

# **CONTRA COSTA COUNTY 2015 GENERAL PLAN ANNUAL PROGRESS REPORT**

**Submitted to:  
Board of Supervisors  
Contra Costa County  
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Contra Costa County  
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## **I. INTRODUCTION/PURPOSE OF ANNUAL REPORT**

The intent of this report is to demonstrate the County's compliance with California Government Code section 65400(b)(1), which mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. A copy of this report will, as required under the statute, be provided to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). A separate report was provided to HCD on April 12, 2016, in fulfillment of another statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code sections 65584 and 65583(c)(3).

In compliance with Section 65400(b)(1) of the Government Code, this report covering calendar year 2015 has been prepared for the Contra Costa County Board of Supervisors' consideration and acceptance. This report:

1. Summarizes the status of the Contra Costa County General Plan and describes steps that have been taken to implement General Plan policies in calendar year 2015;
2. Provides a summary of General Plan Amendments (GPAs) that were approved by the Board of Supervisors in 2015;
3. Describes Housing Element implementation, specifically the County's progress in meeting its share of the regional housing needs over the current reporting period (current Housing Element cycle) and on the efforts to remove governmental constraints to maintenance, improvement, and development of housing pursuant to Government Code Section 65583; and
4. Concludes with a discussion on goals, objectives, and work activities related to General Plan implementation for calendar year 2016.

## **II. GENERAL PLAN STATUS AND IMPLEMENTATION**

### **A. GENERAL PLAN BACKGROUND**

The Contra Costa County Department of Conservation and Development (DCD) is a division of the planning agency for the unincorporated area of Contra Costa County, and it is responsible for the proper preparation and administration of the General Plan (County Ordinance Code § 26-2.808(1)). The Contra Costa County Board of Supervisors adopted a comprehensive General Plan in January 1991 following an extensive public outreach and participation process initiated in 1986. This comprehensively updated General Plan superseded the County's prior General Plan (and each of the previously adopted elements), and consolidated several area-specific General Plans into one plan document.

The General Plan was re-adopted by the Board of Supervisors in July 1996 to consolidate General Plan Amendments approved between 1991 to 1995 and to correct minor errors and omissions discovered in the original 1991 General Plan text. This reconsolidation of the County General Plan covered the period from 1995 through 2010. The General Plan was re-adopted again by the Board of Supervisors in January 2005 to consolidate General Plan Amendments adopted between 1995 and 2004, to revise text and maps to reflect the 1999 incorporation of the City of Oakley (formerly an unincorporated community that was covered under the County

General Plan), and to incorporate the Housing Element updated in 2001. The second County General Plan reconsolidation covers the period from 2005 through 2020.

Pursuant to Government Code Section 65302, there are seven mandatory elements to a General Plan. Each of the mandatory elements in the Contra Costa County General Plan was prepared and/or updated in full compliance with the *General Plan Guidelines*, as established by the Governor’s Office of Planning and Research. Table 1 indicates the status of the seven mandatory elements for the Contra Costa County General Plan, including the year the element was first adopted and the year the element was last revised:

**TABLE 1: STATUS OF MANDATORY GENERAL PLAN ELEMENTS**

<u>General Plan Element</u>	<u>First Adopted</u>	<u>Last Revised</u>
Land Use	1963	2005
Transportation/Circulation	1963	2005
Housing	1970 <sup>1</sup>	2014
Conservation	1973	2005
Open Space	1973	2005
Safety	1975	2005
Noise	1975	2005

**B. ADOPTED GENERAL PLAN AMENDMENTS, CALENDAR YEAR 2015**

The Board of Supervisors adopted four amendments to the Contra Costa County General Plan during calendar year 2015. The following summarizes these amendments.

