

CONTRA COSTA COUNTY 2017 GENERAL PLAN ANNUAL PROGRESS REPORT

**Submitted to:
Board of Supervisors
Contra Costa County
March 27, 2018**



**Prepared by:
Contra Costa County
Department of Conservation and Development**

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I. INTRODUCTION/PURPOSE OF ANNUAL REPORT

Purpose of this report is to comply 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 California Department of Housing and Community Development (HCD). The County will provide a separate report to HCD in fulfillment of a 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 maintenance, improvement, and development of housing, as defined in Government Code sections 65584 and 65583.

In compliance with Government Code Section 65400(b)(1), this General Plan Annual Progress covering calendar year 2017 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 taken to implement General Plan policies in 2017;
2. Provides a summary of General Plan Amendments (GPAs) adopted by the Board of Supervisors in 2017;
3. Describes Housing Element implementation pursuant to Government Code sections 65584 and 65583(c)(3); and
4. Concludes with a discussion on goals, objectives, and work activities related to General Plan implementation for calendar years 2018 and 2019.

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 section 26-2.808[1]). The 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 This updated General Plan superseded the County's prior General Plan (and each of the previously adopted elements), and consolidated several area-specific General Plans into one comprehensive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 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 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 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.

Government Code section 65302 specifies the seven mandatory General Plan elements. Each mandatory element of the County General Plan was prepared or updated in compliance with the *State of California General Plan Guidelines* published by OPR. Local jurisdictions may also include optional elements as they see fit. The County General Plan includes two such elements. Table 1 indicates the status of each General Plan element, including the year it was originally adopted and the year it was most recently revised.

TABLE 1: STATUS OF GENERAL PLAN ELEMENTS

Element	First Adopted	Last Revised
Land Use	1963	2005
Transportation/Circulation	1963	2005
Housing	1970	2014
Conservation	1973	2005
Open Space	1973	2005
Safety	1975	2005
Noise	1975	2005
Growth Management (optional)	1991	2005
Public Facilities/Services (optional)	1972	2005

B. ADOPTED GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2017

Pursuant to Government Code section 65358(b), the County may amend the mandatory General Plan elements up to four times per calendar year. However, each amendment may include more than one change to the General Plan. DCD refers to amendments to the mandatory elements as “consolidated” because each may consolidate multiple changes in one action. 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 2017, which are summarized as follows:

▪ **1st Consolidated General Plan Amendment**

Saranap Village Mixed-Use Project (County File GP#13-0003): Amended the Land Use Element Map, Transportation and Circulation Element text, and Roadway Network Map to allow a mixed-use infill project consisting of 198 multi-family units and approximately 22,000 square feet of neighborhood-serving commercial uses. Adopted by the Board of Supervisors on August 15, 2017. Initiated by the private sector.

▪ **2nd Consolidated General Plan Amendment**

Olympic Boulevard Five-Lot Subdivision (County File GP#15-0002): Amended the Land Use Element Map to increase the allowed density at an infill site. Adopted by the Board of Supervisors on December 5, 2017. Initiated by the private sector.

▪ **3rd Consolidated General Plan Amendment**

Land Use Element Map Update (County File #GP17-0005): Amended the Land Use Element Map to reflect land acquisitions and use by public agencies. Adopted by the Board of Supervisors on December 19, 2017. Initiated by the County.

Commercial Solar Energy Amendment (County File #GP17-0006): Amended the text of the Land Use Element to allow commercial/distribution-scale solar energy generating facilities in areas designated Commercial, Light Industry, and Heavy Industry on the Land Use Element Map. Adopted by the Board of Supervisors on December 19, 2017. Initiated by the County.

C. GENERAL PLAN AMENDMENTS AND OTHER ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION INITIATED IN 2017

Proposals to amend the General Plan, whether submitted from the private sector or County-initiated, must be preliminarily reviewed by the Board of Supervisors before DCD may begin the full GPA process. In 2017 the Board of Supervisors preliminarily reviewed the following proposals:

- Bixler Road Mini-Storage GPA (County File GP#17-0001): A request to amend the Land Use Element Map to redesignate a 6.6-acre site from Office to Commercial to allow development of a mini-storage facility. Initiated by the private sector.
- Discovery Bay Mixed-Use GPA (County File: GP#17-0003): A request to amend the Land Use Element Map to redesignate a 7.2-acre infill site from Commercial to Multiple-Family Residential – Medium Density to allow development of a multi-family residential project. Initiated by the private sector.

