

**CONTRA COSTA COUNTY**  
**2020 GENERAL PLAN ANNUAL PROGRESS REPORT**

**Submitted to**  
**Contra Costa County Board of Supervisors**  
**March 23, 2021**



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

## **TABLE OF CONTENTS**

<b>I.</b>	<b>INTRODUCTION/PURPOSE OF ANNUAL REPORT</b>	<b>1</b>
<b>II.</b>	<b>GENERAL PLAN STATUS AND IMPLEMENTATION</b>	<b>1</b>
	<b>A. GENERAL PLAN BACKGROUND</b>	<b>1</b>
	<b>B. ADOPTED GENERAL PLAN AMENDMENTS, CALENDAR YEAR 2020</b>	<b>2</b>
	<b>C. GENERAL PLAN AMENDMENTS AND OTHER ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION INITIATED IN 2020</b>	<b>3</b>
	<b>D. COMPLIANCE WITH OFFICE OF PLANNING AND RESEARCH (OPR) <i>GENERAL PLAN GUIDELINES</i> AND ASSOCIATED DIRECTIVES</b>	<b>4</b>
<b>III.</b>	<b>HOUSING ELEMENT IMPLEMENTATION AND PROGRESS IN MEETING SHARE OF REGIONAL HOUSING NEEDS</b>	<b>5</b>
	<b>A. SHARE OF REGIONAL HOUSING NEED</b>	<b>5</b>
	<b>B. HOUSING PRODUCTION</b>	<b>6</b>
	<b>C. BARRIERS TO HOUSING DEVELOPMENT AND AFFORDABLE HOUSING ACTIVITY IN CALENDAR YEAR 2020</b>	<b>6</b>
<b>IV.</b>	<b>GOALS, OBJECTIVES, AND WORK ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION FOR CALENDAR YEARS 2020 AND 2021</b>	<b>7</b>

## **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 Report covering calendar year 2020 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 2020;
2. Provides a summary of General Plan Amendments (GPAs) adopted by the Board of Supervisors in 2020;
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 2020 and 2021.

## **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**

<b>Element</b>	<b>First Adopted</b>	<b>Last Revised</b>
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 2020**

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 three amendments to the County General Plan during calendar year 2020, which are summarized as follows:

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

*Renewable Energy Amendment 2 (County File GP#19-0001):* Amended the Land Use Element Map to allow commercial solar energy facilities in areas designated on the Land Use Element Map as Commercial (CO), Light Industry (LI), or Heavy Industry (HI), and conditionally allow in Agricultural Lands (AL). Adopted by the Board of Supervisors on February 25, 2020. Project initiated by DCD.

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

*Del Hombre Apartments Project (County File GP#18-0002):* Amended the Land Use Element map to change the subject property's land use designation from Multiple-Family Residential-Very High (MV) to Multiple-Family Residential-Very High Special (MS) in support of a 284-unit apartment development on a 2.4-acre site. Adopted by the Board of Supervisors on August 11, 2020. Project initiated by the private sector.

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

*Saranap Area Policies (County File GP#19-0004):* Amended the Land Use Element to add a new vision statement, new policies, a new implementation measure, and a new map, all relating to development and infrastructure improvements in the unincorporated community of Saranap. Adopted by the Board of Supervisors on December 8, 2020. Project initiated by DCD.

**C. GENERAL PLAN AMENDMENTS AND OTHER ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION INITIATED IN 2020**

All proposals to amend the General Plan, whether initiated by the private sector or the County, must be preliminarily reviewed by the Board of Supervisors before DCD may proceed with the full GPA process. The following proposals were preliminarily reviewed by the Board of Supervisors in 2020:

- *Spieker Senior Housing Development GPA (County File GP#20-0001):* A private-sector request to amend the Land Use Element Map to redesignate two parcels totaling 30.8 acres from Single-Family Residential Medium Density (SM) to Congregate Care – Senior Housing (CC) to allow for a senior housing and congregate care facility.
- *Cecchini Ranch GPA (County File GP#20-0002):* A private-sector request to amend the Land Use Element Map to redesignate a 545-acre parcel from Delta Recreation (DR) to Single-Family Residential Medium Density (SM), Light Industry (LI), Parks and Recreation (PR), Commercial Recreation (CR), and Public and Semi-Public (PS) to allow for development of a 2,000-unit active adult community, a 40-acre reservation for commercial/light industrial flex uses, a 30-acre sports field that would double as a detention basin, a 21-acre community park with a community center, a 7-acre boat and RV storage area, a 1.5-acre fire station site, 8 acres of protected wetlands, and land for various other uses such as pocket parks, lakes, and trails.
- *343 Rodeo Avenue GPA (County File: GP#20-0003):* A private-sector request to amend the Land Use Element Map to redesignate a 5,750 square-foot parcel from "Public and Semi-Public" (PS) to "Multiple-Family Residential-High Density" (MH) to allow for a residential development on-site.