**1<sup>st</sup> Consolidated General Plan Amendment**

*Heritage Point Mixed-Use Project (County File GP#13-0004)*: Changed the General Plan land use designations from Commercial (CO) and Single-Family Residential – High Density (SH) to Mixed Use (MU). GPA was combined with applications for a minor subdivision and final development plan for a mixed-use project consisting of 42 multiple-family residential units and approximately 3,500 square feet of commercial space. Approved by the Board of Supervisors on May 5, 2015.

**2<sup>nd</sup> Consolidated General Plan Amendment**

*QLC – Pomona Street/Rolph Park Subdivision (County File GP#09-0002)*: Changed the General Plan land use designation from Open Space (OS) to Single-Family Residential – High Density (SH). GPA was combined with an application for a major subdivision for a nine-unit single-family residential project. Approved by the Board of Supervisors on July 28, 2015.

**3<sup>rd</sup> Consolidated General Plan Amendment**

*Driftwood Estates (County File GP#13-0002)*: Changed the General Plan land use designation from Single-Family Residential – Medium Density (SM) to Single-Family Residential – High Density (SH). GPA was combined with applications for a major

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<sup>1</sup> A preliminary Housing Element was approved in 1970 - one year after State legislation established the Housing Element as a mandatory element to the General Plan. Following new statutory requirements for Housing Elements established in the mid-1970s, the Housing Element was formally adopted by the Board of Supervisors in December 1980. The element was subsequently updated through the State-mandated Housing Element update process in 1985, 1991, 1996, 2001, and 2009. The current Housing Element, adopted on December 2, 2014, was certified by HCD in March 11, 2015.

subdivision and final development plan for a 50-unit single-family residential project. Approved by the Board of Supervisors on July 28, 2015.

#### **4<sup>th</sup> Consolidated General Plan Amendment**

*Pantages Bays (County File #GP99-0008)*: Changed General Plan land use designations from Agricultural Lands (AL) and Delta Recreation (DR) to Single-Family Residential – Medium Density (SM) and Single-Family Residential – High Density (SH). General Plan Amendment was combined with applications for a rezoning, major subdivision, and final development plan for a 292-unit single-family residential project. Approved by the Board of Supervisors on October 6, 2015.

### **C. GENERAL PLAN AMENDMENTS AND OTHER ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION INITIATED IN 2015**

DCD maintains the County General Plan and oversees its implementation. Proposals to amend the General Plan, either from the private sector or County-initiated, must be authorized by the Board of Supervisors acting in its capacity as the legislative body for unincorporated Contra Costa County. In calendar year 2015 the Board of Supervisors authorized the following General Plan Amendment study:

- *Sterling Consultants GPA Study (County File: GP#15-0002)*: Consider a change to the General Plan Land Use Element Map to re-designate a 1.02-acre site from Single-Family Residential – Medium Density (SM) to Single-Family Residential – High-Density (SH) in support of applications to develop six single-family residential units at 2424 Olympic Boulevard, Walnut Creek, CA.

### **D. COMPLIANCE WITH OPR'S GENERAL PLAN GUIDELINES AND OTHER OPR DIRECTIVES**

Section 65400 of the Government Code requires jurisdictions to discuss the degree to which the adopted General Plan complies with the *State of California General Plan Guidelines* as issued by OPR. The *Guidelines* provide a definitive interpretation of State statutes and case law as they relate to the General Plan. Additionally, the *Guidelines* outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to the requirements under the California Environmental Quality Act (CEQA). The State's *Guidelines* are advisory in nature rather than prescriptive, and thereby preserve opportunities for a local jurisdiction to address contemporary planning topics in a locally appropriate manner. Staff has reviewed the latest set of *General Plan Guidelines*, issued by OPR in October 2003, and determined that the Contra Costa County General Plan (2005-2020) is consistent with and meets the mandatory requirements described therein.

