

CONTRA COSTA COUNTY
2021 GENERAL PLAN ANNUAL PROGRESS REPORT

Submitted to
Contra Costa County Board of Supervisors
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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 Report covering calendar year 2021 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 2021;
2. Provides a summary of General Plan Amendments (GPAs) adopted by the Board of Supervisors in 2021;
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 2021 and 2022.

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 This updated General Plan superseded the County's prior General Plan (and each of the previously adopted elements) and consolidated several area-specific General Plans into one comprehensive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 2021

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 2021, which are summarized as follows:

▪ **1st Consolidated General Plan Amendment**

Pantages Trails – Pantages at Discovery Bay, LLC (County File GP#19-0002): Amended the Land Use Element map to change the subject properties’ land use designations from Open Space (OS), Single-Family Residential-High Density (SH), and Single-Family Residential-Medium Density (SM) to Single-Family Residential-High Density (SH), Open Space (OS), Water (WA), and Parks and Recreation (PR) in support of a 277-unit single-

family residential development on a 161.5-acre site. This is a reorganization of the previously approved Pantages Bays project. Adopted by the Board of Supervisors on July 13, 2021. GPA initiated by the private sector.

▪ **2nd Consolidated General Plan Amendment**

Tassajara Parks Project (County File GP#07-0009): Amended the Land Use Element map to change the subject property's land use designation from Agricultural Lands (AL) to Single-Family Residential-High Density (SH), Parks and Recreation (PR), and Public/Semi-Public (PS) designations, and expand the Urban Limit Line by 30 acres, in support of a 125-unit single-family residential development on a 30-acre portion of the 727-acre site. Adopted by the Board of Supervisors on July 13, 2021. GPA initiated by the private sector.

C. GENERAL PLAN AMENDMENTS AND OTHER ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION INITIATED IN 2021

Contra Costa County requires all proposals to amend the General Plan, whether initiated by the private sector or the County, to be preliminarily reviewed by the Board of Supervisors before DCD may proceed with the full GPA process. The following proposals to amend the General Plan were preliminarily reviewed by the Board of Supervisors in 2021:

- Classic Boat Works GPA (County File GP#21-0001): A private-sector request to amend the Land Use Element Map to redesignate a 0.64-acre parcel from Public and Semi-Public (PS) to Commercial (CO) to allow conversion of a defunct fire station to a boat repair and parts retail shop.
- Buchanan Field Fulfillment Center GPA (County File GP#21-0002): A private-sector request to amend the Land Use Element Map to redesignate a 15.5-acre parcel from PS to Light Industry (LI) to allow a 98,000 square-foot fulfillment center warehouse and 8,000 square-foot office building on Buchanan Airport Field.
- Richmond LAND Eco-Village GPA (County File: GP#21-0003): A private-sector request to amend the Land Use Element Map to redesignate two parcels totaling 0.83 acres from Single-Family Residential-High Density (SH) to Multiple-Family Residential-High Density (MH) to allow for a 22-unit residential development.
- Carr Ranch/South Camino Pablo Project GPA (County File: GP#21-0004): A private-sector request to amend the Land Use Element Map to redesignate a portion of a 23.9-acre parcel from Agricultural Lands (AL) to Single-Family Residential-Low Density (SL) to allow for a single-family residential development of up to 15 units.

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 2023 (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 2021. 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 runs through 2022.

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 2021 along with a running total for the current Housing Element cycle.

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

TABLE 3: UNIT COUNT - UNINCORPORATED COUNTY HOUSING PRODUCTION

Income Level		RHNA by Income Level	Permits Issued in 2021 ²	Total 5 th Cycle Permits Issued ³	Total RHNA Remaining
Very-Low	Deed Restricted	374	12 (3.2%)	74 (19.8%)	275
	Non-Restricted		24 (6.4%)	25 (6.7%)	
Low	Deed Restricted	218	0 (0.0%)	174 (79.8%)	2
	Non-Restricted		33 (15.1%)	42 (19.3%)	
Moderate	Deed Restricted	243	24 (9.9%)	24 (9.9%)	78
	Non-Restricted		12 (4.9%)	141 (58.0%)	
Above-Moderate		532	422 (25.8%)	1,928 (362.4%)	0
TOTAL		1,367	527 (38.6%)	2,408 (176.2%)	355

The County issued 527 permits for new residential units in 2021, equaling 38.6 percent of the entire eight-year 5th Cycle RHNA. This represents a 384.7 percent increase from the County's 2020 RHNA production. With the advent of the COVID-19 pandemic, 2020 was the lowest year of housing production for the County in this cycle. Through 2021, the seventh year of the 5th Cycle RHNA, the County has issued permits for 176.2 percent of its gross RHNA, nearly quadrupled its share of above-moderate-income units, and nearly completed its share of low-income units. In 2021 the County issued permits for 36 units affordable to very-low-income households, 33 units affordable to low-income households, 36 units affordable to moderate-income households, and 422 above-moderate-income households. While it appears that the low-income allocation will be met, fulfilling the moderate and very-low allocations is unlikely given the outstanding number of units and 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 2021

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 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),

² Percentages in this column are for units permitted during 2021 relative to the RHNA for each income category.

