

ENVISION **CONTRA COSTA 2040**

Housing Element Study Session with Board of Supervisors

December 7, 2021

Housing Element Overview

Overview

- » **Adoption Deadline: January 23, 2023**
 - 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
 - 5th Cycle Planning Period: January 31, 2015 – January 31, 2023
- » **Required Element of the General Plan**
- » **State-mandated update schedule**
- » **Review and certification by State (HCD) for compliance with State law**
- » **Plan for accommodating jurisdiction's fair share of the regional housing need**

Components

- » Analysis of existing and projected housing needs
- » Inventory of available land for housing
- » Analysis of potential constraints on housing (e.g., permit processing procedures, fees)
- » Assessment of Fair Housing
- » Evaluation of previous housing element
- » Goals, policies, and implementation programs

Opportunities for Public Participation

- » Stakeholder interviews
- » Focus Group Meetings
 - Housing Developers
 - Service Providers
- » Board of Supervisors Study Session
- » Community Meeting
- » Planning Commission and Board of Supervisors Meetings

New Laws

New Laws for the Housing Element Update

» AB 1397: Identification of Realistic Sites

- Sites smaller than 0.5 acres or larger than 10 acres are presumed inappropriate for lower-income housing unless there is a track record of similar development. Additional analysis needed for underutilized sites.

» SB 166: No Net Loss Zoning

- If a project is approved on a housing element site with fewer units or a different income category and the County does not have a surplus of sites, the County must identify and make another site available within 180 days.

» SB 35: Application Streamlining

- Applies if number of building permits issued is less than the share of the RHNA by income category for the reporting period. In Contra Costa County, projects with 10% low-income units are currently eligible for streamlining.

» SB 330: Removes “Roadblocks” to Development

- Prohibits downzoning and reduces process time and no Subjective Design Standards can be applied.

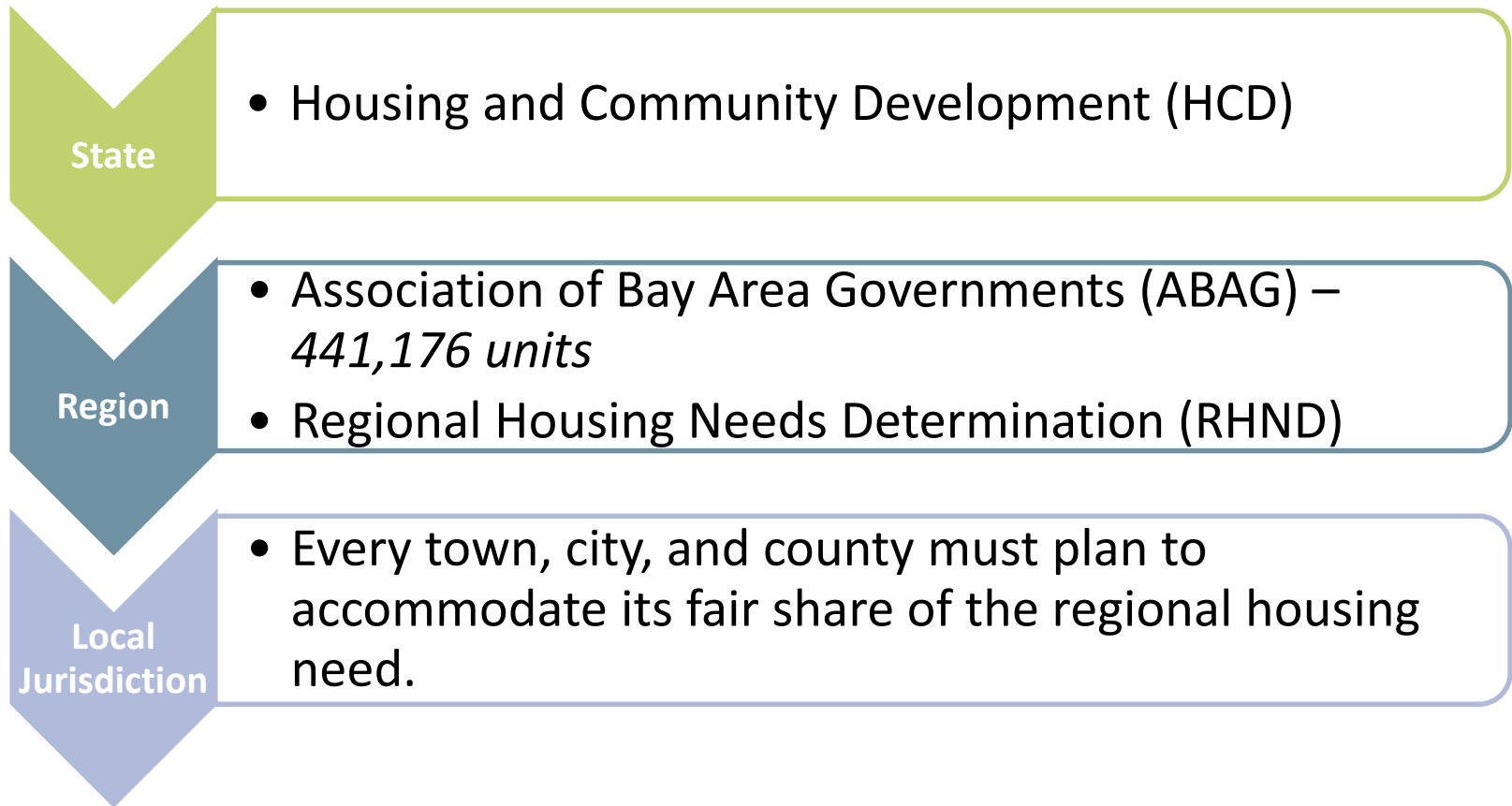
New Laws: AB 686 – Affirmatively Further Fair Housing