#### **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.

OPR issued a comprehensive update to the *Guidelines* in August 2017. This new version includes topics and issues currently not addressed in the 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 consultation 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).

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 IMPLEMENTION AND PROGRESS IN MEETING THE COUNTY'S SHARE OF REGIONAL HOUSING NEEDS**

The Board of Supervisors preliminarily approved the first County General Plan Housing Element 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 HCD certified on March 11, 2015, sets forth the County's housing goals, objectives, policies, and implementation measures.

The attached tables (B and D) are from Contra Costa County's Annual Housing Element Progress Report for 2020. These tables contain detailed information pertaining to progress and implementation activities for the 5<sup>th</sup> 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 5<sup>th</sup> 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
<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>1</sup>

<sup>1</sup> Source: <https://abag.ca.gov>, *Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022*

## B. HOUSING PRODUCTION

Table 3 provides a breakdown by income level of the County’s housing production for 2020 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	Permits Issued in 2020 <sup>2</sup>	Total 5 <sup>th</sup> Cycle Permits Issued <sup>3</sup>	Total RHNA Remaining
Very-Low	Deed Restricted	374	0 (0.0%)	62 (16.5%)	311
	Non-Restricted		0 (0.0%)	1 (0.002%)	
Low	Deed Restricted	218	0 (0.0%)	174 (78.4%)	35
	Non-Restricted		0 (0.0%)	9 (4.1%)	
Moderate		243	0 (1.6%)	129 (53.1%)	114
Above-Moderate		532	137 (25.8%)	1,506 (283.1%)	0
<b>TOTAL</b>		<b>1,367</b>	<b>137 (10.02%)</b>	<b>1,881 (137.6%)</b>	<b>460</b>

The County issued 137 permits for new residential units in 2020, equaling 10.02 percent of the entire eight-year 5<sup>th</sup> Cycle RHNA. This represents a 31.9 percent decrease from the County’s 2019 RHNA production. Through 2020, the sixth year of the eight-year cycle, the County has issued permits for 137.6 percent of its gross RHNA and has nearly tripled its share of above-moderate-income units. With the advent of the COVID-19 pandemic, 2020 was the lowest year of housing production for the County in this cycle. The County issued permits for 137 units affordable to above-moderate-income households (income at more than 120 percent of the area median income [AMI] for Contra Costa County). The County is also on pace to exceed its allocation for the low-income category. Fulfilling the moderate and very-low allocations will require average annual issuance of 57 and 156 permits, respectively, for the final two years of the Housing Element cycle. This is highly unlikely to occur given the lack of projects in the development pipeline that propose units in these income categories.

## C. BARRIERS TO HOUSING DEVELOPMENT AND AFFORDABLE HOUSING ACTIVITY IN CALENDAR YEAR 2020

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 and other factors with 31 housing programs, which are identified in the General Plan Housing Element, aimed at rehabilitating existing housing stock, developing affordable rental housing, and

<sup>2</sup> Percentages in this column are for units permitted during 2020 relative to the RHNA for each income category.

<sup>3</sup> Percentages in this column are cumulative for units permitted during the 5<sup>th</sup> Cycle relative to the RHNA for each income category.