In addition to *General Plan Guidelines*, OPR has issued other advisories and guidance related to State planning law requirements for cities and counties. DCD has endeavored to incorporate these advisories into the County's planning process. Specifically, in November 2005 OPR issued a supplement to the *General Plan Guidelines*, providing advisory guidance to cities and counties on the process for consulting with California Native American tribes during the adoption or amendment of local General Plans or Specific Plans for the purpose of protecting Traditional Tribal Cultural Places (also known as SB 18 Tribal Consultation). DCD has established a protocol for SB 18 Tribal Consultation on General Plan Amendments and Specific Plans in accordance with the November 2005 supplemental issued by OPR.

Also, OPR has worked to improve communication and encourage collaboration between local governments and the United States military on land use planning and development issues in response to passage in 2002 of SB 1468 (Knight) and SB 1462 (Kuehl) in 2004. SB 1462 requires local jurisdictions to establish a notification process to inform the United States military of certain local land use proposals to avoid conflicts with military installations and training activities. SB 1468 resulted in the preparation of the California Advisory Handbook for Community and Military Compatibility Planning to encourage collaboration between cities, counties, builders, and military personnel by providing tools and guidance regarding compatibility planning between communities and military installations and activities. Since there is a limited number of military installations in Contra Costa County, and only two in the unincorporated area, the impact of these new requirements for the County to notify the U.S. Military of pending land use planning and development applications has been negligible. Nevertheless, DCD has established a protocol to determine whether notification to the U.S. military is necessary if a project is located within 1,000 feet of a military installation or within special airspace as defined in the Public Resources Code § 21098. DCD has been using the California Military Land Use Compatibility Analyst, which was prepared by the State Resources Agency in conjunction with OPR to help cities and counties find the location of military installations and training facilities within their jurisdiction and to determine if a project triggers notification to the U.S. Military.

### **III. HOUSING ELEMENT IMPLEMENTATION AND PROGRESS IN MEETING SHARE OF REGIONAL HOUSING NEEDS**

The County Housing Element was preliminarily approved in 1970, approximately one year after State law established the element as one of the mandatory elements to the General Plan, and it was formally adopted by the Board of Supervisors in December 1980 following new mandated requirements for the Housing Element established into State law in the mid-1970s. It has been subsequently updated as part of the mandated cycle of Housing Element updates adopted by the State legislature beginning in 1985. The Housing Element was updated when it was incorporated as part of the comprehensive update to the General Plan (1990-2005) adopted in January 1991. Subsequently, the Housing Element was updated in 1995 and included in the 1996 General Plan reconsolidation (1995-2010), updated in December 2001 and included in the 2005 General Plan reconsolidation (2005-2020), updated in 2009, and updated most recently in 2014 (pursuant to SB 375).

The current Housing Element (2014) sets forth the County's housing goals, objectives, policies, and implementation measures, and was reviewed and certified by HCD on March 11, 2015.

The attached tables listed as A through C are taken from Contra Costa County's Annual Housing Element Progress Report for 2015. The tables contain more detailed information pertaining to progress and implementation activities for the 5<sup>th</sup> cycle Housing Element (2015-2023) which began January 31, 2015.

#### **A. SHARE OF REGIONAL HOUSING NEED**

The following table, derived from information in the County's Housing Element, summarizes the County's share of projected regional housing needs in the San Francisco Bay Area over the 5<sup>th</sup> cycle, Housing Element, planning period that covers 2015 to 2023:

**TABLE 2: SHARE OF REGIONAL HOUSING NEEDS**

Regional Housing Needs Allocation (RHNA)  
By Income Category for San Francisco Bay Area, 2015-2022

State Identified Affordability - Income Category	SF Bay Area Total RHNA	Contra Costa County Total RHNA (Unincorporated + Cities)	Contra Costa County RHNA (Unincorporated only)
Very-Low Income	46,680	5,264	374
Low-Income	28,940	3,086	218
Moderate-Income	33,420	3,496	243
Above-Moderate Income	78,950	8,784	532
<b>TOTAL Housing Need</b>	<b>187,990</b>	<b>20,630</b>	<b>1,367</b>

The RHNA for the 5<sup>th</sup> cycle was adopted by the Association of Bay Area Governments (ABAG) in July 2013.<sup>2</sup>

