



# ENVISION **CONTRA COSTA 2040**

Board of Supervisors Study Session

December 6, 2022

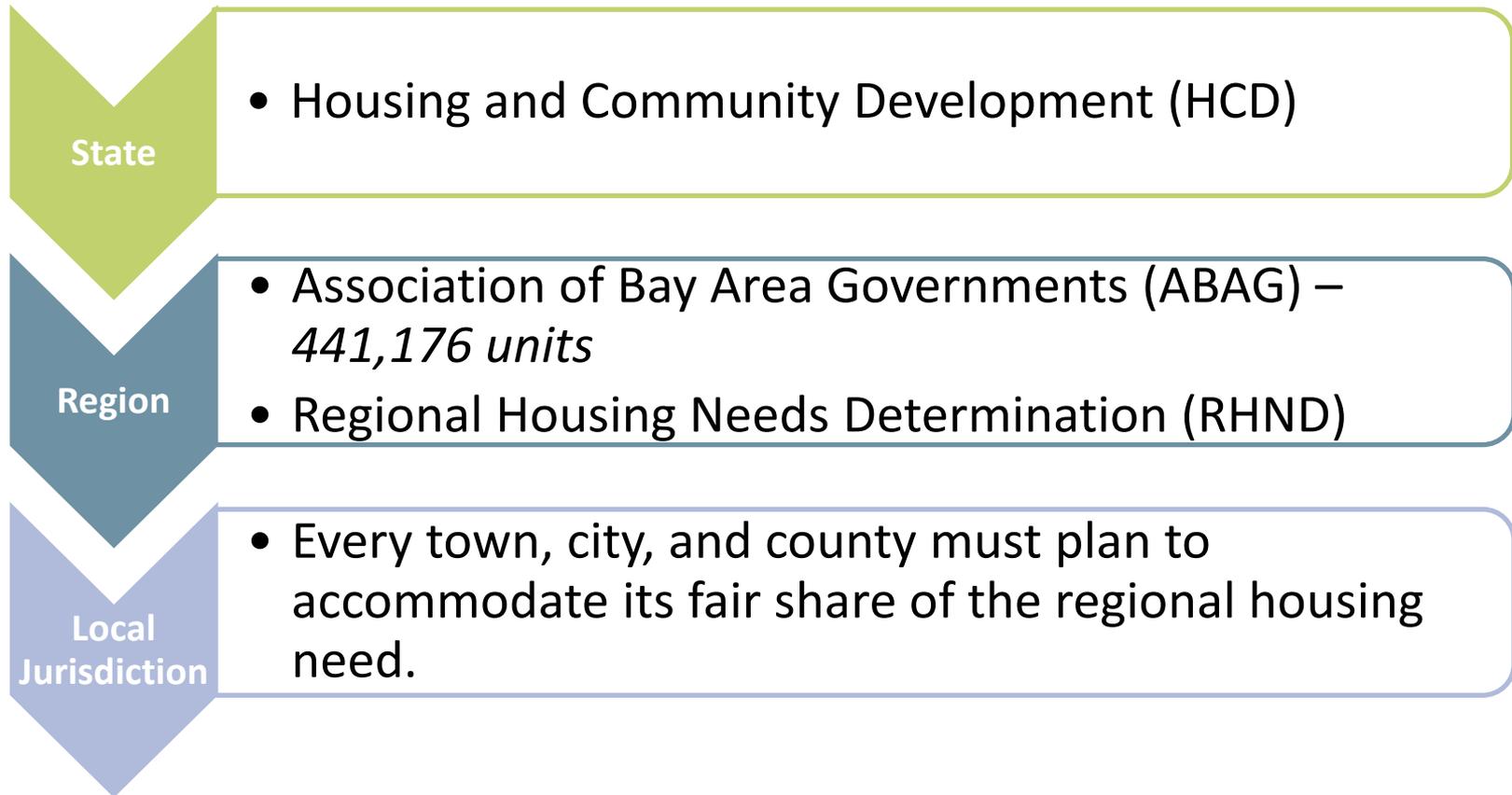
# Housing Element Overview

# Overview

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

# Regional Housing Needs Allocation (RHNA)

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*Contra Costa County: 6<sup>th</sup> Cycle RHNA – 7,610 units*  
*5<sup>th</sup> Cycle RHNA – 1,367 units*

# 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	≤ \$71,400	2,072
Low	51% to 80%	\$71,401 - \$109,600	1,194
Moderate	81% to 120%	\$109,601 - \$171,350	1,211
Above Moderate	More than 120%	> \$171,350	3,133
<b>Total</b>			<b>7,610</b>

# Public Draft Housing Element

# What's In the Draft Housing Element?

- » 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 actions

# Housing Element Goals

- » Goal HE-1: Maintain and improve the quality of the existing housing stock and residential neighborhoods in Contra Costa County, including preserve the existing affordable housing stock.
- » Goal HE-2: Increase the supply of housing with a priority on the development of affordable housing, including housing affordable to extremely low-income households.
- » Goal HE-3: Increase the supply of appropriate and supportive housing for special-needs populations. social and economic resources among all communities in the county so that Impacted Communities are not disproportionately burdened by environmental pollution or other hazards.

# Housing Element Goals

- » Goal HE-4: Improve housing affordability for both renters and homeowners.
- » Goal HE-5: Provide adequate sites through appropriate land use and zoning designations to accommodate the County's share of regional housing needs.
- » Goal HE-6: Mitigate potential governmental constraints to housing development and affordability.
- » Goal HE-7: Promote equal opportunity for all residents to reside in the housing of their choice.
- » Goal HE-8: Promote energy-efficient retrofits of existing dwellings and exceeding building code requirements in new construction.

# Addressing the RHNA

Income Level	Number of Units	Approved Projects	Projected ADUs	Vacant and Underutilized Sites	Surplus Units
Very Low	2,072	107	164	5,380	2,549
Low	1,194		164		
Moderate	1,211	70	164	1,767	790
Above Moderate	3,133	1,855	54	2,369	1,145
<b>Total</b>	<b>7,610</b>	<b>2,032</b>	<b>546</b>	<b>9,516</b>	

# Project Schedule

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Task	Timeframe
Consultations, Focus Groups and Administrative Draft Development	Fall 2021
Board of Supervisors Kickoff Meeting	December 7, 2021
Community Meeting	February 2022
Administrative Draft Housing Element	July 2022
Prepare Administrative Draft Environmental Review	March 2022 – August 2022
Public Review Draft	November 2022
Planning Commission Study Session	November 30, 2022
<b>Board of Supervisors Study Session</b>	<b>December 6, 2022</b>
Submit Draft to HCD (90-Day Review)	January – March 2023
2 <sup>nd</sup> HCD Review (60-Day Review) – if needed	March/April – May/June 2023
Adoption Hearings	Summer 2023
HCD Certification Review (60-Day Review)	Summer/Fall 2023