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 D, attached, briefly outlines the housing programs contained in the Housing Element and describes their 2020 performance. Notable County actions include:

- The County granted entitlements for a 284-unit apartment project in the unincorporated Walnut Creek area that requested a density bonus. This project includes 12 very-low-income units and 24 moderate income units. The County was also processing two additional entitlement applications with density bonus requests that included a 22-unit apartment in Rodeo and a 100-unit apartment in Bay Point.
- The Residential Energy Conservation Program permitted 2,355 solar upgrades, including 1,382 single-family homes and six multi-family projects with 759 total units countywide.
- Providing 17 Mortgage Credit Certificates worth \$1.3 million for first-time homebuyers.
- Issuing 2.37 million dollars in CDBG funds for rehabilitation of 87 existing rental units in Contra Costa Centre which are affordable to, and occupied by, low-income families.
- Weatherizing 85 residential units (75 extremely-low-income and 10 very-low income).
- Issued 84 entitlements and 47 building permits for Accessory Dwelling Units (formerly "second units").
- The updated Inclusionary Housing Ordinance became effective in February 2020. During this reporting period, a total of \$34,874 of in-lieu fees were collected.

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 was adopted by the Board of Supervisors in 2010 and updated April 2017.

#### **IV. GOALS, OBJECTIVES, AND WORK ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTION FOR CALENDAR YEARS 2020 AND 2020**

##### **General Plan Update**

The planning period for the County General Plan extended through calendar year 2020. In December 2017, the Board of Supervisors directed DCD staff to prepare comprehensive updates to the General Plan, Zoning Code, and Climate Action Plan for the Board's consideration. Among numerous content improvements, the updated General Plan will

address economic development, community health, climate change, and environmental justice, which are essentially missing from the existing County General Plan; include an entirely rewritten Transportation and Circulation Element to fully integrate SB 743 and Complete Streets; include an updated Housing Element; and be consistent with the most recent versions of numerous regional planning documents adopted since the General Plan was last updated, 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*, and the *Contra Costa County Hazard Mitigation Plan*. The General Plan will also be reformatted entirely to improve usability. Work on the General Plan update began in September 2018 and will extend through 2022. DCD staff is in the midst of presenting the draft Land Use Element Map and draft "Community Profiles" in public meetings, both of which highlight the County's extensive and ongoing outreach efforts and collaboration with residents in the unincorporated communities. The website for the project is [envisioncontracosta2040.org](http://envisioncontracosta2040.org).

List of Attachments (Tables taken from 2020 Housing Element Progress Report to HCD)

Table B: Regional Housing Needs Allocation Progress

Table D: Program Implementation Status

<b>Jurisdiction</b>	Contra Costa County - Unincorporated	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

<b>Table B</b>													
<b>Regional Housing Needs Allocation Progress</b>													
<b>Permitted Units Issued by Affordability</b>													
		<b>1</b>	<b>2</b>									<b>3</b>	<b>4</b>
<b>Income Level</b>		<b>RHNA Allocation by Income Level</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Total Units to Date (all years)</b>	<b>Total Remaining RHNA by Income Level</b>
Very Low	Deed Restricted	374				62						63	311
	Non-Deed Restricted				1								
Low	Deed Restricted	218			3	171						183	35
	Non-Deed Restricted		8				1						
Moderate	Deed Restricted	243										129	114
	Non-Deed Restricted		65	28	31	1	4						
Above Moderate		532	276	201	244	434	214	137				1506	
<b>Total RHNA</b>		<b>1367</b>											
<b>Total Units</b>			<b>349</b>	<b>229</b>	<b>278</b>	<b>669</b>	<b>219</b>	<b>137</b>				<b>1881</b>	<b>460</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Contra Costa County - Unincorporated	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Ongoing	<p>Due to the national emergency declaration due to the COVID-19 pandemic, this program faced challenges that included contact limitations with clients (many at-risk), limited scopes due to restrictions on more invasive construction, extended permit/inspection timeframes, limited materials/equipment availability, homeowner reluctance for improvements, and the reduction of contractors.</p> <p>County-wide, there were six projects that consisted of accessibility upgrades. These projects included one single-family home and five mobile homes. Five of the six projects were completed during the calendar year. Of the six completed projects, three households were extremely low-income (30% AMI), one household was very low-income (50% AMI), and two households were low-income (80% AMI).</p> <p>Three of the aforementioned projects were funded and completed within the unincorporated County with three households at 30% AMI.</p>
2. Weatherization Program	Assist homeowners and renters with minor home repairs.	Ongoing	85 unduplicated units have been weatherized in County cities, towns, and communities. 75 units were extremely low income (30% AMI) and 10 units were very low income (50% AMI).

3. Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Ongoing	There were a total of 1675 cases opened and 1632 cases closed. Approximately 98% of all cases are residential.
4. Preservation of Affordable Housing Assisted with Public Funds	Preserve the existing stock of affordable housing.	Ongoing	The County awarded \$2.37 million dollars to Bridge Housing in CDBG funds for the acquisition/rehabilitation of 87 existing rental units in the Contra Costa Centre area in Walnut Creek that is affordable to and occupied by low-income families. This project is located in the unincorporated area of the County.
5. 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 (funds are not limited to projects in the unincorporated County)	There are no projects to report during this reporting period.
6. Housing Successor to the former Redevelopment Agency	Utilize County owned property (former redevelopment agency) to develop affordable housing	Disposition agreements by 2020	For 2019-20, the Housing Successor's activities were constrained by the onset of COVID-19 in the United States and the need for staff to concentrate on more urgent matters requiring immediate attention. The World Health Organization has declared the COVID-19 outbreak to be a pandemic, and states of emergency have been declared by the Contra Costa County, the State of California and the United States. In response to health concerns, many states and counties, including Contra Costa County, imposed widespread temporary closures of businesses, parks and schools, and issued temporary stay-at-home orders, which actions have caused widespread unemployment and other financial impact to those in impacted industries. This had the effect of delaying progress on some of the Housing Successor's housing projects that are still in the planning stages.
7. Inclusionary Housing	Integrate affordable housing within market-rate developments.	Ongoing	There were \$34,874 in-lieu fees collected during this reporting period.

<p><b>8. Acquisition/ Rehabilitation</b></p>	<p>Improve existing housing and increase supply of affordable housing.</p>	<p>Ongoing</p>	<p>The County awarded \$2.37 million dollars to Bridge Housing in CDBG funds for the acquisition/rehabilitation of 87 existing rental units in the Contra Costa Centre area in Walnut Creek that is affordable to and occupied by low-income families. This project is located in the unincorporated area of the County.</p>
<p><b>9. Second Units</b></p>	<p>Facilitate the development of second units.</p>	<p>Ongoing</p>	<p>There were 84 second unit entitlement permits approved and 47 building permits issued for second units.</p> <p>The Contra Costa County Accessory Dwelling Unit (ADU) Incentive Program was adopted by the Board of Supervisors on June 18, 2019 and runs through July 1, 2021. Department staff is currently administering this Program. An indirect outcome of the Program is to make construction of ADUs more attractive in the County, and thereby, facilitate the development of affordable housing. The ADU Incentive Program is intended to encourage owners of the unpermitted ADUs to come into compliance with zoning and building code requirements using the most cost-effective methods available and minimizing the changes required to the existing construction. Late filing fees and building permit penalty fees are waived for previously constructed unpermitted ADUs under the Program.</p>
<p><b>10. Affordability by Design</b></p>	<p>Develop affordability by design program to promote creative solutions to building design and construction.</p>	<p>2017</p>	<p>There is nothing to report for this reporting period.</p>

11. New Initiatives Program	Develop new programs or policies to fund or incentivize affordable housing development	2017	The Contra Costa County Accessory Dwelling Unit (ADU) Incentive Program was adopted by the Board of Supervisors on June 18, 2019 and runs through July 1, 2021. Department staff is currently administering this Program. An indirect outcome of the Program is to make construction of ADUs more attractive in the County, and thereby, facilitate the development of affordable housing. The ADU Incentive Program is intended to encourage owners of the unpermitted ADUs to come into compliance with zoning and building code requirements using the most cost-effective methods available and minimizing the changes required to the existing construction. Late filing fees and building permit penalty fees are waived for previously constructed unpermitted ADUs under the Program.
12. Special Needs Housing	Increase the supply of special needs housing.	Ongoing	There are no projects to report in this reporting period.
13. 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.
14. Accessible Housing	Increase the supply of accessible housing.	Ongoing	There are no projects to report during this reporting period.
15. Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Ongoing	Through the Neighborhood Preservation Program (see above), the County funded six projects that consisted of accessibility upgrades. Upgrades included the installation of ADA-compliant toilets, grab bars, handrails, steps and landing, an easy step shower enclosure.