**B. HOUSING PRODUCTION**

Table 3 provides a breakdown by income level of the County’s housing production for 2015 along with a running total for the current Housing Element cycle:

**TABLE 3: UNINCORPORATED COUNTY HOUSING PRODUCTION (UNITS)**

Income Level		RHNA by Income Level	Units Added in 2015 (Percentage) <sup>3</sup>	Total 5 <sup>th</sup> Cycle Units (Percentage) <sup>4</sup>	Total Remaining RHNA Units
Very Low	Deed Restricted	374	0 (0.0%)	0 (0.0%)	374
	Non-Restricted		0 (0.0%)	0 (0.0%)	
Low	Deed Restricted	218	0 (0.0%)	0 (0.0%)	210
	Non-Restricted		8 (3.6%)	8 (3.6%)	
Moderate		243	65 (26.7%)	65 (26.7%)	178
Above Moderate		532	276 (51.9%)	276 (51.9%)	256
<b>TOTAL</b>		<b>1,367</b>	<b>349 (25.5%)</b>	<b>349 (25.5%)</b>	<b>1,018</b>

As indicated, the County issued 349 permits for new residential units in 2015, equaling 25.5 percent of the entire 5<sup>th</sup> cycle RHNA. However, only 73 were for units which would be affordable to low- and moderate-income households [8 available to low-income households (income at 51 to 80 percent of the area median income, or AMI, for Contra Costa County) and 65 available to moderate-income households (81 to 120 percent AMI)].

<sup>2</sup> Source: ABAG Website, *Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022*

<sup>3</sup> Indicates percentage of units constructed during the current reporting year relative to the total RHNA for each income category.

<sup>4</sup> Indicates cumulative percentage of units constructed for the 5<sup>th</sup> cycle relative to the total RHNA for each income category.

### **C. BARRIERS TO HOUSING DEVELOPMENT AND AFFORDABLE HOUSING ACTIVITY IN CALENDAR YEAR 2015**

Market factors such as the high cost of land suitable for residential development and high construction costs continue to be the most significant constraints on the development of affordable housing in Contra Costa County. The County attempts to counter these factors with strategies and subsidy programs to develop affordable rental housing and homeownership opportunities.

In 2015 the County continued implementation of its Inclusionary Housing Ordinance, which was adopted in late 2006. One application that was filed in 2015 is subject to the Inclusionary Housing Ordinance. The applicant has opted to pay fees in-lieu of constructing the affordable units. In 2015, the total amount of in-lieu fees collected upon issuance of building permits for development of approved subdivision projects within the county totaled \$130,913.58. The in-lieu fees will be used to support future affordable housing development.

In addition, the County has access to financial resources available for affordable housing activities. Some of the funding resources available include programs from federal, State, local, and private resources. The key housing funding sources currently utilized in the County include the following programs: Community Development Block Grant, HOME Investment Partnerships Act, Emergency Solutions Grant Funds, Housing Opportunities for Persons with AIDS, Mental Health Services Act, Housing Successor (former Redevelopment Set-Aside) Funds, bond financing, mortgage credit certificates, low-income housing tax credits, and Section 8 Assistance. Elimination of the redevelopment agency resulted in an annual loss of \$3.4 million in local funds.

Additional actions undertaken by the County to decrease development costs and eliminate barriers to affordable housing include the following:

- The County provided 55 Mortgage Credit Certificates throughout the county and cities for first-time home buyers.
- The County provided funding for a project for very-low-income housing for women leaving prison.
- The County continues to use Planned Unit District (P-1) zoning to permit the use of flexible design standards for residential projects.
- The County provides a density bonus incentive program to support affordable housing development.
- The County continues to promote the Second Unit Review process to assist applicants in integrating attached or detached independent living facilities on the same lot as a primary residence as a means of increasing the supply of needed rental housing.