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

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 2021 performance. Notable County actions include:

- The Neighborhood Preservation program completed 10 projects countywide and initiated another 4 projects. Six of the completed projects were in unincorporated Contra Costa County. Of the 10 completed projects, 4 were single-family homes and 6 were mobile homes. Of the 10 completed projects, 6 households were extremely low-income (30% AMI), 2 households were very low-income (50% AMI), and 2 households were low-income (80% AMI).
- The Residential Energy Conservation Program permitted 2,355 solar upgrades.
- Provided four Mortgage Credit Certificates worth \$350,000 for first-time homebuyers.
- Weatherized 165 residential units, with 29 located in unincorporated areas and a total of \$594,759 utilized.
- Issued 134 entitlements and 100 building permits for Accessory Dwelling Units.
- The updated Inclusionary Housing Ordinance became effective in February 2020. During the 2021 reporting period, a total of \$115,351.90 of in-lieu fees were collected.
- As part of the County's participation in the Bay Area Regional Energy Network (BayREN), 1,519 energy efficiency measures were installed in a total of 541 residences, including 25 single-family residences in the unincorporated areas

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 June 2019.

IV. GOALS, OBJECTIVES, AND WORK ACTIVITIES RELATED TO GENERAL PLAN IMPLEMENTATION FOR CALENDAR YEARS 2021 AND 2022

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. 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 for the 6th RHNA Cycle; 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 2050*, 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 2023. DCD staff is in the midst of preparing the draft General Plan's goals, policies, and actions, which make up the bulk of the document and 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.

List of Attachments (Tables taken from 2021 Housing Element Progress Report to HCD)

Table B: Regional Housing Needs Allocation Progress
Table D: Program Implementation Status

Jurisdiction	Contra Costa County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	374	-	-	-	62	-	-	12	-	-	99	275
	Non-Deed Restricted		-	-	-	1	-	-	24	-	-		
Low	Deed Restricted	218	-	-	3	171	-	-	-	-	-	216	2
	Non-Deed Restricted		8	-	-	-	1	-	33	-	-		
Moderate	Deed Restricted	243	-	-	-	-	-	-	24	-	-	165	78
	Non-Deed Restricted		65	28	31	1	4	-	12	-	-		
Above Moderate		532	276	201	244	434	214	137	422	-	-	1,928	-
Total RHNA		1,367											
Total Units			349	229	278	669	219	137	527	-	-	2,408	355

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Contra Costa County - Unincorporated
Reporting Year	2021 (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>In collaboration with Habitat for Humanity East Bay/Silicon Valley, Inc., the Contra Costa County's Neighborhood Preservation Program (NPP) provides low-interest loans and grants to low-income homeowners, in an effort to alleviate health and/or safety concerns in their dwelling.</p> <p>During calendar year 2021, NPP encountered several challenges that hindered its ability to serve clients. Due to the ongoing COVID-19 pandemic, the program began the calendar year in recovery from a brief hiatus. Midway through the year, the program lost its only building inspector. In addition to these complications, the pandemic found the program encountering reluctant, extended permit/inspection timeframes, limited availability of materials/equipment, and the reduction of willing contractors. Due to the loss of the building inspector, the program was unable to get new projects underway for the remainder of the calendar year.</p> <p>County-wide, there were 10 projects that were completed and four projects that began. Six of the projects were in unincorporated Contra Costa County. Of the 10 completed projects, four were single-family homes and six were mobile homes. Of the 10 completed projects, six households were extremely low-income (30% AMI), two households were very low-income (50% AMI), and two households were low-income (80% AMI).</p>

2. Weatherization Program	Assist homeowners and renters with minor home repairs.	Ongoing	There were 169 unduplicated units served countywide, 29 units located in unincorporated Contra Costa County, with a total of \$594,759 spent.
3. Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Ongoing	There were a total of 1438 cases opened and 991 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	There are no projects to report during this reporting period.
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	<p>For 2020-2021, The Housing Successor's activities included:</p> <p>* Continuing to negotiate with a developer for a transit-oriented project of approximately 350 units at the Orbisonia Heights site in Bay Point. A Master Development Agreement is anticipated to be considered by the end of FY 21-22.</p> <p>* Continuing to negotiate with a developer to construct 67 senior housing units in Rodeo. The Disposition Development and Loan Agreement was approved February 2022.</p>
7. Inclusionary Housing	Integrate affordable housing within market-rate developments.	Ongoing	There were \$115,351.90 in inclusionary housing in-lieu fees collected during this reporting period.
8. Acquisition/ Rehabilitation	Improve existing housing and increase supply of affordable housing.	Ongoing	There are no projects to report during this reporting period.

