Units	% BMR (of Base Units)	Density Bonus (%)	Project Density (units/acre)	Mathematical Capacity (units)	Yield % (Total Units / Mathematical Capacity)
Lenox Lafayette Circle 210 Lafayette Cir	0	0	2	10	12	0	12	17%	0%	32	13	90%
Valley View Apartments 1059 Aileen & 1044 Stuart	0	0	0	42	42	0	42	0%	0%	35	43	99%
The Mill at Brown Avenue 3408 Mt. Diablo Blvd	0	0	2	11	13	0	13	15%	0%	34	13	98%
950 Hough Avenue 950 Hough Ave	0	0	3	14	17	3	20	18%	18%	47	15	134%
Madison Park 3483 Golden Gate Way	6	4	0	42	52	19	71	19%	35%	48	52	136%
Miramar/Lafayette Lane 3470 Mt Diablo Blvd	38	0	0	108	146	20	166	26%	14%	40	146	114%
Samantha Townhomes 1050 Stuart St	0	0	2	10	12	0	12	17%	0%	29	14	83%
West End 3721 Mt. Diablo Blvd	0	0	2	10	12	2	14	17%	17%	47	11	133%
											Average Yield	111%

SOURCE: Lafayette Planning Department

MFR projects > 10 units of new construction in the Downtown

¹For more than forty years, California's Density Bonus Law (Government Code Section 65915 *et seq.*) has been a mechanism to encourage developers to incorporate affordable units within a residential project in exchange for density bonuses and relief from other base development standards through concessions and waivers. The amount of additional density allowed depends on the level of affordability provided.

Although the base density in the downtown is 35 dwelling units per acre, the average residential project has resulted in 39 du/ac due to the attractiveness of density bonus provisions to developers. Based on this history, the inventory generally calculates the realistic capacity as follows:

- 90% of base zoned density along Mt. Diablo Blvd – this conservative estimate is less than the 111% average for the past five years shown above and assumes some sites will be developed as mixed use, with ground floor commercial and residential above.
- 95% of base zoned density everywhere else – this conservative estimate is less than the 111% average for the past five years shown above.

5.4 IDENTIFICATION OF SITES FOR AFFORDABLE HOUSING

Sites on the Inventory must also be classified as suitable for various income levels including very low, low, moderate and above moderate. Several housing laws impact how sites are selected for inclusion by income category. In general, sites less than 0.5 acres cannot be considered as available for lower income development *unless* the jurisdiction demonstrates that it has a track record of affordable developments at this size of lot. For the initial proposed inventory, no individual site less than 0.5 acres was allocated toward lower income units; however, as per State guidance, such small sites could be considered either moderate income, above moderate income, or both.

The new requirements for Affirmatively Furthering Fair Housing (AFFH; AB 686) dictate that the City avoid, to the extent possible, the location of potential affordable housing in the inventory in a manner that would exacerbate existing concentrations of poverty, as well as contribute to increasing the number of lower-income households in lower-income neighborhoods. The City must also consider locating housing away from environmental constraints such as sea level rise, and near areas of higher or highest opportunities, including quality schools, parks, and educational opportunities. The State indicates that jurisdictions consider the following factors when determining the best locations for affordable housing.

- Proximity to transit.
- Access to high performing schools and jobs.
- Access to amenities, such as parks and services.
- Access to health care facilities and grocery stores.
- Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding.
- Proximity to available infrastructure and utilities.
- Sites that do not require environmental mitigation.
- Presence of development streamlining processes, environmental exemptions, and other development incentives.

One measurement tool to evaluate neighborhood amenities and resources is the Tax Credit Allocation Committee (TCAC) Opportunity Area Map. Each site in the inventory list is rated as either Low, Moderate, High or Highest Resource area utilizing the mapping tool (there are no “Low” or “Moderate” resource areas in Lafayette).

5.5 DISTRIBUTION OF UNITS BY AFFORDABILITY

Consistent with State guidance, individual sites less than 0.5 acres were initially assumed to be developed with moderate- and above-moderate income, split 50% to each. For sites larger than 0.5 acres, the distribution of units by income category fell into two types:

1. For sites in the pipeline, the actual proposed distribution of units by affordability was included. For example, the Brant, located at 3721 Mt. Diablo Blvd., will have a total of 66 units, of which 10 will be lower income. These are the figures used in the spreadsheet.
2. For all other sites, the distribution of units by affordability is in the same proportion as the RHNA allocation:

RHNA Allocation Income Distribution				
Very Low-Income	Low-Income	Moderate Income	Above Moderate Income	Total
28%	16%	15%	40%	100%

Thus, for a 1-acre site at 50 du/ac, the distribution would be as follows:

RHNA Allocation Income Distribution				
Very Low-Income	Low-Income	Moderate Income	Above Moderate Income	Total
14	8	8	20	50

The State recommends using the proportion of units in the RHNA allocation as a guide for allocating units among sites. This mathematical process is intended to demonstrate that there are enough sites zoned at appropriate densities to accommodate all of the RHNA allocation, rather than an assumption about where affordable units will actually be built. In part, this is because the City does not determine specific sites for affordable housing, but rather reviews and evaluates projects as they are proposed by developers.

In addition, because of new rules in the Housing Accountability Act’s “No Net Loss” provisions (SB 166 of 2017), the land inventory and site identification programs in the Housing Element must always include sufficient sites to accommodate the unmet RHNA, in terms of the number of housing units, as well as the level of affordability. When a site identified in the Element as available for the development of housing to accommodate the lower-income portion of the RHNA is developed at a higher income level, the locality must either (1) identify and rezone, if necessary, an adequate substitute site, or (2) demonstrate that the land inventory already contains an adequate substitute site. By distributing units to sites according to the distribution of the RHNA allocation – including above moderate income – it will be easier to ensure ongoing compliance with the No Net Loss provisions.

5.6 PROJECTS IN THE PIPELINE PROGRESS IN MEETING THE RHNA

In addition to the sites potentially available for development or redevelopment, projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period (July 1, 2022) may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. For these projects, affordability is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project. For pipeline projects projected to be completed within the planning period, the number and affordability level of below market rate units are established through the City’s Inclusionary Housing Ordinance or provisions of State Density Bonus law and approved through the entitlement process. Sales prices and rents for these units are based upon the income limits and rent limits published by the State annually and are deed restricted through an inclusionary housing agreement. Recordation of an inclusionary housing agreement outlining unit affordability for a project is a standard requirement prior to the project receiving its Certificate of Occupancy.