Finally, barriers to affordable housing also exist in the form of discrimination. Contra Costa County affirmatively furthers fair housing through the ongoing support of fair housing counseling, education, and outreach activities. In addition, all housing projects funded by the County are required to undertake broad marketing activities in a manner consistent with federal and State fair housing laws, including outreach to underserved populations. The Analysis of Impediments to Fair Housing (AI) was adopted by the Board of Supervisors in 2010 with a major effort to update the AI initiated in 2015.



#### **IV. GOALS, OBJECTIVES, AND WORK ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION FOR CALENDAR YEARS 2016 AND 2017**

In 2016 and 2017 DCD will continue a significant work effort associated with General Plan implementation in response to the following State mandates:

##### **Safety Element**

- **Flood Hazards** – As required under Assembly Bill (AB) 162 (Wolk), the Safety Element, and likely the Land Use and Conservation elements, must be updated to reflect, among other things, new information regarding flood hazards based on potential for a 200-year flood event instead of the current 100-year event standard. Accordingly, General Plan goals, objectives, policies, and implementation measures will have to be updated.

Related legislation, Senate Bill (SB) 5 (Machado), required the California Department of Water Resources and the Central Valley Flood Protection Board to prepare and adopt the Central Valley Flood Protection Plan (CVFPP). Follow-up legislation (Senate Bill 1278) set the deadline for cities and counties within the jurisdiction of the CVFPP to amend their General Plan and zoning ordinance to conform to the CVFPP within 24 and 36 months, respectively, of the CVFPP's adoption date of July 2013.

A large section of eastern Contra Costa County falls within the jurisdictional boundaries of the CVFPP where, under SB 5, 200-year protection is to be the minimum level of flood protection for urban and urbanizing areas. SB 5 restricts approval of development agreements, subdivision maps, discretionary entitlements, and ministerial permits for residences in 200-year flood hazard zones until the General Plan and zoning ordinance have been amended to conform with the CVFPP unless certain findings are made. The County is required to submit its draft Safety Element amendments to the Central Valley Flood Protection Board prior to adoption. DCD anticipates that work activities related to updating the Safety Element, and likely the Land Use and Conservation elements, in response to AB 162 and SB 5 will be a significant undertaking through calendar year 2016.

- **Fire Hazard Severity Map** – As required under Senate Bill (SB) 1241, the Fire Hazard Severity Map in the Safety Element will be updated to reflect new mapping by the California Department of Forestry and Fire Protection (Cal Fire) of wildland fire hazards and risks, and to identify State responsibility areas and very high fire hazard severity zones in Contra Costa County. Accordingly, the Safety Element's goals, policies, and implementation measures related to wildland fire hazards will be reviewed and updated, as necessary. Work in response to SB 1241 requirements will continue through 2016.

##### **Land Use Element**

- **Disadvantaged Unincorporated Communities** – SB 244 (Wolk, 2011) requires cities and counties to address the infrastructure and service needs of unincorporated disadvantaged communities (DUCs) in their respective General Plans. Disadvantaged unincorporated communities are defined under SB 244 as:
  - Containing 10 or more dwelling units in close proximity to one another;
  - Within a city Sphere of Influence (SOI), or is an island surrounded by a city, or is geographically isolated and has existed for more than 50 years; and,
  - Having a median household income that is 80 percent or less than the statewide median household income.

SB 244 requires that the Land Use Element be updated to identify DUCs and analyze the water, wastewater, stormwater drainage, and structural fire protection deficiencies and needs for each. Funding alternatives for extension of services to the DUCs must also be identified. The County's SB 244 DUC analysis was initiated in 2014 in conjunction with the 5<sup>th</sup> cycle Housing Element update, and it is anticipated this work will be completed by the end of 2016.

### **General Plan Update**

The term of the current County General Plan extends through calendar year 2020. In 2016 and 2017 DCD anticipates performing preliminary work toward a General Plan update.