<p><b>16. Contra Costa Interagency Council on Homelessness</b></p>	<p><b>Meet the housing &amp; supportive services needs of the homeless</b></p>	<p><b>Ongoing</b></p>	<p>This program is currently known as the Council on Homelessness. Health Services through the Health, Housing and Homeless Services (H3) Division administers the County's homeless Continuum of Care (CoC). H3 functions as the collaborative applicant and CoC and HMIS Lead Agency, and provides strategic direction, coordination of funding and programmatic oversight to the CoC. The CoC is designed to assist individuals and families experiencing homelessness by providing services and housing needed to help these individuals and families move into permanent housing, with the goal of long-term stability. The Council on Homelessness (COH), appointed by the Contra Costa Board of Supervisors is the governing body for the CoC and serves as the homelessness advisory body to the Board of Supervisors. H3 provides staffing support to the COH to support the governance and administration of the CoC. The COH is responsible for approving some funding allocations for proposed projects and monitoring and tracking project and agency performance and compliance in coordination with the CoC and HMIS Lead Agency. The COH also provides advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County. The Contra Costa CoC and COH are comprised of multiple private and public partners who work collaboratively with the County and H3 to end homelessness in Contra Costa.</p>
<p><b>17. Farmworker Housing</b></p>	<p><b>Increase the supply of farmworker housing</b></p>	<p><b>Annually: Include farmworker housing in CDBG, HOME NOFA (See #5 above)</b></p>	<p>There are no projects to report in this reporting period.</p>
<p><b>18. First-Time Homebuyer Opportunities</b></p>	<p><b>Provide additional homeownership opportunities.</b></p>	<p><b>Ongoing</b></p>	<p>The County provided 17 households with Mortgage Credit Certificates (MCC) throughout the county and cities with a total of \$1.3 million in MCC assistance.</p>
<p><b>19. Extremely Low Income Housing</b></p>	<p><b>Promote development of housing affordable to extremely low income households.</b></p>	<p><b>Annually: Include a priority for extremely-low income housing in CDBG, HOME, HOPWA NOFA (See #5 above)</b></p>	<p>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 78 extremely low income housing projects during this reporting period (See Neighborhood Preservation Program and Weatherization Program).</p>



20. 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.
21. Mixed-Use Developments	Encourage mixed-use developments.	<p>2015 – 2016: Review existing ordinance and development patterns.</p> <p>2016 – 2017: Draft outline of revised ordinance and meet with stakeholder groups</p> <p>2017 – 2018: Determine whether or not to draft and adopt revised ordinance</p>	There are no changes or updates for this reporting period.
22. Density Bonus & Other Development Incentives	Support affordable housing development.	Ongoing	The County granted entitlements for a 284-unit apartment project in the unincorporated Walnut Creek area that requested a density bonus. This project includes 12 very-low income units and 24 moderate income units. The County was also processing two additional entitlement applications with density bonus requests that included a 22-unit apartment in Rodeo and a 100-unit apartment in Bay Point.
23. Infill Development	Facilitate infill development.	<p>Biennially: Review site inventory, adjust for planned and completed developments</p> <p>Biennially: Review site inventory and adjust for planned and completed developments</p>	There is nothing to report for this reporting period.

24. Planned Unit District	Provide flexibility in design for residential projects.	Ongoing	The Department has administered a review of the current district standards to identify any provisions that unintentionally hinder development in the P-1 District. Staff has identified potential amendments, such as eliminating the existing minimum acreage requirements for a P-1 district and granting the Zoning Administrator the ability to decide additional application types for properties within P-1 Districts, which will ease the entitlement process for housing developments. Staff is in the process of finalizing language for a formal ordinance amendment proposal.
25. Development Fees	Reduce the cost of development	Ongoing	Under the Contra Costa County Accessory Dwelling Unit (ADU) Incentive Program, unpermitted ADUs are encouraged to be legalized and brought into compliance with zoning and building code requirements. Late filing fees and building permit penalty fees are waived for previously constructed unpermitted ADUs under this program.
26. Quick Turn-around Program	Develop program to expedite review of small projects, and conditions of approval	2016	There is nothing to report for this reporting period.
27. 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.	<p>By December 31, 2014: Adopt emergency housing and single room occupancy ordinance. (adopted 11/4/2014)</p> <p>1st quarter 2015: Adopt Agricultural worker housing, permanent supportive, and transitional housing zoning text changes</p> <p>Ongoing: period review of zoning and subdivision ordinances</p>	There is nothing to report for this reporting period.




**General Comments:**