Identification of these sites is included in the sites spreadsheet, as each is presumed to receive its Certificate of Occupancy (C of O) after June 30, 2022. If any of these sites receives the C of O before this date, or the project does not continue, the spreadsheet will be modified accordingly.

Table 3: Pipeline Project Affordability and Status

<u>Project Name</u>	<u>Lower Income Capacity</u>	<u>Moderate Income Capacity</u>	<u>Above Moderate Income Capacity</u>	<u>Total Capacity</u>	<u>Project Status</u>
<u>The Brant</u>	<u>4</u>	<u>6</u>	<u>56</u>	<u>62</u>	<u>Under construction ; Anticipated completion Q1 2023</u>
<u>Woodbury Highlands</u>	<u>6</u>	<u>9</u>	<u>84</u>	<u>99</u>	<u>Anticipated completion Q1 2023</u>
<u>West End</u>	<u>0</u>	<u>2</u>	<u>10</u>	<u>12</u>	<u>Approved, not yet under construction</u>
<u>210 Lafayette Cir.</u>	<u>0</u>	<u>2</u>	<u>10</u>	<u>12</u>	<u>Completed Q4 2022</u>
<u>Samantha Townhomes</u>	<u>0</u>	<u>2</u>	<u>10</u>	<u>12</u>	<u>Approved, not yet under construction</u>
<u>Lynx/Schadek</u>	<u>1</u>	<u>0</u>	<u>8</u>	<u>9</u>	<u>Approved, not yet under construction</u>
<u>Mill at Brown</u>	<u>0</u>	<u>2</u>	<u>11</u>	<u>13</u>	<u>Anticipated completion Q1 2023</u>
<u>Madison Park</u>	<u>10</u>	<u>0</u>	<u>42</u>	<u>52</u>	<u>Approved, not yet under construction</u>
<u>950 Hough - Griggs</u>	<u>0</u>	<u>3</u>	<u>14</u>	<u>17</u>	<u>Approved, not yet under construction</u>
<u>Terraces</u>	<u>62</u>	<u>0</u>	<u>253</u>	<u>315</u>	<u>Approved, not yet under construction</u>

5.7 OTHER DEVELOPMENT, INCLUDING ACCESSORY DWELLING UNITS

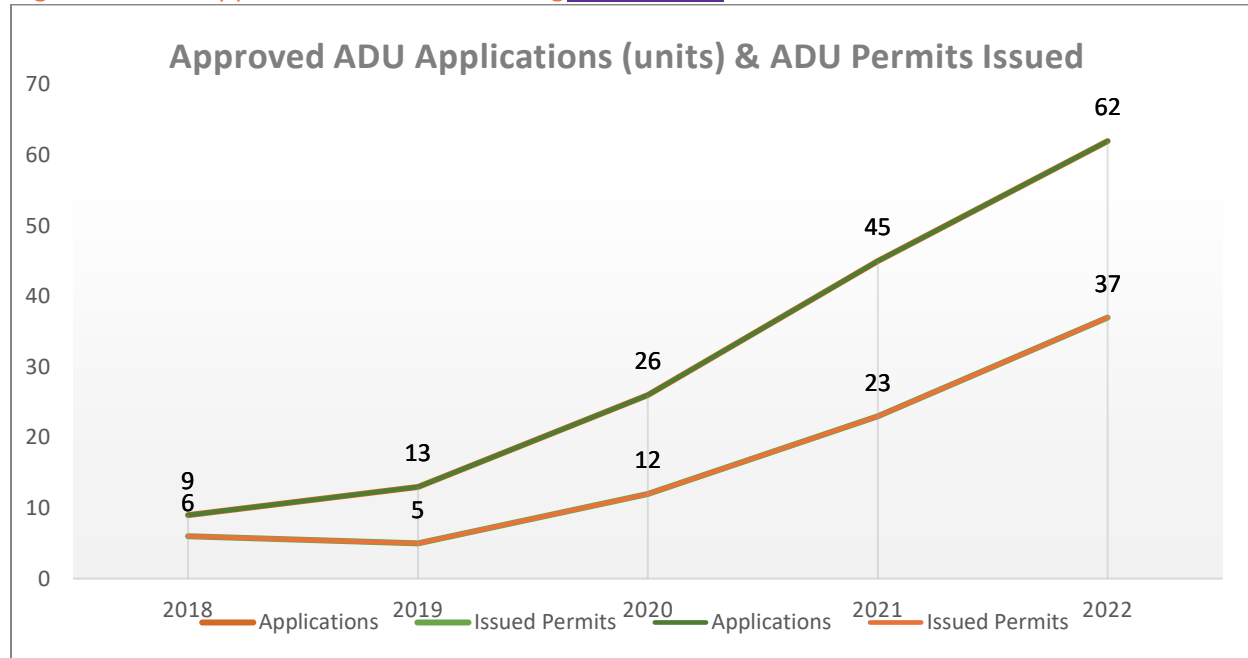
5.7.1 Accessory Dwelling Units

The State now allows jurisdictions to count projected development of accessory dwelling units (ADUs) based on prior years' production and trends. Substantial changes in State law pertaining to ADUs in the last several years have made it much easier for homeowners to create ADUs throughout Lafayette. According to City records, 95% of building permits for new housing units were ADUs or JADUs in 2021 (21 units) whereas ADUs and JADUS only comprised 18% of all residential building permits (15 units) in 2020. This increase in applications for these smaller units is due, in part, to the cost and time efficiency of the streamlined permitting processes and reduced construction costs of smaller unit sizes. Applications for ADUs and JADUs remain a high proportion of the proposed new residences in Lafayette with 27-37 new ADUs proposed-permitted in 2021-2022. The City anticipates a sustained interest in this housing type over the coming years, with additional streamlining and reduced fee incentive programs.

In 2022, the City received 58 applications for ADUs and approved 62 permits for ADUs. According to data collected by the City, between 2018 and through 2022, the following number of ADU/JADU permits were issued:

In the first five months of 2022 the City has received 20 applications for ADUs. According to data collected by the City, between 2019 and through 2022, the following number of ADU/JADU permits were issued:

Figure 1: ADU Applications and Permitting, 2018-2022



There are several factors that support this projected ADU development:

- **Zoning:** ADUs and Junior ADUs are permitted in every zoning district within the City. Parcels zoned for single family residences may develop both an ADU and a JADU and parcels with multifamily residences may have multiple ADUs and JADUs on the site. The addition of these smaller units throughout the City can efficiently use infill development to provide a housing product that is generally more affordable than others, such as single-family homes.
- **Development fees:** To support the production of ADUs, the City waives development fees for ADUs under 750 sq. ft. in area. The City [plans to further expand has adopted Implementation Program 6.3.c fee reductions to reduce fees](#) for all ADUs as a Housing Element program to reduce the development costs for this housing product.
- **Lot sizes:** Much of the City is restricted to single family uses with larger minimum lot standards. The median lot size in Lafayette is approximately 0.4 acres and the average is close to 1 acre. The availability of land on these larger lots in these single family zoning districts presents a significant opportunity for the creation of more ADUs on currently undeveloped land as well as the conversion of existing accessory buildings, such as pool houses or garages, which are common throughout the City.
- **Household income:** Per American Community Survey data, in 2019, Lafayette’s median household income was approximately \$180,000, nearly 180% of the median income for Contra Costa County as a whole. Property owners with significant disposable income

are more likely to have the resources available on-hand or access to a home equity line of credit to finance construction of ADUs. The City will continue to seek avenues to provide financial support to lower-income households for the construction of these wealth-building assets.

- Population demographics: Lafayette’s senior population continues to grow. According to 2020 American Community Survey data, approximately 14% of the City’s population is 65 years and older demonstrating a growing need for more senior housing options. Many seniors on fixed income would be unable to relocate given high housing costs, but the opportunity to create a smaller housing unit on their property has become an attractive option to remain within the community. The Senior Services Commission has expressed interest in ADUs as a housing option for the City’s aging population and the Housing Element includes a program to work with this Commission to further understand and support the housing needs of seniors.
- The analysis of permitting ADUs in the City of Lafayette, showing a significant uptick in permits (as well as applications) over the last several years confirms the City’s use of 30 ADUs annually in the inventory. In addition, this methodology was similarly used in a number of certified Housing Elements in southern California, such as Yorba Linda.

The City distributed a survey to ADU applicants who submitted applications to the City over the past five years to gain a better understanding of the barriers to constructing ADUs. Respondents identified two items that would have been most helpful in the design and construction process as reduced development fees and pre-approved plans. The City aims to promote ADU production by addressing these barriers through development fee reductions and preparation of pre-approved plans to reduce the overall cost and time required to construct a secondary unit. These actions are included in the Implementation Plan in Appendix G as programs 6.3.c ADU Fee Reductions and 6.3.a Permit-Ready ADUs respectively.

A study conducted by the Association of Bay Area Governments (ABAG) from September 2021 found that ADUs are rented at a variety of rates, including at lower incomes. Although the State has not yet officially approved the conclusions of the study, it has agreed that jurisdictions can allocate ADUs towards a range of income levels. For the purposes of this inventory, ADUs are distributed according to the affordability mix recommended by ABAG for use in the Bay Area: 30% very low-income, 30% low-income, 30% moderate-income, and 10% above moderate-income. The income distribution included in the study also demonstrates ADUs are available at rents accessible to lower-income households and can be one means by which the City can affirmatively further fair housing.

5.7.2 ~~Inclusion of BART Parking Lots in the Opportunity Sites Inventory~~ Publicly-Owned Sites

Removal of the BART Parking Lots from the Inventory

The City has-previously included the BART parking lots as opportunity sites in the inventory. The sites, collectively, represent nearly 12 acres of land that must be upzoned pursuant to AB 2923. However, it does not appear at this time there is a path forward for continued inclusion of the sites in the inventory.

The City’s final 6th cycle RHNA allocation of more than 2,000 units – more than five times the last allocation – was the result of the methodology used by the Association of Bay Area Government’s Housing Methodology Committee. The HCD-approved methodology weighed several factors to develop each jurisdiction’s allocation and, after nearly a year of revisions, the methodology focused on three

factors: Access to High Opportunity Areas, Access to Jobs by Transit, and Access to Jobs by Automobile. Because of the presence of the Lafayette BART station, the City’s initial draft allocation of 1,660 units increased to 2,114 units as a result of the changes to more heavily weigh access to transit. The City supports transit-oriented development at the BART station as an effective method for infill development that aligns with the City’s sustainability and housing production goals.

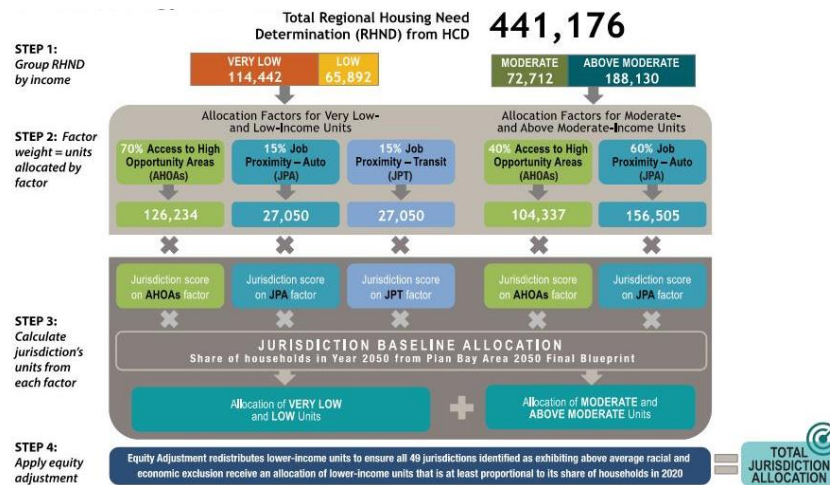


Figure 2: Graphic Depicting ABAG’s Final Regional Housing Needs Allocation Methodology

Despite the fact that the BART sites are no longer included in the inventory, the City has taken, and will continue to take, actions necessary to ensure these sites can be developed within the eight years of the 6th cycle Housing Element in the future. These actions include, but are not limited to, the following:

- Proactively upzoning the sites to 75 du/ac and allow five stories in height (rezoning to be completed, along with the required environmental review, beginning July 2022);
- Collaborate with BART staff dedicated to this work – the City has already initiated monthly meetings with BART staff to discuss strategies for moving Lafayette into the 10-year workplan;
- Research potential financial resources to assist in the development of the sites, including investigating ways to develop replacement parking scenarios and buy out the remaining leases for the solar panels; and
- Provide other support to BART to facilitate the opportunity to develop the sites within the eight-year period, including strategizing ways to address the need for replacement parking.

When BART initially drafted its workplan related to the requirements of AB 2923, the Lafayette BART sites were excluded from consideration in either the short- or mid-term development timeline, in part because of community concerns over the required density on the sites, which at 75 du/ac was far greater than anything Lafayette had ever considered. However, discussions among the General Plan Advisory Commission, the Planning Commission, and the City Council over the past two years have resulted in the consensus that accelerating the timeline for the BART sites to within the 6th cycle made good planning sense, given the growing climate and housing crises. Further, this site presents an opportunity for the City to meet a substantial amount of the RHNA allocation (approximately 825 units, as identified in the Inventory). For these reasons, all three decision-making bodies and many members of the public supported inclusion of the BART property in the Sites Inventory. However, ongoing

communications with BART staff indicate that moving up on the transit-oriented development workplan will be a heavy lift in a short amount of time, as BART will consider changes to its workplan in early 2023. Based on the number of steps needed to demonstrate a solid commitment to redeveloping the sites sooner rather than later, the BART sites are now no longer included in the inventory.

BART's criteria for prioritizing its sites for development weigh the relative strength of each station area in three overall categories:

- A. **Transit-Oriented Development (TOD) Market Readiness** — relative market strength using standard indicators, the ability of the surrounding environment to accommodate a viable TOD project with reduced auto dependence, and efforts made by local jurisdictions to streamline the development process. Lafayette scores highly in this category.
- B. **Local Support** — BART has considered “local support” in several ways, focused around the extent to which local jurisdictions have prepared a site for the possibility of TOD. While zoning is one factor, adopting changes to the municipal code can take years and the existence of a plan might not signal community support in the short term. For this reason, BART is also considering whether a local jurisdiction has expressed recent interest in development, and whether a community has been engaged in recent discussions about development of BART property.
- C. **Implementation Barriers and Opportunities** — This addresses the cost and complexity of BART replacement parking needs, station access, and other infrastructure that would need to be addressed as part of development.

Within each of these categories, there are additional factors to be considered to arrive at an ultimate score. The City is actively engaged with BART staff to discuss each of these categories to strategize ways to improve Lafayette's overall score, and thereby be considered for earlier implementation in the workplan.

Other Publicly-Owned Sites in the Inventory

There are two additional partially publicly owned sites in the inventory: 3501 Golden Gate Way (Park Theatre adjacent) and the United Methodist Church site. With respect to the former, two of the parcels are owned by the City and two are owned by a private owner. Together these sites result in a lot of 0.72 acres. At this time all sites are used for parking. The other siteThe one publicly-owned site in the inventory is located at 949 Moraga Rd, which includes a church owned and multiple eCity--owned parcels, again used for parking among other things. These sites have been on the inventory for two cycles and will comply with rezoning for reused sites. In addition, the Housing Element contains a new program. 6.1.6 that commits to facilitate development in the planning period to address compliance with the Surplus Land Act, including outreach with developers and property owners, removing barriers to development, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance on sites owned by the eCityCity. The City will ensure that sites will be available for development during the eight-year planning period.

5.7.3 Lot Consolidation

Over the past decade, Lafayette has seen the redevelopment of many of its existing larger parcels in the downtown into new multifamily housing, which has left only smaller parcels available for residential development. Of the seven sites included in the 5th Cycle opportunity sites inventory that were developed with housing, five required lot consolidation. Further, the City has recently approved several projects involving lot consolidation on sites that were not included in the 5th Cycle sites inventory, including Lynx (4 lots) and The Mill at Brown Avenue (2 lots).

Remaining downtown parcels that are likely to be redeveloped based upon the State’s opportunity site criteria are generally smaller in size and will require consolidation. In Lafayette, lot consolidation is handled ministerially and the City has included a program to waive fees for lot consolidation requests as part of multifamily development applications anticipating the future need for lot consolidation to build housing downtown. [The City’s experience with lot consolidation for recent development of new housing is shown in the following table.](#)

Table 4: Recent Developments Involving Lot Consolidation

Project Name	Number of Lots	Number of Owners	Unit Yield
Lynx <u>3458 Mt. Diablo Blvd</u>	<u>2</u>	<u>1</u>	<u>9 (1 BMR)</u>
Mill at Brown <u>3408 Mt. Diablo Blvd.</u>	<u>2</u>	<u>1</u>	<u>13 (2 BMR)</u>
Oak Hill <u>1001 Oak Hill</u>	<u>4</u>	<u>3</u>	<u>51 (48 BMR)</u>
Woodbury Highlands <u>3700 Mt. Diablo Blvd.</u>	<u>2</u>	<u>2</u>	<u>99 (15 BMR)</u>
Samantha Townhomes <u>1050 Stuart St</u>	<u>3</u>	<u>1</u>	<u>12 (2 BMR)</u>
Miramar/Corporate Terrace <u>3470 Mt. Diablo Blvd</u>	<u>2</u>	<u>2</u>	<u>166 (38 BMR)</u>
Madison Park <u>3483 Golden Gate Way</u>	<u>2</u>	<u>1</u>	<u>71 (9 BMR)</u>

6 SUMMARY OF INVENTORY

As seen in Table 4 below, the adequate sites analysis demonstrates that there is enough land to meet the City’s RHNA. The analysis for affordable housing units for extremely low, very low, and low-income households is based on the assumption that land zoned at densities higher than 30 units to the acre can facilitate affordable housing development. More than 50% of the City’s below market rate housing would be developed on lands that are currently occupied with existing uses. However, the city is experiencing a high volume of residential and mixed-use development projects looking to revitalize these sites and seeking density bonus and other incentives to achieve higher density residential development.

The inventory of opportunity sites includes a range of sites located Citywide that could be developed with up to 2,144 new housing units, plus a buffer of approximately 1,000 units to ensure ongoing compliance with “no net loss” provisions. Table 3 provides a high-level summary of the sites listed on the Sites Inventory broken down by income.

Table 5: Sites Inventory Affordability Breakdown

Planning Area	Common Name	Very Low	Low	Moderate	Above Moderate	Total Units	% of Total
1	West End North	15	8	8	21	52	2%
2	West End South	107	61	57	152	377	13%
3	Downtown Core North	95	57	50	178	380	13%
4	Downtown Core South	12	7	7	17	43	2%
5	East End North	153	87	82	218	540	19%
6	East End South	53	30	28	76	187	7%
9	DeSilva N	18	10	10	26	64	2%
13	Dewing/Brook/Rosedale	52	38	38	69	197	7%
ADUs	Accessory Dwelling Units	84	84	84	28	280	10%
Pipeline	Pipeline Projects	44	66	20	596	726	25%
TOTAL		633	448	384	1,381	2,846	100%
RHNA		599	344	326	845	2,114	-
Buffer		34	104	58	536	732	-
		6%	30%	-	-	-	-

The Sites Inventory was developed to meet all applicable statutory requirements and provide a realistic and achievable roadmap for the city to meet and potentially exceed its RHNA. The Sites Inventory is summarized as follows:

- The housing sites are spread throughout the city, with all located in high resource areas, to meet AFFH requirements.
- The housing projections require rezoning on the BART sites.
- It includes conservative production and density assumptions for the identified housing sites.
- The city has a significant number of pipeline projects that are anticipated to be completed by the end of the 6th housing cycle.
 - 150+ housing units are currently under construction; and
 - 570+ housing units are approved or entitled.
- The housing projections do not have any reliance on new units developed under SB9.

In addition, the City's General Plan Update process is currently underway, and other Elements of the General Plan will be updated to be consistent with the Housing Element as part of this process.

7 NON-VACANT AND RE-USED SITES ANALYSIS

State law requires that for nonvacant sites, the City must demonstrate the potential and likelihood of additional development within the planning period based on extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development, current market demand for the existing use, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

New multifamily development within Lafayette will be predominantly located within the downtown where there are few sites that can be considered vacant. Given the lack of vacant land, the City has developed a substantial track record of nonvacant sites redeveloping from non-housing to housing uses. Subsequent to the last Housing Element, the City revised the zoning code to allow residential development by-right in the Downtown area, resulting in a substantial increase in the number of new housing projects that were proposed and approved.

The following table illustrates that 474 total units in the pipeline are being developed on non-vacant sites. Of these, 65 units are affordable, either because of inclusionary obligations or because the projects used density bonuses resulting in more affordable units than those required under inclusionary housing requirements. In addition, the uses existing on-site were fully operational at the time development proposals were submitted to the City demonstrating that even properties with active commercial uses have been changed to residential. The existing uses included offices, retail, a gas station and auto repair facility, and associated parking areas. Examples in the table below included a mix of active and inactive uses. Seven out of ten of these projects that are either approved or under construction are on sites that were not identified as opportunity sites in the 5th Cycle Housing Element. Additionally, most of the existing structures on these sites are newer than those on opportunity sites included as part of the sites inventory. One project of particular note is Lafayette Lane, which is an office complex with several active leases that has been approved for conversion to a mixed-use development with 166 new housing units.

As demonstrated by the range of previous land uses for these pending projects, the potential value of new housing in Lafayette often outweighs the value of continuing current uses, regardless of contract terms. -In the sites inventory, the City has identified non-vacant sites with existing uses similar to those on redeveloped sites to best reflect the local market trends. In addition, many of these sites were in prior Housing Element inventories, indicating that there is a trend for prior sites to be redeveloped, which was facilitated by making housing development by-right.

Table 6: Projects including Redevelopment of Non-Vacant Sites

Project Name	Acres	In Prior HE?	Prior Use	Year Built	Imp/Land Value Ratio	BMR	TOTAL	COMMENTS
"The Brant" (Lennar) 3666 Mt Diablo Blvd	2.00	Y	Restaurant, Office Building, Auto Repair and Parking	-	-	10	66	Existing structures were aging (built in the 1950s) and the lots had substantial surface parking lots. Given its location near goods, services, and transit, the site was ideal for redevelopment into a mixed-use project.
Outdo 3742 Mt Diablo Blvd	0.37	N	Offices and Parking	1977	1.4	0	6	The site had leased offices and an aging office building.
"Woodbury Highlands" 5 Woodbury Highlands Court	2.00	Y	Two Office Complexes and Parking	1975	1.5	15	99	The site had leased offices
"West End" 3721 Mt Diablo Blvd	0.30	N	Convalescent Home and Parking	1961	0.7	2	12	This property had an aging structure that did not take advantage of the full development potential of the lot.
Lenox Lafayette Circle 210 Lafayette Circle	0.38	N	Restaurant and Parking	1950	-	2	12	The site contained an aging restaurant building with a large parking lot to the rear.
"Lafayette Lane" (Corporate Terrace) 3470 Mt. Diablo Blvd	4.16	N	Office Complex and Parking	1982	3.0	38	166	The office complex was largely leased at the time of the development proposal.
Lynx/Schadek 3458 Mt Diablo Blvd	0.76	Y	Construction Office and Parking	-	0.2	1	9	The existing use was no longer the highest and best use for the property and is located in the East End, which has seen redevelopment from similar uses to mixed-use projects.
"The Mill at Brown Avenue" 3408 Mt. Diablo Blvd	0.38	N	Gas Station/Auto Repair	1959 & 1961	-	2	13	The East End contains numerous automotive services but has had several parcels be redeveloped into mixed use development.
Madison Park 3483 Golden Gate Way	1.49	N	Residential Units Partially Converted to Office/Service and Parking	1962	-	46	71	The existing structure contained a mix of apartments and personal services, such as hair stylists. The structure was not well maintained, and the large, regularly shaped parcel was desirable for redevelopment.
950 Hough (Griggs)	0.43	N	Retail Service and Parking	1986	-	3	20	Existing 3,000 sq.ft. one story commercial serving multiple small businesses.
			TOTALS			119	474	

In addition to these pipeline projects, the City receives ongoing interest from developers regarding the possibility of redeveloping sites from commercial uses to residential uses. As the demand for commercial space, especially for offices, continues to evolve, some developers will look to redevelop older commercial sites for housing, a trend that will likely continue for the foreseeable future.

9 Compliance With AB 725

~~AB 725~~: For jurisdictions that are considered Metropolitan, the element must identify at least 25 percent of the remaining moderate and above-moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater) (Gov. Code, § 65583.2, subd. (c)(4)).

The inventory demonstrates there are no sites that allow less than the prescribed amount for moderate and above-moderate income housing.

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
LAFAYETTE	954 Risa Rd	94549	241-010-022	A	West End Commercial	C	0	35	0.26	Offices; residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23	8	21	52	Reduced realistic capacity by 5 units to address replacement of		
LAFAYETTE	950 Risa Rd	94549	241-010-023	A	West End Commercial	C	0	35	0.26	Residential, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	946 Risa Rd	94549	241-010-029	A	West End Commercial	C	0	35	0.29	Residential, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	3742 Mt. Diablo Blvd	94549	241-010-042		West End Commercial	C	0	35	0.37	Offices and parking	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			6	6		6	Outdo (under construction)
LAFAYETTE	3676 Mt. Diablo Blvd	94549	241-020-020		West End Commercial	C	0	35	2.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	6	56	62		62	The Brant (nearing completion)
LAFAYETTE	5 Woodbury Highlands Ct	94549	241-020-011		West End Commercial	C	0	35	2	Offices and parking	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	9	84	99		99	Woodbury Highlands (nearing completion)
LAFAYETTE	3721 Mt. Diablo Blvd	94549	241-050-015		West End Commercial	C	0	35	0.3	Real estate office	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	2	10	12		12	West End (approved, not yet under construction)
LAFAYETTE	3671 Mt. Diablo Blvd	94549	241-030-002	B	West End Commercial	C	0	35	1	Landscape supply b	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	25	9	23	83			
LAFAYETTE	3669 Mt. Diablo Blvd	94549	241-030-003	B	West End Commercial	C	0	35	0.12	Offices	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	3667 Mt. Diablo Blvd	94549	241-030-004	B	West End Commercial	C	0	35	0.16	Vacant office buildi	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	3667 Mt. Diablo Blvd	94549	241-030-031	B	West End Commercial	C	0	35	0.22	Accessory building	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	3703 Mt. Diablo Blvd	94549	241-050-006	C	West End Commercial	C	0	35	0.16	Financial services of	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	19	6	17	42			
LAFAYETTE	3701 Mt. Diablo Blvd	94549	241-050-007	C	West End Commercial	C	0	35	0.14	Offices and parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	3705 Mt. Diablo Blvd	94549	241-050-017	C	West End Commercial	C	0	35	0.2	Restaurant, retail,	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	3707 Mt. Diablo Blvd	94549	241-050-018	C	West End Commercial	C	0	35	0.45	Paint store and par	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	3651 Mt. Diablo Blvd	94549	241-030-011	D	West End Commercial	C	0	35	0.11	Restaurants	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19	6	17	42			
LAFAYETTE	3659 Mt. Diablo Blvd	94549	241-030-010	D	West End Commercial	C	0	35	0.28	Parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	959 Mountain View Dr	94549	241-030-012	D	West End Commercial	C	0	35	0.12	Insurance office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	955 Mountain View Dr	94549	241-030-013	D	West End Commercial	C	0	35	0.22	Salon and spa	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	953 Mountain View Dr	94549	241-030-014	D	West End Commercial	C	0	35	0.22	Commercial space	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3675 Mt. Diablo Blvd	94549	241-030-034	E	West End Commercial	C	0	35	0.48	Parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	100	34	91	225			
LAFAYETTE	3675 Mt. Diablo Blvd	94549	241-030-033	E	West End Commercial	C	0	35	1.95	Offices and parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3685 Mt. Diablo Blvd	94549	241-050-024	E	West End Commercial	C	0	35	1.3	Offices and parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3687 Mt. Diablo Blvd	94549	241-050-022	E	West End Commercial	C	0	35	0.9	Offices and parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3685 Mt. Diablo Blvd	94549	241-050-023	E	West End Commercial	C	0	35	0.4	Parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	Happy Valley Rd	94549	243-050-013		Downtown Core	X	0	35	1.28	Utility station	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	38	13	34	85			
LAFAYETTE	1001 Oak Hill Rd	94549	243-030-033	F	Downtown Core	SRB	0	35	0.19	Retail	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	45	51		51	Oak Hill Rd proposal (under review)
LAFAYETTE	1009 Oak Hill Rd	94549	243-030-041	F	Downtown Core	SRB	0	35	0.4	Retail	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
LAFAYETTE	1007 Oak Hill Rd	94549	243-030-020	F	Downtown Core	SRB	0	35	0.34	Offices	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
LAFAYETTE	Oak Hill Rd	94549	243-030-038	F	Downtown Core	SRB	0	35	0.2	Parking lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
LAFAYETTE	3578 Terrace Way	94549	243-030-023	G	Downtown Core	SRB	0	35	0.11	Commercial; reside	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	22	8	20	50		50	Reduced realistic capacity by 19 units to address replacement of
LAFAYETTE	1000 S. Thompson Rd	94549	243-030-024	G	Downtown Core	SRB	0	35	0.34	Residential, 4	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3576 Terrace Way	94549	243-030-030	G	Downtown Core	SRB	0	35	0.21	Residential, 3	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3574 Terrace Way	94549	243-030-031	G	Downtown Core	SRB	0	35	0.19	Residential, 4	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3572 Terrace Way	94549	243-030-021	G	Downtown Core	SRB	0	35	0.13	Residential, 6	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3601 Happy Valley	94549	243-060-002-9	H	Downtown Core	SRB	0	35	0.27	Residential, 8	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	5	14	36		36	Reduced realistic capacity by 8 units to address replacement of