9. Second Units	Facilitate the development of second units.	Ongoing	<p>There were 134 second unit entitlement permits approved and 100 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 ran through July 1, 2021. Department staff administered 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 was 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 were waived for previously constructed unpermitted ADUs under the Program.</p>
10. 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.
11. New Initiatives Program	Develop new programs or policies to fund or incentivize affordable housing development	2017	There is nothing to report for this reporting period.
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 are no projects to report in this reporting period.
14. Accessible Housing	Increase the supply of accessible housing.	Ongoing	There are no projects to report in this reporting period.
15. Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Ongoing	There are no projects to report for this reporting period.

16. Contra Costa Interagency Council on Homelessness	Meet the housing & supportive services needs of the homeless	Ongoing	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.
17. Farmworker Housing	Increase the supply of farmworker housing	Annually: Include farmworker housing in CDBG, HOME NOFA (See #5 above)	There are no projects to report in this reporting period.
18. First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Ongoing	In 2021, the County provided four households with Mortgage Credit Certificates (MCC) throughout the county and cities with a total of \$350,000 in MCC assistance.
19. 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, HOPWA NOFA (See #5 above)	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 181 extremely low income housing projects during this reporting period (See Neighborhood Preservation Program and Weatherization Program).
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.	2015 – 2016: Review existing ordinance and development patterns. 2016 – 2017: Draft outline of revised ordinance and meet with stakeholder groups 2017 – 2018: Determine whether or not to draft and adopt revised ordinance	There are no changes or updates for this reporting period.
22. Density Bonus & Other Development Incentives	Support affordable housing development.	Ongoing	A density bonus project was granted entitlements in Rodeo for a mixed-use development that included a total of 22 rental units with two lower income units, one very-low income unit, and ground floor commercial space.
23. Infill Development	Facilitate infill development.	Biennially: Review site inventory, adjust for planned and completed developments Biennially: Review site inventory and adjust for planned and completed developments	In accordance with provisions of SB9, as approved by the Governor on September 16, 2021, the Current Planning Division of the Department of Conservation and Development, in conjunction with County Public Works, drafted zoning and subdivision (Title 9) ordinance updates addressing urban housing developments and urban lot splits which will promote infill housing in the unincorporated areas of the County. The ordinance updates are expected to be heard by the County Planning Commission and then the Board within the first half of 2022.
24. Planned Unit District	Provide flexibility in design for residential projects.	Ongoing	There is nothing to report for this period.
25. Development Fees	Reduce the cost of development	Ongoing	There is nothing to report for this period.
26. Quick Turn-around Program	Develop program to expedite review of small projects, and conditions of approval	2016	In 2021, the Current Planning Division staff has prioritized the processing of accessory dwelling unit (ADU) applications and has improved the turn-around time for processing ADU applications significantly.

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>	In accordance with provisions of SB9, as approved by the Governor on September 16, 2021, the Current Planning Division of the Department of Conservation and Development, in conjunction with County Public Works, drafted zoning and subdivision (Title 9) ordinance updates addressing urban housing developments and urban lot splits which will promote infill housing in the unincorporated areas of the County. The ordinance updates are expected to be heard by the County Planning Commission and then the Board within the first half of 2022.
28. Coordinated County Department Review of Development Applications	Expedite application review through a better coordinated process with other County departments.	Ongoing	The Current Planning Division of the Department of Conservation and Development has increased coordination and communication efforts with County departments and outside agencies in order to improve the application review process and application processing timelines.
29. Anti-Discrimination Program	Promote fair housing.	Ongoing	The County Board of Supervisors adopted a Countywide 2020-2025 Analysis of Impediments/Assessment to Fair Housing Choice report on June 11, 2019. There is nothing additional to report for this reporting period.
30. Residential Displacement Program	Limit number of households being displaced or relocated because of County sponsored programs or projects.	Ongoing	There is nothing to report for this period.

[illegible]

General Comments: