

**We recognize that housing is a huge concern for County officials.** Does this development proposal truly address these housing concerns and provide ‘**needed**’ housing”?

- **Regional Housing Needs Assessment (RHNA) Above-Moderate Income unit requirements are more than met; Moderate Income and RHNA Lower Income unit requirements fall short.** The Spieker proposal is for acutely *Above-Moderate income* residents; a RHNA need and category amply fulfilled in both Unincorporated Contra Costa County and the City of Walnut Creek jurisdictions, the proposal’s desired location (see tables at end), whereas the *Moderate income* category comes up short.  
[2021 CCCo General Plan Annual Progress Report](#) report pg 6; pgs 6,9 [2020 CCCo General Plan Annual Progress Report](#) pgs 6,9; [2021 Walnut Creek Housing Element Annual Progress Report](#) pg 33 [2020 WALNUT CREEK HOUSING NEEDS ANNUAL REPORT](#) pg 15;
- **Walnut Creek’s Continuing Care Retirement Community (CCRC) Senior Living needs ARE met:** Walnut Creek (WC) already offers an abundance of Senior Living options (including 525 units of CCRC options currently offered or under construction in WC). Consider these facts:
  - There is no CCRC supply shortage in Walnut Creek: Walnut Creek CCRC units have vacancy (*Viamonte*); **AND** an additional 350 units will open soon (*Oakmont Shadelands*), creating more vacancy. This proposal’s type of housing is readily available, as is traditional Senior housing in Walnut Creek.
  - Bidding Wars prevail for WC Family/Workforce homes, due to scarcity. These homes are desirable, needed, and in short supply. Arguments pointing to a “trickle down” effect from Seniors leaving “affordable” homes in their community aren’t plausible. The proposal’s prospective tenants will seek top dollar to fund their move. Additionally, most current deposits for the proposed development come from nearby affluent communities, not Walnut Creek. Families want to live in Walnut Creek, that should be considered whenever new housing is proposed. [Pg A-197 Focus Group Discussion - Housing Solutions in Walnut Creek](#)
  - CCRC Depositors change their minds when it comes to actual commitment. Similar to the Spieker Development’s list of depositors, the existing Walnut Creek *Viamonte* CCRC had 800 depositors for nearly 200 units before it opened. It now has ample vacancy. Depositors know they can get 100% of their \$1,000 deposits returned. Using “*the Fear of Missing Out*” is the developer’s effective presentation tactic when soliciting refundable deposits.
  - Walnut Creek has an abundance of Seniors **because** they have provided housing for Seniors. Seniors are 35% of the population of Walnut Creek compared to 20% of the population in Contra Costa County (2020). WC Seniors choose from an abundance of senior options. [CCCo Area Agency on Aging - Page 6-7](#)
- **The site is VERY suitable to the “families/workforce” demographic;** it’s walkable to bus lines and BART (1.5 mi approx), has bike/walking paths to all areas of Walnut Creek including schools, shopping, parks offering children’s play areas, and organized sports fields -soccer, baseball, swimming.
- **The proposal requires a change to the County General Plan to allow a huge leap in intensity and density** for a development that doesn’t meet housing needs.

**A tremendous amount of landscape destruction & disruption** will result because the developer is asking to put aside County protective residential ordinances for hillside, slope, ridgeline, tree, open space, and affordability on the technicality that the Spieker proposal is “*Not a Residential but a Service Community*”. Allowing the GPA would bring a great amount of environmental and community disruption and incongruence with **no return of needed housing**.

Fulfillment data for Income-level categories for **unincorporated** Contra Costa County.

2021: 80% of *above-moderate* income level permits issued; 15% of *moderate* income level permits issued

In 7th year of 8 cycle: overwhelming 362% fulfillment of *above-moderate* income housing; 70% of *moderate* income

Source: [2021 County General Plan Annual Progress Report \(report page 6\)](#)

**TABLE 3: UNIT COUNT - UNINCORPORATED COUNTY HOUSING PRODUCTION**

Income Level		RHNA by Income Level	Permits Issued in 2021 <sup>2</sup>	Total 5 <sup>th</sup> Cycle Permits Issued <sup>3</sup>	Total RHNA Remaining
Very-Low	Deed Restricted	374	12 (3.2%)	74 (19.8%)	275
	Non-Restricted		24 (6.4%)	25 (6.7%)	
Low	Deed Restricted	218	0 (0.0%)	174 (79.8%)	2
	Non-Restricted		33 (15.1%)	42 (19.3%)	
Moderate	Deed Restricted	243	24 (9.9%)	24 (9.9%)	78
	Non-Restricted		12 (4.9%)	141 (58.0%)	
Above-Moderate		532	422 ( <del>25.8%</del> )	1,928 (362.4%)	0
<b>TOTAL</b>		<b>1,367</b>	<b>527 (38.6%)</b>	<b>2,408 (176.2%)</b>	<b>355</b>

The County issued 527 permits for new residential units in 2021, equaling 38.6 percent of the entire eight-year 5<sup>th</sup> Cycle RHNA. This represents a 384.7 percent increase from the County's 2020 RHNA production. With the advent of the COVID-19 pandemic, 2020 was the lowest year of housing production for the County in this cycle. Through 2021, the seventh year of the 5<sup>th</sup> Cycle RHNA, the County has issued permits for 176.2 percent of its gross RHNA, nearly quadrupled its share of above-moderate-income units, and nearly completed its share of low-income units. In 2021 the County issued permits for 36 units affordable to very-low-income households, 33 units affordable to low-income households, 36 units affordable to moderate-income households, and 422 above-moderate-income households. While it appears that the low-income allocation will be met, fulfilling the moderate and very-low allocations is unlikely given the outstanding number of units and lack of projects in the development pipeline that propose units in these income categories.

Income-level categories fulfilled by the City of Walnut Creek:

Source: [2021 City of Walnut Creek Housing Element Annual Progress Report page 33](#)

2021 WALNUT CREEK Housing Element Annual Progress Report													
TABLE B - Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
Income Level	RHNA Allocation	Restrictions	Year 1 - 2015	Year 2 - 2016	Year 3 - 2017	Year 4 - 2018	Year 5 - 2019	Year 6 - 2020	Year 7 - 2021	Year 8 - 2022	Year 9 - 2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	604	Deed restricted	0	42	0	43	0	11	0	0	0	99	505
		Non-Restricted	0	0	0	0	0	0	3	0	0		
Low	355	Deed restricted	0	16	0	2	0	0	0	0	0	30	325
		Non-Restricted	0	0	0	5	0	3	4	0	0		
Moderate	381	Deed restricted	0	1	0	0	0	0	0	0	0	74	307
		Non-Restricted	3	11	6	16	9	11	17	0	0		
Above Moderate	895		562	392	119	94	368	157	106	0	0	1,798	0
<b>Total Units</b>			<b>565</b>	<b>462</b>	<b>125</b>	<b>160</b>	<b>377</b>	<b>182</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>2,001</b>	
<b>Total RHNA</b>	<b>2,235</b>		<b>Total Remaining Need for RHNA Period</b>										<b>1,137</b>

\*Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Updated County Allocation requirements for 2023 to 2031

[FINAL REGIONAL HOUSING NEEDS ALLOCATION \(RHNA\) PLAN: San Francisco Bay Area, 2023-2031](#) pg 25

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
<b>CONTRA COSTA COUNTY</b>					
Antioch	792	456	493	1,275	3,016
Brentwood	402	232	247	641	1,522
Clayton	170	97	84	219	570
Concord	1,292	744	847	2,190	5,073
Danville	652	376	338	875	2,241
El Cerrito	334	192	241	624	1,391
Hercules	344	198	126	327	995
Lafayette	599	344	326	845	2,114
Martinez	350	201	221	573	1,345
Moraga	318	183	172	445	1,118
Oakley	279	161	172	446	1,058
Orinda	372	215	215	557	1,359
Pinole	121	69	87	223	500
Pittsburg	516	296	346	894	2,052
Pleasant Hill	566	326	254	657	1,803
Richmond	840	485	638	1,651	3,614
San Pablo	173	100	132	341	746
San Ramon	1,497	862	767	1,985	5,111
Unincorporated Contra Costa	2,072	1,194	1,211	3,133	7,610
Walnut Creek	1,657	954	890	2,304	5,805