### **List of Attachments (Tables from 2015 Housing Element Progress Report to HCD)**

- |           |   |
|-----------|---|
| Table A:  | Annual Building Activity Report Very Low, Low, and Moderate Income Units and Mixed Income Multi-Family Projects |
| Table A3: | Annual Building Activity Report for Above Moderate Income Units (not including those units reported in Table A) |
| Table B:  | Regional Housing Needs Allocation Progress  |
| Table C:  | Program Implementation Status   |

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction CONTRA COSTA COUNTY

Reporting Period 01/01/2015 - 12/31/2015

**Table A**

### 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	0	8	4	0	12	0	Housing Investment Partnership Program		
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					65	276					
<b>(10) Total by Income Table A/A3</b>			0	8	65	276					
<b>(11) Total Extremely Low-Income * Note: These fields are voluntary</b>			0								

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      CONTRA COSTA COUNTY

**Reporting Period**      01/01/2015      -      12/31/2015

**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>	46	2	0	13	0	61	0
No. of Units Permitted for <b>Above Moderate</b>	272	2	0	0	2	276	0

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**            CONTRA COSTA COUNTY

**Reporting Period**    01/01/2015       -    12/31/2015

**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	374	0	0	0	0	0	0	0	0	0	0	374
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	218	0	0	0	0	0	0	0	0	0	8	210
	Non-Restricted		8	0	0	0	0	0	0	0	0		
Moderate		243	65	0	0	0	0	0	0	0	0	65	178
Above Moderate		532	276	0	0	0	0	0	0	0	-	276	256
Total RHNA by COG. Enter allocation number:		1367	349	0	0	0	0	0	0	0	0	349	1018
Total Units   ► ► ►													
Remaining Need for RHNA Period   ► ► ► ► ►													

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**            CONTRA COSTA COUNTY

**Reporting Period**    01/01/2015        -    12/31/2015

**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
New Construction of Affordable Housing	Increase the supply of affordable housing, including units affordable to extremely low income households.	Annual: Award HOME, CDBG, and HOPWA funds to experienced housing developers	There were no projects in this reporting period within the unincorporated County. The County provided \$7 million in funding recommendations for HOME, HOPWA, and CDBG to support the development of 206 new rental units in the cities of Antioch, El Cerrito, and Walnut Creek.
Housing Successor to the former Redevelopment Agency	Utilize County owned property (former redevelopment agency) to develop affordable housing.	Disposition agreements by 2020	There were no agreements made or projects in this reporting period.
Inclusionary Housing	Integrate affordable housing within market-rate developments.	Ongoing	In-lieu fees were collected for development within the Arbor View Estates Subdivision and Westborough Condominium Subdivision. The total fees collected was \$130,913.58.
Acquisition/Rehabilitation	Improve existing housing and increase supply of affordable housing.	Ongoing	There were no projects in this reporting period within the unincorporated County.

Second Units	Facilitate the development of second units.	Ongoing	There were 13 building permits issued for second units.
Affordability by Design	Develop affordability by design program to promote creative solutions to building design and construction.	2017	There is nothing to report for this reporting period.
New Initiatives Program	Develop new programs or policies to fund or incentivize affordable housing development.	2017	There is nothing to report for this reporting period.
Special Needs Housing	Increase the supply of special needs housing.	Ongoing	The project on Fred Jackson Way in North Richmond added two units of very low income rental housing for women leaving prison with \$245,250 of NSP1 funds.
Developmental Disabled Housing	Increase the supply of housing available to persons with developmental disabilities.	Ongoing	There were none this reporting period in the unincorporated County.
Accessible Housing	Increase the supply of accessible housing.	Ongoing	There were no new construction projects in this reporting period in the unincorporated County. There were three projects that the County provided funding in the cities of Antioch, El Cerrito, and Walnut Creek that included a total of 8 fully accessible units, 6 physically disabled units, and 2 vision/hearing impaired units.
Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Ongoing	Translation services were provided to an extremely low NPP client.
Council on Homelessness, formerly known as, Contra Costa Interagency Council on Homelessness	Meet the housing & supportive services needs of the homeless.	Ongoing	They continue to support the development of permanent supportive housing.
Farmworker Housing	Increase the supply of farmworker housing.	Annually: Include farmworker housing in CDBG, HOME NOFA	There were none built this reporting period.
First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Ongoing	Permits were issued for 12 Muir Ridge homes. The County also provided 55 Mortgage Credit Certificates throughout the county and cities.
Extremely Low Income Housing	Promote development of housing affordable to extremely low income households.	Annually: Prioritize x-low income housing in funding recommendati	The County continues to provide funding preferences to developers who include units that are affordable to extremely-low income households. There were a total of 187 extremely low income housing projects during this reporting period (See Neighborhood Preservation Program and Weatherization Program).

