

# **CONTRA COSTA COUNTY 2016 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 their 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 will be provided to HCD 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 2016 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 2016;
2. Provides a summary of General Plan Amendments (GPAs) that were approved by the Board of Supervisors in 2016;
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 its 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 years 2017 and 2018.

## **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 is responsible for proper preparation and administration of the County General Plan (County Ordinance Code §26-2.808(1)). The County Board of Supervisors adopted a comprehensive General Plan in January 1991 following an extensive public outreach and participation process initiated in 1986. This 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 comprehensive 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 reconsolidated 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, 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 incorporate the 2001 Housing Element update. The second County General Plan reconsolidation covers the period from 2005 through 2020.

Pursuant to Government Code Section 65302, there are seven mandatory General Plan elements. 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 OPR. The County General Plan also includes two non-mandatory elements indicated in italics in Table 1, below. Table 1 indicates the status of the County General Plan elements, including the year the element was first adopted and the year it was last revised.

**TABLE 1: GENERAL PLAN ELEMENTS – STATUS**

<u>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
<i>Growth Management</i>	1991	2005
<i>Public Facilities/Services</i>	1972	2005

**B. ADOPTED GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2016**

Pursuant to Government Code Section 65358(b), the County may amend the mandatory elements of the General Plan up to four times per calendar year. However, each amendment may include more than one change to the General Plan. DCD refers to amendments of the mandatory elements as “consolidated” amendments because each may include more than one change the General Plan. The Board of Supervisors, acting in its capacity as the legislative body for the unincorporated areas of Contra Costa County, adopted four amendments to the County General Plan during calendar year 2016, which are summarized as follows:

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

*Buchanan Field Airport Business Park (County File GP#16-0002)*: Amended Land Use Element Policy 3-98 to increase the development limit for one parcel at Buchanan Field Airport from 18,500 square feet to 52,300 square feet. Adopted by the Board of Supervisors on June 21, 2016.

*2007 Flood Legislation (County File #16-0004)*: Amended the Land Use, Conservation, and Safety Elements to achieve compliance with Assembly Bill (AB) 162 (Wolk), Senate Bill (SB) 5 (Machado), and several related bills known together as the “2007 Flood Legislation.”

<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.

Numerous goals, policies, and implementation measures were added to these Elements along with several maps. The County Floodplain Management Ordinance also was amended to conform with the amended General Plan elements. Adopted by the Board of Supervisors on June 21, 2016.

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

*Roadway Network Plan Revisions (County File GP#16-0006):* Amended the Transportation and Circulation Element, Roadway Network Plan, to reduce the planned width for a portion of Camino Tassajara and indicate a “Special Planning Area” in the vicinity of the planned State Route 239 and Vasco Road-Byron Highway Connector projects. The Land Use Element was also amended to add a policy explaining the significance of the Special Planning Area. Adopted by the Board of Supervisors on December 13, 2016.

## **Other General Plan Amendments**

*Growth Management Element Correspondence Table (County File #GP16-0001):* Amended the Growth Management Element, a non-mandatory element, to include a new table and text illustrating consistency (correspondence) between the General Plan and the Contra Costa Transportation Authority’s *Model Growth Management Element*. Adopted by the Board of Supervisors on March 29, 2016.

## **C. GENERAL PLAN AMENDMENTS AND OTHER ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION INITIATED IN 2016**

Proposals to amend the General Plan, whether submitted from the private sector or County-initiated, must receive pre-authorization by the Board of Supervisors before DCD may initiate the full General Plan Amendment process. In calendar year 2016 the Board of Supervisors gave pre-authorization to the following General Plan Amendments:

- *Buchanan Field Airport Business Park (County File GP#16-0002):* See description above. Pre-authorized by the Board of Supervisors on May 24, 2016.
- *KOMAC, Inc. GPA Study (County File #GP16-0003):* Consider a change to the General Plan Land Use Element Map to re-designate a 0.73-acre site from Multiple-Family Residential – High Density (MH) to Commercial (CO) in support of applications to develop a small retail building on a vacant lot on San Pablo Avenue, in the unincorporated San Pablo area. Pre-authorized by the Board of Supervisors on April 12, 2016.
- *Hamilton Tree Service GPA Study (County File: GP#16-0005):* Consider a change to the General Plan Land Use Element Map to re-designate a 2.7-acre site from Multiple-Family Residential – Low Density (ML) to Agricultural Lands (AL) in support of applications to expand an existing tree removal and mulching business located at 4949 Pacheco Boulevard, in the unincorporated Martinez area. Pre-authorized by the Board of Supervisors on July 12, 2016.
- *Aretê, Inc. GPA Study (County File: GP#16-0007):* Consider a change to the General Plan Land Use Element Map to re-designate a 0.51-acre site from Office (OF) to Multiple-Family Residential – Medium Density (MM) in support of applications to develop nine townhomes at 214 Center Avenue, in the unincorporated Pacheco area. Pre-authorized by the Board of Supervisors on October 18, 2016.