LAFAYETTE	3603 Happy Valley	94549	243-060-019-3	H	Downtown Core	SRB	0	35	0.35	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	1010 Oak Hill Rd	94549	243-020-007-7	I	Downtown Core	RB	0	35	0.17	Real estate office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	36	13	12				
LAFAYETTE	1014 Oak Hill Rd	94549	243-020-030-9	I	Downtown Core	RB	0	35	0.11	Small retail space	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	1018 Oak Hill Rd	94549	243-020-010-1	I	Downtown Core	RB	0	35	0.48	Restaurant and par	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	1024 Oak Hill Rd	94549	243-020-011-9	I	Downtown Core	RB	0	35	0.03	Small retail space	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	Oak Hill Rd	94549	243-020-031-7	I	Downtown Core	RB	0	35	0.12	Parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	Mt. Diablo Blvd	94549	243-020-039	I	Downtown Core	RB	0	35	1.32	Retail and parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	10	12		12	Lenox Homes at 210 Lafayette Cir. (completed December 2022)
LAFAYETTE	210 Lafayette Cir	94549	243-150-017	I	Downtown Core	SRB	0	35	0.38	Vacant restaurant s	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
LAFAYETTE	3533 Mt. Diablo Blvd	94549	243-170-013	J	Downtown Core	RB	0	35	0.13	Vacant retail space	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8	3	7	18			
LAFAYETTE	3529 Mt. Diablo Blvd	94549	243-170-014	J	Downtown Core	RB	0	35	0.44	Vacant retail space	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3625 Mt. Diablo Blvd	94549	243-110-027	J	Downtown Core	SRB	0	35	0.82	Drug store with lea	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	4	10	25			
LAFAYETTE	3470 Mt. Diablo Blvd	94549	243-011-054	K	East End Commercial	C-1	0	35	3.88	Offices and parking	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	38	0	108	146		146	Lafayette Lane
LAFAYETTE	3462 Mt. Diablo Blvd	94549	243-011-030	K	East End Commercial	C-1	0	35	0.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
LAFAYETTE	3396 Mount Diablo Blvd	94549	233-032-025		East End Commercial	C-1	0	35	1.04	Veterinary and real	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21	7	19	46			
LAFAYETTE	3406 Mt. Diablo Blvd	94549	233-032-006		East End Commercial	C-1	0	35	1.01	Restaurant, office b	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	32	11	29	71			
LAFAYETTE	3406 Mt. Diablo Blvd	94549	233-032-006		East End Commercial	C-1	0	35	0.39	Restaurant, office b	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8	3	7	17			
LAFAYETTE	1044 Stuart St	94549	233-032-003	L	East End Commercial	C-1	0	35	0.38	Warehouse and par	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3434 Mt. Diablo Blvd	94549	233-040-024	M	East End Commercial	C-1	0	35	0.87	Auto repair shop	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	20	7	18	45			
LAFAYETTE	3430 Mt. Diablo Blvd	94549	233-040-039	M	East End Commercial	C-1	0	35	0.16	Auto repair shop	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	1032 Stuart St	94549	233-021-007-7	N	East End Commercial	C-1	0	35	0.25	Parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	5	14	33			
LAFAYETTE	3380 Mt. Diablo Blvd	94549	233-021-006-9	N	East End Commercial	C-1	0	35	0.13	Tool and equipmen	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	Mt. Diablo Blvd	94549	233-021-005-1	N	East End Commercial	C-1	0	35	0.13	Parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3372 Mt. Diablo Blvd	94549	233-021-014	N	East End Commercial	C-1	0	35	0.25	Dental offices and	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	1041 Blackwood Ln	94549	233-040-006	O	East End Commercial	C-1	0	35	0.32	Warehouse and par	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	45	15	40	100			
LAFAYETTE	1029 Blackwood Ln	94549	233-040-007	O	East End Commercial	C-1	0	35	0.67	Auto repair shop	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	1005 Blackwood Ln	94549	233-040-035	O	East End Commercial	C-1	0	35	0.43	Auto repair shop	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
LAFAYETTE	Moraga Rd	94549	241-200-024	DD	Administrative / Professional	MRO	0	35	0.25	Commercial building	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	3	9	22			
LAFAYETTE	919 Moraga Rd	94549	241-200-025	DD	Administrative / Professional	MRO	0	35	0.43	Dentist and vet office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	907 Moraga Rd	94549	241-200-027	EE	Administrative / Professional	MRO	0	35	0.36	Dental offices and parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	4	9	23			
LAFAYETTE	901 Moraga Rd	94549	241-200-040	EE	Administrative / Professional	MRO	0	35	0.21	Offices and parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	3530 Oconner	94549	241-200-041	EE	Administrative / Professional	MRO	0	35	0.14	Parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
LAFAYETTE	972 Hough Ave	94549	243-180-016	FF	High Density Multifamily Residential	MRA	0	35	1.06	Parking lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	35	19	19	73	Reduced realistic capacity by 1 unit to address replacement of		
LAFAYETTE	941 Moraga Rd	94549	243-210-013	FF	Administrative / Professional	MRO	0	35	0.12	Parking lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	943 Moraga Rd	94549	243-210-014	FF	Administrative / Professional	MRO	0	35	0.35	Parking lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	945 Moraga Rd	94549	243-210-015	FF	Administrative / Professional	MRO	0	35	0.1	Parking lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	949 Moraga Rd	94549	243-210-016	FF	Administrative / Professional	MRO	0	35	0.17	Parking lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	948 East St	94549	243-210-004	FF	High Density Multifamily Residential	MRA	0	35	0.46	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant							
LAFAYETTE	950 Hough Ave	94549	243-190-003		Downtown Core	RB	0	35	0.43	Commercial building	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	3	14	17	950 Hough - Griggs (approved, not yet under construction)		
LAFAYETTE	3233 Deer Hill	94549	233-131-029		Single Family Residential	DR-6S	0	0.1	22.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	62	0	253	315	Terraces (approved, not yet under construction)		