		ons	
Sites Inventory	Provide for adequate housing sites, including "as-right development" sites for homeless facilities.	Ongoing maintenance of site inventory.	There are no changes or updates for this reporting period.
Mixed-Use Developments	Encourage mixed-use developments.	2015/2016: Review existing ordinance and development patterns.	A 44-unit very low income affordable mixed-use project in North Richmond (Heritage Point) was approved.
Density Bonus & Other Development Incentives	Support affordable housing development.	Ongoing	The Driftwood residential project in Bay Point will include six affordable units with three new units on-site and three rehabilitated single-family residences off-site.
Infill Development	Facilitate infill development.	Biennially: Review site inventory, adjust for planned and completed developments	The County continues to use the Small Lot Review process to assist applicants in developing infill single-family residences on substandard-size lots.
Planned Unit District	Provide flexibility in design for residential projects.	Ongoing	A 14-unit residential subdivision and Planned Unit District was approved.
Development Fees	Reduce the cost of development.	Ongoing	There are no updates to report during this period.
Quick Turn-around Program	Develop program to expedite review of small projects, and conditions of approval.	2015	There have been three expedited review projects processed.
Review of Zoning & Subdivision Ordinance	Periodically review subdivision ordinance to ensure it does not unduly constrain housing development. Revise zoning code to allow emergency shelters by right, single room occupancy housing, transitional and permanent supportive housing, and agricultural worker housing.	Ongoing: period review of zoning and subdivision ordinances	There are no updates to report during this period. The agricultural worker housing, permanent supportive housing, and transitional housing draft zoning ordinance is expected in 2016.
Coordinated County Department Review of Development Applications	Expedite application review through a better coordinated process with other County departments.	Ongoing	The County strives to coordinate and reach-out to other County departments and agencies when processing new applications.



Anti-Discrimination Program	Promote fair housing.	Complete update to the AI after promulgation of new regulations	There are no updates to report this period. The AI as adopted by the Board of Supervisors on 5/25/2010 with a major effort to update the AI initiated in late 2015.
Residential Displacement Program	Limit number of households being displaced or relocated because of County sponsored programs or projects.	Ongoing	There are no updates to report this period.
Residential Energy Conservation Program	Participate in Bay Area regional efforts to reduce energy consumption.	2015: Review examples of guidelines for solar retrofit	A tutorial and checklist for residential solar retrofit building permit applications was established and posted on-line under the Building Inspection Division's e-permit web page.
Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Ongoing	There were 16 homes within the county that were rehabilitated. 6 low income, 4 very low income, and 6 extremely low income.
Weatherization Program	Assist homeowners and renters with minor home repairs.	Ongoing	305 units have been weatherized in County cities, towns, and communities. 181 units were extremely low income, 84 units were very low income, and 30 units were low income.
Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Ongoing	There were a total of 1128 cases opened with 1059 cases closed. Approximately 85-90% of all cases were residential.
Preservation of Affordable Housing Assisted with Public Funds	Preserve the existing stock of affordable housing.	Ongoing	There were no projects that involved the preservation of affordable housing in the unincorporated County. The County issued \$12.5 million in bonds to the cities of Oakley and Walnut Creek for a total of 85 units.