#### **D. COMPLIANCE WITH OFFICE OF PLANNING AND RESEARCH GENERAL PLAN GUIDELINES AND ASSOCIATED 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 of the California Environmental Quality Act (CEQA). The *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. DCD 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.

In addition to the *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 *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.

In December 2010 OPR updated the *Guidelines* to provide guidance on amending circulation elements in response to AB 1358 (Leno), The California Complete Streets Act, which requires cities and counties to plan for development of multi-modal transportation networks. In 2008, the Board of Supervisors amended the Land Use, Transportation and Circulation, and Open Space Elements of the General Plan to include language supporting the Complete Streets philosophy. Then in July 2016 the Board adopted the *Complete Streets Policy of Contra Costa County*, which builds upon the 2008 amendments. Pursuant to AB 1358, Complete Streets/multi-modal transportation planning will be fully integrated into the Transportation and Circulation Element upon its next substantial revision, which is anticipated to occur in 2020 (see below).

In May 2015 OPR issued a technical advisory on fire hazard planning which among other things, provides guidance on amending safety elements pursuant to SB 1241 (Kehoe). DCD is in the process of amending the County General Plan Safety Element to comply with SB 1241 (see below).

OPR has also 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 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 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 uses 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 IMPLEMENTION AND PROGRESS IN MEETING SHARE OF REGIONAL HOUSING NEEDS**

The County General Plan Housing Element was preliminarily approved by the Board of Supervisors in 1970, approximately one year after State law established the element as one of the mandatory elements of the General Plan, and formally adopted by the Board in December 1980 following new mandated requirements established 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 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 (Steinberg). The current Housing Element sets forth the County’s housing goals, objectives, policies, and implementation measures, and was certified by HCD on March 11, 2015.

The attached tables listed as A, A3, B, and C are taken from Contra Costa County’s Annual Housing Element Progress Report for 2016. These 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 NEEDS**

The following table 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 and Contra Costa County, 2015-2023

State Affordability - Income Category	SF Bay Area Total RHNA	Contra Costa County RHNA	
		Unincorporated + Cities	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 2016 along with a running total for the current Housing Element cycle:

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

Income Level		RHNA by Income Level	Units Built in 2016 (Percentage) <sup>3</sup>	Total 5 <sup>th</sup> Cycle Units Built (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		0 (0.0%)	8 (0.01%)	
Moderate		243	28 (11.5%)	93 (38.3%)	150
Above-Moderate		532	201 (37.8%)	477 (89.7%)	55
<b>TOTAL</b>		<b>1,367</b>	<b>229 (16.7%)</b>	<b>578 (42.3%)</b>	<b>789</b>

As indicated, the County issued 229 permits for new residential units in 2016, equaling 16.7 percent of the entire 5<sup>th</sup> Cycle RHNA. Through 2016, the second year of the eight-year 5<sup>th</sup> Cycle, the County has already issued permits for 42.3 percent of its RHNA share. However, only 28 permits were issued in 2016 for units which would be affordable to moderate-income households [income at 81 to 120 percent of the area median income, or AMI, for Contra Costa County] and no permits were issued for units that would be available to very low- or low-income households (income at 51 to 80 percent of the AMI). While the County is well on its way toward meeting its total RHNA share, 82.5 percent of new housing production has been in the above-moderate income category and less than 1 percent has been in the very-low and low income categories.

## C. BARRIERS TO HOUSING DEVELOPMENT AND AFFORDABLE HOUSING ACTIVITY IN CALENDAR YEAR 2016

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 development of affordable housing in Contra Costa County. The County attempts to counter these factors with strategies and subsidy programs, which are identified in the General Plan Housing Element, aimed at developing affordable rental housing and expanding homeownership opportunities. The key funding sources the County utilizes include 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.