APPENDIX C - Attachment B
Sites Inventory Parcel Analysis

SITE 1: Overview

Address	3671 MT. DIABLO	3669 MT. DIABLO	3667 MT. DIABLO	3667 MT. DIABLO	
Parcel Number	241-030-002	241-030-003	241-030-004	241-030-031	Total
Size (acres)	1	0.12	0.16	0.22	1.5
Existing uses	Landscape supply business	Offices	Vacant office building and parking	Accessory building and parking	-
Status	Operating business	Operating business	Vacant	Vacant	-
Year Built	1946	1931	1949	1947	-

SITE 1: Detailed Analysis of Parcels

Item	Data
Parcel numbers	241-030-002,003,004,031
Consolidated Site	A
Size (acres)	1.5
GP designation	West End Commercial
Zoning designation	Commercial (C)
Vacant (Y/N)	No
If not vacant, existing uses	Landscape supply business Offices Vacant office building and parking Vacant office and storage building and parking
Map attached (Y/N)	Y

Included in 5th Cycle Housing Element (Y/N)	Yes
Environmental constraints	Site is level at the front and has a gradual slope towards the rear with a 12' difference in grade between the northern and southern boundaries.
Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)	Yes - current
Analysis of non-vacant and underutilized lands	The site is underutilized as it is less than a half mile from BART and services. Existing buildings are over 70 years old and do not maximize use of the lot area, much of which is currently used as surface parking and storage for landscaping supplies. Two of the four commercial spaces are currently vacant. Realistic capacity takes advantage of topography and assumes mixed use development.
Identification of zoning appropriate for housing for lower-income households?	Currently zoned for 35 du/a; proposed zoning of 40 du/a
Distance to transit (miles)	0.4 mi
Distance to grocery store (miles)	0.1 mi
Realistic development capacity calculation accounting for site improvements & land use controls	47 units (28 BMR units)
Income category	LI, MOD, AMOD
Potential for parcel consolidation	Parcels 241-030-004 and 241-030-031 are in common ownership. The site is adjacent to a multifamily development and within walking distance to BART and grocery stores – factors that make it attractive to mixed use or residential developers. Given the City's experience with lot consolidation on other parcels, such as the Woodbury, the Lafayette Mercantile and others, this site could be developed within the planning period.

	<p>Individual APNs for this site could be developed one at a time but the capacity would be difficult to achieve at maximum levels. This is principally the result of the smallness of the sites, which vary from 0.12 acres to 1.00 acre. Although the largest APN could conceivably carry more units, it still would be a small development, especially given the City’s goal of providing mixed-use developments along Mt. Diablo Blvd.</p>
<p>Methodology used to calculate realistic capacity</p>	<p>Realistic capacity takes advantage of the change in topography between the front of the site and the rear. There is about a ten foot drop in elevation between the front and rear of this site. Given the lot depth of the site, it would be possible to accommodate an additional story in the rear of the site. Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above and in the rear of the site). Individually, the smaller APNs could probably only achieve 50% of maximum capacity.</p>
<p>Relocation Issues</p>	<p>Site does not contain residential units; commercial uses will have to be relocated if housing is built on this site.</p>

SITE 2: Overview

Address	3703 MT DIABLO BLVD	3701 MT DIABLO BLVD	3705 MT DIABLO BLVD	3707 MT DIABLO BLVD	
Parcel Number	241-050-006	241-050-007	241-050-017	241-050-018	Total
Size (acres)	0.16	0.14	0.2	0.45	0.95
Existing uses	Financial services offices	Offices and parking	Restaurant, retail, parking	Paint store and parking	-
Status	Operating business	Operating business	Operating business	Operating business	-
Year Built	1940	1981	1965	1945	-

SITE 2: Detailed Analysis Of Parcels

Item	Data
Parcel numbers	241-050-006, 007, 017, 018
Consolidated Site	B
Size (acres)	0.95
GP designation	West End Commercial
Zoning designation	Commercial (C)
Vacant (Y/N)	No
If not vacant, existing uses	Financial services offices Offices and parking Restaurant, retail and parking Paint store and parking
Map attached (Y/N)	Y

Included in 5th Cycle Housing Element (Y/N)	Yes
Environmental constraints	Flat site adjacent to existing multifamily residential complex.
Infrastructure, including planned water, sewer, and other dry utilities supply (Y/N)	Yes - current
Analysis of non-vacant and underutilized lands	Several restaurants have operated for short periods of time and closed at this location. There have also been previous noise and nuisance complaints associated with the operation of a restaurant so close to a residential development. Realistic capacity assumes mixed use development, with ground floor retail facing Mt. Diablo.
Identification of zoning appropriate for housing for lower-income households?	Currently zoned for 35 du/a; proposed zoning of 40 du/a
Distance to transit (miles)	0.6 mi
Distance to grocery store (miles)	0.3 mi
Realistic development capacity calculation accounting for site improvements & land use controls	30 units (17 BMR units)
Income category	LI, MOD, AMOD
Potential for parcel consolidation	The site is flat, adjacent to a multi-family development and within walking distance to BART – factors that make it attractive to mixed use or residential developers.
Methodology used to calculate realistic capacity	<p>Because the site fronts Mt. Diablo Blvd., the realistic capacity assumes mixed use development (commercial on ground floor, housing above). This is consistent with the direction set forth in the Downtown Specific Plan which presently requires commercial uses on the ground floor of buildings fronting Mt. Diablo Blvd. The capacity for residential in this configuration is therefore less than it would be were the site used completely for residential.</p> <p>Individual APNs for this site could be developed one at a time but the capacity would be difficult to achieve at maximum levels. This is principally the result of the smallness of the sites, which vary from 0.14 acres to 0.45 acres. Although the</p>

	largest APN could conceivably carry more units, it still would be a very small development.
Relocation Issues	Potentially minor and potentially only temporary – some of the businesses can be worked into the ground floor commercial portion of the mixed use development.



SITE 3: Overview

Address	3651 MT DIABLO BLVD	3659 MT DIABLO BLVD	959 MOUNTAIN VIEW DR	955 MOUNTAIN VIEW DR	953 MOUNTAIN VIEW DR	<i>Total</i>
Parcel Number	241-030-011	241-030-010	241-030-012	241-030-013	241-030-014	-
Size (acres)	0.11	0.28	0.12	0.22	0.22	0.95
Existing uses	Restaurants	Parking lot	Insurance office	Salon and spa	Commercial space	
Status	Operating businesses	N/A	Operating business	Operating business	Operating business	
Year Built	1946	N/A	1941	1936	1937	

SITE 3: Detailed Analysis Of Parcels

Item	Data
Parcel numbers	241-030-011, 010, 012, 013, 014
Consolidated Site	C
Size (acres)	0.95
GP designation	West End Commercial
Zoning designation	Commercial (C)
Vacant (Y/N)	No
If not vacant, existing uses	Restaurants Parking lot Salon and spa Office space
Map attached (Y/N)	Y