

EXHIBIT G

GENERAL PLAN AMENDMENT FINDINGS

1. **Required Finding:** *That adoption of the proposed General Plan amendment is consistent with the provisions of the County's Urban Limit Line as outlined in Measure L-2006.*

Project Finding: The proposed General Plan amendment (GPA) to adopt the 6th Cycle Housing Element is consistent with the provisions of the County Urban Limit Line (ULL). No change to the ULL will occur and no extension of urban services (i.e., water and sewer mains) outside the ULL will be necessary. The housing inventory sites identified in the Housing Element are all located entirely within the ULL, and therefore may be designated for "urban" development, as defined in the 2005-2020 Contra Costa County General Plan. The land use designation changes identified in the 6th Cycle Housing Element are all allowed.

2. **Required Finding:** *That adoption of the proposed General Plan amendment will not result in a violation of the County's 65/35 Land Preservation Standard.*

Project Finding: Adoption of the proposed GPA will not result in a violation of the 65/35 Land Preservation Standard (the "65/35 Standard"), established by county voters through adoption of Measure C-1990 and reaffirmed through adoption of Measure L-2006. Under the 65/35 Standard, no more than 35 percent of the land in the county, inclusive of the cities, may be designated for development of urban uses and at least 65 percent of the land must be designated for non-urban uses such as agriculture, open space, parks, etc. Approximately 28 percent of the land is currently designated for urban uses. While the 6th Cycle Housing Element includes numerous land use designation changes to accommodate the Regional Housing Need Allocation (RHNA), they are all urban-to-urban changes, meaning the percentage of land designated for urban uses will not increase as a result of the GPA.

3. **Required Finding:** *That adoption of the proposed General Plan amendment complies with the provisions of Measure J-2004, the Contra Costa Growth Management Program, and related Contra Costa Transportation Authority resolutions.*

Project Finding: Adoption of a new Housing Element is exempt from the GPA review process specified in the Contra Costa Growth Management Program and related Contra Costa Transportation Authority resolutions.

4. **Required Finding:** *That adoption of the proposed General Plan amendment will not cause the General Plan to become internally inconsistent, in violation of Government Code Section 65300.5.*

Project Finding: The County General Plan comprises an integrated, internally consistent, and compatible statement of policies governing land use in the unincorporated areas of the county. The proposed GPA directly affects the Housing Element by entirely replacing the existing 5th Cycle Housing Element and indirectly affects the Land Use Element because certain housing inventory sites identified in the 6th Cycle Housing Element must have their allowed densities increased through a separate GPA. Statutes governing Housing Elements have changed dramatically since the 5th Cycle Housing Element was adopted. The policy

guidance in the 6th Cycle Housing Element is more progressive and addresses a wider range of issues than the guidance found in the existing General Plan. Adoption of the 6th Cycle Housing Element is the first step in modernizing the General Plan. A comprehensive General Plan update is underway, with adoption of the new General Plan anticipated for the first half of 2024. Upon completion of the update, all elements of the new General Plan will contain a consistent level of policy guidance.

5. **Required Finding:** *That adoption of the proposed General Plan amendment is in the public interest, as required under Government Code Section 65358(a).*

Project Finding: Adoption of the proposed GPA is in the public interest. The Bay Area suffers from a severe housing shortage. The County's RHNA for the 5th Cycle Housing Element (2015-2023) was 1,367 units at various affordability levels, while the RHNA for the 6th Cycle Housing Element (2023-2031) is 7,610 units. The 6th Cycle Housing Element plans for 2,072 units for very low-income households (those earning <50% of the area median income) and 1,194 units for low-income households (those earning 50% to 80% of the area median income), thus adding to the housing stock and helping alleviate the housing shortage.

The 6th Cycle Housing Element also includes the following additional policies, programs, and actions that address housing needs and are in the public interest:

- Provide housing rehabilitation loans, weatherization programs, code enforcement, a vacant lot registry, and programs to retain deed-restricted affordable units in the housing inventory.
- Provide funding or financial incentives for development of new affordable housing units; funding for acquisition and rehabilitation of rental units; pursue affordable housing developments on County-owned land; continue implementation of Inclusionary Housing Ordinance programs; promote development of accessory dwelling units and tiny homes; and explore funding for innovation pilot programs and technical assistance for development of affordable housing.
- Address the housing needs of people with special needs and people experiencing homelessness.
- Assist first-time homeowners and promote funding sources for development/rehabilitation of housing units for extremely low- and very low-income households.
- Update the County Zoning Code to accommodate higher density and mixed-use housing, and further streamline the development review process.
- Assist with land assemblage to maximize multiple-family infill development opportunities.
- Monitor development impact fees.
- Continue offering and promoting fair housing counseling and legal services. Work with school districts to address housing security issues that impact student performance and

teacher retention. Work with Housing Authority to implement Housing Choice vouchers. Improve online resources to communicate housing rights in multiple languages.

- Prioritize rehabilitation projects that will not involve permanent relocation and offer first right to return.

6. **Required Finding:** *That adoption of the proposed General Plan amendment will not exceed the annual limit on amendments specified under Government Code Section 65358(b).*

Project Finding: Pursuant to Government Code Section 65358(b), no mandatory element of the General Plan may be amended more than four times per calendar year. Adoption of the 6th Cycle Housing Element GPA affects a mandatory element and is the first amendment to such element for 2023.