<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.



Table C, attached, briefly outlines the housing programs contained in the Housing Element and describes their 2016 performance. Some notable County actions include:

- Issuing \$23.57 million in tax-exempt bonds for construction of 143 new units in the cities of Walnut Creek and Antioch.
- Issuing \$45.46 million in tax-exempt bonds for rehabilitation of 235 units in the cities of Pinole and Concord.
- Weatherizing 297 residential units (221 extremely-low income, 75 very-low income, and 1 low income).
- Providing 54 Mortgage Credit Certificates worth \$3.56 million for first-time home buyers.
- Providing \$487,000 in HOME funds to support development of a 30-unit rental project for veterans and homeless veterans in the City of Pittsburg.

A barrier to affordable housing also exists 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. A major effort to update the AI was initiated in 2015 and continued through 2016.

#### **IV. GOALS, OBJECTIVES, AND WORK ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION FOR CALENDAR YEARS 2017 AND 2018**

In 2017 and 2018 DCD will continue a significant work effort associated with General Plan implementation in response to the following State mandates:

##### **Safety Element**

**Fire Hazard Severity Map** – As required under 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.

##### **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 DCD anticipates completing this work in 2017.

### **General Plan Update**

The term of the current County General Plan extends through calendar year 2020. In the second quarter of 2017 DCD intends to present the Board of Supervisors with options for updating the General Plan. Upon receiving Board direction on a preferred option, DCD will issue a RFQ/RFP to prospective consultants with the goal of securing a consultant by the end of the year, allowing work to begin in earnest in 2018.

### **List of Attachments (Tables taken from 2016 Housing Element Progress Report to HCD)**

- Table A: Annual Building Activity Report Summary – New Construction of Very Low-, Low-, and Mixed-Income Multi-family Projects
- Table A3: Annual Building Activity Report for Above Moderate-Income Units (not including those units reported on 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 01/01/2016 - 12/31/2016

**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	
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					28	201					
(10) Total by Income Table A/A3			0	0	28	201					
<b>(11) Total Extremely Low-Income Units*</b>			0								

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

Jurisdiction CONTRA COSTA COUNTY  
 Reporting Period 01/01/2016 - 12/31/2016

**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>	4	2	0	19	3	28	0
No. of Units Permitted for <b>Above Moderate</b>	187	14	0	0	0	201	0

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      CONTRA COSTA COUNTY

**Reporting Period**      01/01/2016      -      12/31/2016

**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
<b>Income Level</b>		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	28	0	0	0	0	0	0	0	93	150
Above Moderate		532	276	201	0	0	0	0	0	0	-	477	55
Total RHNA by COG. Enter allocation number:		1367											
Total Units ▶ ▶ ▶			349	229	0	0	0	0	0	0	0	578	789
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**    01/01/2016      -    12/31/2016

**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	There were five homes within the unincorporated county that were rehabilitated. Of those five projects, two were moderate income, two were low income, and one was extremely low income.
Weatherization Program	Assist homeowners and renters with minor home repairs.	Ongoing	297 units have been weatherized in County cities, towns, and communities. 221 units were extremely low income, 75 units were very low income, and 1 unit was low income.
Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Ongoing	There were a total of 951 cases opened with 893 cases closed. Approximately 99% of all cases were residential.
Preservation of Affordable Housing Assisted with Public Funds	Preserve the existing stock of affordable housing.	Ongoing	The County provided \$300,000 in HOME and CDBG funding for a 14-unit rehabilitation project located in Bay Point. Additionally, the County provided \$4.125 million in funding recommendations for HOME, HOPWA, and CDBG to support the rehabilitation of 283 rental units in the Cities of Concord and Pinole.
New Construction of Affordable Housing	Increase the supply of affordable housing, including units affordable to extremely low income households.	Annual: Award HOME, CDBG, and	The County provided \$1.55 million in CDBG funding for a 42-unit rental project located in North Richmond. Additionally, the County provided \$1.67 million in funding recommendations for HOME, HOPWA, and CDBG to support the

		HOPWA funds to experienced housing developers	development of 138 new rental units in the cities of El Cerrito, Pittsburg, and Walnut Creek. The County also issued \$23,571,320 in tax-exempt bonds for 143 new units in the cities of Walnut Creek and Antioch.
Housing Successor to the former Redevelopment Agency	Utilize County owned property (former redevelopment agency) to develop affordable housing	Disposition agreements by 2020.	The Rodeo Senior Housing Extension project in Rodeo had an Exclusive Negotiating Agreement approved in December. The County issued a Request for Qualifications/Request for Proposal in December for the Orbisonia Heights project in Bay Point. The property at 1250 Las Juntas in Walnut Creek was sold in December to Habitat for Humanity. This property is located within the city limits.
Inclusionary Housing	Integrate affordable housing within market-rate developments.	Ongoing	In-lieu fees were collected for developments within a subdivision. The total fees collected was \$23,249.
Acquisition/ Rehabilitation	Improve existing housing and increase supply of affordable housing.	Ongoing	There were no projects in this reporting period within the unincorporated County. The County issued \$45,464,000 in tax-exempt bonds for 235 units in the Cities of Pinole and Concord.
Second Units	Facilitate the development of second units.	Ongoing	There were 19 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	The County is implementing the State's Accessory Dwelling Unit Ordinance.
Special Needs Housing	Increase the supply of special needs housing.	Ongoing	There were no projects in this reporting period within the unincorporated County. The County provided \$487K in HOME funds to support the development of a 30-unit rental project in the City of Pittsburg for homeless veterans and veterans.
Developmental Disabled Housing	Increase the supply of housing available to persons with developmental disabilities.	Ongoing	There were no projects this reporting period in the unincorporated County.
Accessible Housing	Increase the supply of accessible housing.	Ongoing	The County provided funding for a multifamily rental project in North Richmond that will include 4 fully accessible units; 3 physically disabled units and 1 vision/hearing impaired unit. Additionally, the County provided funding for projects located in the Cities of El Cerrito, Pittsburg and Walnut Creek that included a total of 11 fully accessible units; 8 physically disabled units and 3 vision/hearing impaired units.

Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Ongoing	Through the NPP program, the County assisted in the funding of 5 fully accessible bathroom renovations and 1 addition of an exterior stair lift. In addition, the County provides access to language assistance via phone calls, emails, and/or general correspondence to all residents of the County requiring these services.
Council on Homelessness, formerly known as, Contra Costa Interagency Council on Homelessness	Meet the housing & supportive services needs of the homeless	Ongoing	This program is currently known as the Council on Homelessness. They continue to support the development of permanent supportive housing. Hearth Act funds are used for the support of existing permanent supportive housing units or placement of people into permanent supportive housing.
Farmworker Housing	Increase the supply of farmworker housing.	Annually: Include farmworker housing in CDBG, HOME NOFA (See #5 above)	There were none built this reporting period.
First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Ongoing	The County provided 54 households with the Mortgage Credit Certificate Program (MCC) throughout the county and cities, a total of \$3,566,301 in MCC funds.
Extremely Low Income Housing	Promote development of housing affordable to extremely low income households.	Annually: Prioritize x-low income housing in funding recommendations	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 225 extremely low income housing projects during this reporting period (See Neighborhood Preservation Program and Weatherization Program).
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.	There are no projects to report.
Density Bonus & Other Development Incentives	Support affordable housing development.	Ongoing	There are no projects to report for this reporting period.
Infill Development	Facilitate infill development.	Biennially:	The County continues to use the Small Lot Review process to assist applicants



		Review site inventory, adjust for planned and completed developments	in developing infill single-family residences on substandard-size lots and streamline the administrative review process for infill housing in the former redevelopment areas.
Planned Unit District	Provide flexibility in design for residential projects.	Ongoing	There are no updates to report during this period.
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.	2016	This program continues to be utilized for ensuring expedited review of infill projects and various planning applications including tree permits, variances, and design reviews.
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 2017.
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	The Analysis of Impediments to Fair Housing (AI) was adopted by the Board of Supervisors on May 25, 2010. A major effort to update the AI occurred in 2016. The final AI updated document is anticipated to be presented to the County Board of Supervisors in Spring 2017.
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 within the unincorporated County.
Residential Energy Conservation Program	Participate in Bay Area regional efforts to reduce energy consumption.	2016: Draft County guidelines	Solar permits for roof-mounted residential PV systems are available on-line under the Application and Permit Center web page. Instructions for in-person and on-line submittal for expedited review is posted on the County's web page. The number of solar permits issued is 1,563.