D. COMPLIANCE WITH OFFICE OF PLANNING AND RESEARCH GENERAL PLAN GUIDELINES AND ASSOCIATED DIRECTIVES

Government Code section 65400 requires jurisdictions to discuss the degree to which the adopted General Plan complies with the *General Plan Guidelines*. 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 determined that the County General Plan is consistent with the 2003 version of the *Guidelines*.

OPR issued a comprehensive update to the *Guidelines* in August 2017. This new version includes topics and issues not currently addressed in the County General Plan, such as climate change, environmental justice, and community health. The County will address these and other topics as part of the upcoming General Plan update (see discussion below).

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. For example, in November 2005 OPR issued a supplement to the *Guidelines* providing advisory guidance on the process for consulting with California Native American tribes during adoption or amendment of local General Plans or Specific Plans in order to protect 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 guidance.

In December 2010 OPR provided 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. 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 section 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 whether a project triggers notification to the U.S. military.

III. HOUSING ELEMENT IMPLEMENTATION 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 General Plan elements. The Housing Element was formally adopted by the Board in December 1980 following new mandates established in the mid-1970s, and has been updated several times as part of the mandated cycle of Housing Element updates adopted by the State Legislature beginning in 1985. The current Housing Element, which was certified by HCD on March 11, 2015, sets forth the County's housing goals, objectives, policies, and implementation measures.

The attached tables listed as A, A3, B, and C are from Contra Costa County's Annual Housing Element Progress Report for 2017. These tables contain detailed information pertaining to progress and implementation activities for the 5th Cycle Housing Element planning period, which began January 31, 2015, and ends in 2023.

A. SHARE OF REGIONAL HOUSING NEED

Table 2 summarizes the County's share of projected regional housing needs in the San Francisco Bay Area over the 5th Cycle Housing Element planning period.

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
TOTAL Housing Need	187,990	20,630	1,367

The RHNA for the 5th Cycle was adopted by the Association of Bay Area Governments (ABAG) in July 2013.¹

B. HOUSING PRODUCTION

Table 3 provides a breakdown by income level of the County's housing production for 2017 along with a running total for the current Housing Element cycle.

TABLE 3: UNIT COUNT - UNINCORPORATED COUNTY HOUSING PRODUCTION

Income Level		RHNA by Income Level	Units Built in 2017 (Percentage) ²	Total 5 th Cycle Units Built (Percentage) ³	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	3 (0.01%)	3 (0.01%)	207
	Non-Restricted		0 (0.0%)	8 (0.03%)	
Moderate		243	31 (12.7%)	124 (51.0%)	119
Above-Moderate		532	244 (45.9%)	721 (135.5%)	0
TOTAL		1,367	278 (20.3%)	856 (62.6%)	700

The County issued 278 permits for new residential units in 2017, equaling 20.3 percent of the entire eight-year 5th Cycle RHNA. This represents a 3.6 percent annual increase from 2016. Through 2017, the third year of the 5th Cycle, the County has issued permits for 62.6 percent of its RHNA share and has already exceeded its share of above-moderate income units. The County is on pace to exceed its share of moderate-income units as well. However, only 3 permits were issued in 2017 for units which would be affordable to very low- or low-income households (income at 51 to 80 percent of the area median income [AMI] for Contra Costa County). While the County is well on its way toward meeting its total

¹ Source: ABAG Website, *Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022*

² Indicates percentage of units constructed during the current reporting year relative to the total RHNA for each income category.

³ Indicates cumulative percentage of units constructed for the 5th Cycle relative to the total RHNA for each income category.

RHNA share, 84.2 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 2017

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 (CDBG), HOME Investment Partnerships Act, Emergency Solutions Grant Funds, Housing Opportunities for Persons with AIDS (HOPWA), 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.

Table C, attached, briefly outlines the housing programs contained in the Housing Element and describes their 2017 performance. Some notable County actions include:

- Issuing \$146.79 million in tax-exempt bonds for construction of 376 new units in the unincorporated community of North Richmond and cities of El Cerrito and Richmond.
- Issuing \$19.50 million in tax-exempt bonds for rehabilitation of 114 units in the unincorporated community of Bay Point and City of Concord.
- Providing \$625,000 in HOME funds to support rehabilitation of a 14-unit apartment complex in the community of Bay Point.
- Issuing \$100,000 in CDBG funds for an 82-unit senior housing project in the City of Pleasant Hill.
- Weatherizing 348 residential units (273 extremely-low income and 75 very-low income).
- Providing 24 Mortgage Credit Certificates worth \$1.89 million for first-time homebuyers.
- Approving a 193-unit apartment project in the community of Bay Point, which included a density bonus.
- Issuing 28 building permits for Accessory Dwelling Units (ADUs).
- Amending the ADU Ordinance to streamline approval of internal conversions.
- Adopting the Farmworker Housing Ordinance.

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 and updated April 2017.

IV. **GOALS, OBJECTIVES, AND WORK ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION FOR CALENDAR YEARS 2018 AND 2019**

In 2018 and 2019 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. DUCs 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.

General Plan Update

The term of the County General Plan extends through calendar year 2020. In December 2017, the Board of Supervisors formally directed DCD staff to begin an update of the General Plan and provided direction regarding the document's content. Among other improvements, the updated General Plan will address economic development, community health, climate change, and environmental justice; include a fully rewritten Transportation and Circulation Element to address SB 743; and incorporate the most recent version of numerous planning documents such as *Plan Bay Area 2040*, the Bay Area Air Quality Management District's *2017 Clean Air Plan*, the Delta Protection Commission's updated *Land Use and Resource Management Plan for the Primary Zone of the Delta*, the *Contra Costa County Community Climate Action Plan*, and the *Contra Costa County Hazard Mitigation Plan*. Work on the General Plan update will begin in earnest in 2018 and extend through 2020.

List of Attachments (Tables taken from 2017 Housing Element Progress Report to HCD)

- Table A: Annual Building Activity Report Summary – New Construction of Very Low-, Low-, and Mixed-Income Multifamily 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 01/01/2017 - 12/31/2017

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	
Driftwood Estates	SF	Owner	0	3	0	44	47	0		DB	
(9) Total of Moderate and Above Moderate from Table A3						31	244				
(10) Total by Income Table A/A3			0	3	31	244					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction CONTRA COSTA COUNTY

Reporting Period 01/01/2017 - 12/31/2017

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 Moderate	0	0	0	28	3	31	0
No. of Units Permitted for Above Moderate	200	0	0	0	0	200	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction CONTRA COSTA COUNTY

Reporting Period 01/01/2017 - 12/31/2017

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	3	0	0	0	0	0	0	11	207
	Non-Restricted		8	0	0	0	0	0	0	0	0		
Moderate		243	65	28	31	0	0	0	0	0	0	124	119
Above Moderate		532	276	201	244	0	0	0	0	0	-	721	0
Total RHNA by COG. Enter allocation number:		1367	349	229	278	0	0	0	0	0	0	856	700
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 01/01/2017 - 12/31/2017

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. 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
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	The agricultural worker housing, permanent supportive housing, and transitional housing zoning ordinances were adopted on September 19, 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. An update to the AI was completed April 12, 2017. The County is currently working on a County-wide Assessment of Fair Housing report and has entered into contract with a consultant to prepare this document.

