

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction CONTRA COSTA COUNTY

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Reporting Period** 01/01/2014 - 12/31/2014

## Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Muir Ridge, Martinez area	SF	Owner	2	2	0	0	4	4	HOME Investment Partnerships Act	4	
(9) Total of Moderate and Above Moderate from Table A3					32	237					
(10) Total by Income Table A/A3			2	2	32	237					
(11) Total Extremely Low-Income * Note: These units are voluntary			0								

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**

**Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	17	0	0	13	2	32	32
No. of Units Permitted for <b>Above Moderate</b>	237	0	0	0	0	237	65

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	815	0	0	0	0	0	2	0	0	0	2	813
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	598	0	0	0	0	0	2	0	0	0	12	586
	Non-Restricted		0	0	0	0	10	0	0	0	0		
Moderate		687	0	0	0	0	10	32	0	0	0	42	645
Above Moderate		1408	0	0	0	174	270	237	0	0	-	681	727
Total RHNA by COG. Enter allocation number:		3508	0	0	0	174	290	273	0	0	0	737	2771
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Ongoing	20 homes in the CDBG Urban County were rehabilitated.
HACCC Rental Rehabilitation Assistance	Improve the quality of the rental housing stock.	Ongoing	This program was discontinued due to lack of production and decreasing resources to support the program.
Public Housing Improvement	Maintain and improve the quality of the public housing stock.	Ongoing	The Housing Authority continues to invest approximately \$1.6 million annual in repair and improvements of its public housing.
Weatherization Program	Assist homeowners and renters with minor home repairs.	Ongoing	274 units weatherized in County cities, towns, and communities.
Condominium Conversion Ordinance	Preserve the rental stock & protect apartment tenants.	Ongoing	There were no condominium conversion requests in this reporting period.
Second Units	Facilitate the development of second units.	Ongoing	14 permits second units were issued in 2014.
Contra Costa Interagency Council on Homelessness (CCICH)	Meet the housing & supportive services needs of the homeless	Ongoing	CCICH continues to support the development of permanent supportive housing.

Sites Inventory	Provide for adequate housing sites, including “as-right development” sites for homeless facilities	June 2010 for zoning changes.	The sites inventory was updated and included in the Fifth Housing Element.
Density Bonus & Other Development Incentives	Support affordable housing development.	Ongoing	Three applicants (Driftwood Estates, Heritage Point, and Pacifica Avenue) are seeking General Plan amendments and will provide affordable housing under the Inclusionary Housing Ordinance requirements.
Infill Development	Facilitate infill development.	Ongoing	GIS based land use inventory system has been developed to identify lots zoned for residential use that are suitable for lot consolidation to improve development footprint.
North Richmond Specific Plan	Prepare and process Specific Plan to convert a 100 (+/-) acre industrial area in North Richmond to new residential neighborhood with potentially 2100 new dwelling units.	December 2010	All work on the North Richmond Specific Plan (Plan) is suspended indefinitely. The preparation of the Plan was being funded by the County Redevelopment Agency (RDA), which funding was lost with the elimination of redevelopment agencies. The draft Plan assumed that financing and construction of required infrastructure would be substantially funded through the RDA. No other public or private entity has come forward to replace the RDA as the applicant.
Planned Unit District	Provide flexibility in design for residential projects.	Ongoing	The El Sobrante P-1 was approved in 2013.
Planning Fees	Reduce the cost of development.	Ongoing	The County offered fee deferrals from December 2009 until December 31, 2011. No developers took advantage of the program.
Streamlining of Permit Processing	Expedite review of residential projects	Ongoing	Continued implementation
Review of Zoning & Subdivision Ordinance	Ensure County regulations do not unnecessarily constrain housing development.	a) June 2010, (b) Ongoing	The Homeless Shelter and SRO Ordinance was adopted by the Board of Supervisors on November 4, 2014.  A draft farmworker ordinance is expected in Spring 2015.
Anti-Discrimination Program	Promote fair housing.	Complete update to the AI by 2010 and ongoing provision of services.	The AI was adopted by the Board of Supervisors on 5/25/2010.  The County continues to support fair housing counseling and legal rights organizations with its CDBG funds.
Residential Displacement Program	Limit number of households being displaced or relocated.	Ongoing	The County strives to limit displacement or relocation.
Mixed-Use Developments	Encourage mixed-use developments.	Ongoing	Downtown El Sobrante General Plan Amendment (County File: GP#02-0003) was approved June 28, 2011, which established mixed use designations along San Pablo Dam Road and Appian Way corridors. P-1 (Planned Unit) District zoning was approved in 2013.

Extremely Low Income Housing	Promote development of housing affordable to extremely low income households.	Ongoing	The County continues to provide funding preferences to developers who include units that are affordable to extremely-low income households.
Home Sharing Program	Provide for home sharing opportunities.	Ongoing	No activities to report in 2014.
Section 8 Rental Assistance	Assist very low-income households with rental payments.	Prepare PHAP & Action Plan annually.	The Housing Authority continues to prepare its annual Action Plan and provide Section 8 housing vouchers
First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Ongoing	The County provided 54 MCCs throughout the County. Habitat for Humanity pulled the first 4 of 12 building permits for the Muir Ridge development.
Reasonable Accommodation	Increase the supply of special needs and accessible housing.	June 2011	County updated the County reasonable accommodation policy.
Accessible Housing	Increase the supply of accessible housing.	Ongoing	The County continues to require accessible units in all new construction projects that receive HOME or CDBG funding. Accessible units are included in rehabilitation projects when feasible.
Special Needs Housing	Increase the supply of special needs housing.	Ongoing	No new projects in 2014. Third Ave apartments in Walnut Creek is under construction. Third Ave will have 17 units reserved for individuals with developmental disabilities, and an additional 2 units for persons with HIV/AIDs.
Acquisition/ Rehabilitation	Improve existing housing and increase supply of affordable housing.	Ongoing	RCD was awarded CDBG funds to rehabilitate the 23 unit Church Lane apartments in San Pablo.
Inclusionary Housing	Integrate affordable housing within market-rate developments.	Ongoing	In response to the Palmer decision, the County reduced the rental in-lieu fee to \$0. Applications for 85 units of for-sale housing would require 12 affordable units.
Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Ongoing	958 cases opened and 957 cases closed. Approximately 90 percent are residential.
Rental Inspection	Identify blighted and deteriorated housing stock and ensure the rehabilitation of abatement of housing that does not comply with State and local building code.	Ongoing	The program was suspended in 2009. Deteriorated properties are identified by code enforcement.
Redevelopment Replacement Housing	Provide replacement housing to lower- & moderate-income households.	Assess replacement obligations every 2-3 years	The Housing Successor is in compliance with former redevelopment agency replacement housing obligations.
Preservation of Affordable Housing with Public	Preserve the existing stock of affordable	Monitor at-risk	Rivershore Apartments in Bay Point is at risk of converting to market rate in



Assistance	housing.	units. Participate in preservation of units. Conduct tenant educ	2017. No activities have occurred yet related to this potential conversion.
New Construction of Affordable Housing	Increase the supply of affordable housing.	Ongoing	Habitat for Humanity East Bay is seeking entitlements to build 20 affordable units in Bay Point and its Muir Ridge project in the Martinez area began construction on 12 affordable homes. The County has financed additional 204 units in the cities.

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### **General Comments:**

The total number of units permitted (adding the first three years to the total in Table B above) are:

Very-low income - 90 units (725 remaining)

Low income - 55 units (543 remaining)

Moderate income - 327 (357 remaining)

Above moderate income - 1,941 (533 over goal)

Total - 2,416 (1,092 remaining)