» Housing Elements must:

- Assess fair housing issues in the county
- Analyze areas of opportunity and access to resources
- Identify housing sites that foster an inclusive community and provide equitable access to resources
- Identify strategies to address barriers to fair housing and combat discrimination and displacement
- Include a program to implement these strategies

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation (RHNA)



Contra Costa County: 6th Cycle RHNA – 7,610 units
5th Cycle RHNA – 1,367 units

Regional Housing Needs Allocation (RHNA)

| Jurisdiction | 5 th Cycle | 6 th Cycle (Draft) | Percent Increase |
|---|-----------------------|----------------------------------|---------------------|
| ABAG Region | 187,990 | 441,176 | 135% |
| Unincorporated Contra Costa County | 1,367 | 7,610 | 457% |

Unincorporated Contra Costa County RHNA

| Income Level | Percent of Median Family Income | Income Range – 4-Person Household | Number of Units |
|-----------------------|--|--|------------------------|
| Very Low | 50% or less | ≤ \$41,100 | 2,072 |
| Low | 51% to 80% | \$41,101 - \$68,500 | 1,194 |
| Moderate | 81% to 120% | \$68,501 - \$150,700 | 1,211 |
| Above Moderate | More than 120% | > \$150,700 | 3,133 |
| Total | | | 7,610 |

Strategies for Meeting the 6th Cycle RHNA

- » Many parcels with potential to support additional residential development are already being identified through Draft General Plan process
- » Lower Income RHNA
 - Identify sites that can connect to services
 - Focus on sites larger than 0.5 acres and smaller than 10 acres
 - Look at vacant and underutilized sites
 - Projected Accessory Dwelling Units (ADUs)

Project Schedule

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| Task | Timeframe |
|--|------------------------------------|
| Consultations, Focus Groups and Administrative Draft Development | Fall 2021 |
| Board of Supervisors Study Session | December 7, 2021 |
| Community Meeting | Late January – Early February 2022 |
| Draft Housing Element available for public review | February 2022 |
| Planning Commission/Board of Supervisors Meetings on Draft | March – April 2022 |
| Prepare Draft Environmental Review | March – April 2022 |
| Submit Draft to HCD (90-Day Review) | Mid-April to Mid-July 2022 |
| 2 nd HCD Review (60-Day Review) | August – October 2022 |
| Adoption Hearings | December 2022 - January 2023 |
| HCD Certification Review (60-Day Review) | January 2023 - March 2023 |