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.	Ongoing	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 1,515. The County also participates in BayREN a regional energy network, which is a collaboration of the nine counties that make up the San Francisco Bay Area. This program is led by the Association of Bay Area Governments, and is an incentive and rebate program for owners and property managers for Homeowner's Associations for single-family and multi-family units for energy efficiency retrofits. There were 482 upgrades County-wide, with 27 upgrades in the unincorporated County.
Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Ongoing	There were seven homes within the unincorporated county that were rehabilitated. Of those seven projects, two households were extremely low income (30% AMI), one household was very low-income (50% AMI), and two households were low-income (80% AMI).
Weatherization Program	Assist homeowners and renters with minor home repairs.	Ongoing	348 units have been weatherized in County cities, towns, and communities. 273 units were extremely low income and 75 units were very low income.
Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Ongoing	There were a total of 838 cases opened and 738 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 awarded \$280,000 to RNHS in CDBG funds for a scattered sites rehabilitation of three single-family rental homes in Richmond. The County also closed financing and issued \$19,500,000 in tax-exempt bonds on rehabilitation projects, which includes Elaine Null a 14-unit apartment in Bay Point, Camara Circle a 52-unit apartment in Concord, and Riley Court a 48-unit apartment in Concord. The County previously allocated HOME and CDBG funds to Elaine Null and Riley Court. In addition, there were two rehabilitation projects where the county provided CDBG and HOME funds in a prior year completed construction. This includes Virginia Lane, a 91-unit project in Concord and East Bluff, a 144-unit project in 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 HOPWA funds to experienced housing developers	The County awarded CDBG and HOME funds for various projects within the county and cities. The County provided \$2,750,000 in CDBG funding and \$15,790,000 in tax-exempt bonds to Heritage Point, a 42-unit rental project in North Richmond. The County previously allocated CDBG and Former Redevelopment Area funds to this project. Additionally, the County issued \$21,000,000 tax-exempt bonds to Hana Gardens a 63-unit senior rental project in El Cerrito, which was previously funded with HOME and CDBG. The County also awarded \$1,000,000 in CDBG funds, \$1,200,000 in HOME funds to St.

		(fun	Paul's Commons a 45-unit rental project in Walnut Creek. In addition, the County awarded \$100,000 in CDBG funds for Aging in Place, an 82-unit senior project in Pleasant Hill and \$110,000,000 in tax-exempt bonds for 21 and 23 Nevin a 271-unit apartment in Richmond.
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 is under an Exclusive Negotiating Agreement, which was approved in January 2017. The County also entered into an Exclusive Negotiating Agreement with a developer for a 325-unit multi-family housing development, Orbisonia Heights in Bay Point.
Inclusionary Housing	Integrate affordable housing within market-rate developments.	Ongoing	There were no in-lieu fees collected during this reporting period.
Acquisition/ Rehabilitation	Improve existing housing and increase supply of affordable housing.	Ongoing	The County awarded \$625,000 in HOME funds for the rehabilitation of the Elaine Null Apartments an existing 14-unit rental development in Bay Point.
Second Units	Facilitate the development of second units.	Ongoing	There were 28 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 updated the Accessory Dwelling Unit Ordinance to streamline internal conversions.
Special Needs Housing	Increase the supply of special needs housing.	Annually: Include a priority for special needs housing in CDBG, HOME, HOPWA NOFA	There were no projects in this reporting period within the unincorporated County.
Developmental Disabled Housing	Increase the supply of housing available to persons with developmental disabilities	Annually: Include a priority for special needs housing in CDBG, HOME, HOPWA NOFA	There were no projects this reporting period in the unincorporated County.

Accessible Housing	Increase the supply of accessible housing.	Ongoing	The County continues to require accessible units in all new construction projects that received HOME or CDBG funding. Accessible units are included in rehabilitation projects when feasible where five percent of the units must be accessible to the physically impaired and an additional two percent of the units must be accessible to the hearing/vision impaired. (See New Construction and Affordable Housing Program)
Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Ongoing	Through the NPP program, the County assisted in the funding of 2 projects that included accessibility improvements for accessible bathroom renovations.
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. The County's Farmworker Housing Ordinance was adopted in September 2017.
First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Ongoing	The County provided 24 households with Mortgage Credit Certificate Program (MCC) funds throughout the county and cities with a total of \$1,890,150 in MCC funds.
Extremely Low Income Housing	Promote development of housing affordable to extremely low income households.	Annually: Include a priority for extremely-low income housing in CDBG, HOME, HOP	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 275 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.	2016/2017: Draft outline of revised ordinance and meet with	The Saranap Village project in the Saranap community was granted planning entitlements for retail with 70 for-sale condominiums, 6 for-sale townhomes, and 122 rental apartment units.

		stakeholder groups	
Density Bonus & Other Development Incentives	Support affordable housing development.	Ongoing	The Bay Point Family Apartments project in Bay Point was granted planning entitlements for a 193-unit apartment building, which included a density bonus.
Infill Development	Facilitate infill development.	Biennially: Review site inventory and adjust for planned and completed developme	The County continues to use the Small Lot Review process to assist applicants 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	The County began drafting a revised ordinance to remove the minimum lot size requirements for Planned-Unit Development projects.
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	2017	This program continues to be utilized for ensuring expedited review of infill projects and various planning applications including tree permits, variances, and design reviews.