



ENVISION CONTRA COSTA 2040

County Board of Supervisors Hearing for
2023 – 2031 Housing Element

June 13, 2023

Presentation Outline

- » Housing Element Overview
- » Regional Housing Needs Allocation (RHNA)
- » Housing Element Implementation Actions
- » Summary of Revisions to Address HCD Review
- » Housing Element Schedule
- » Environmental Impact Report (EIR)

Housing Element Overview

Overview

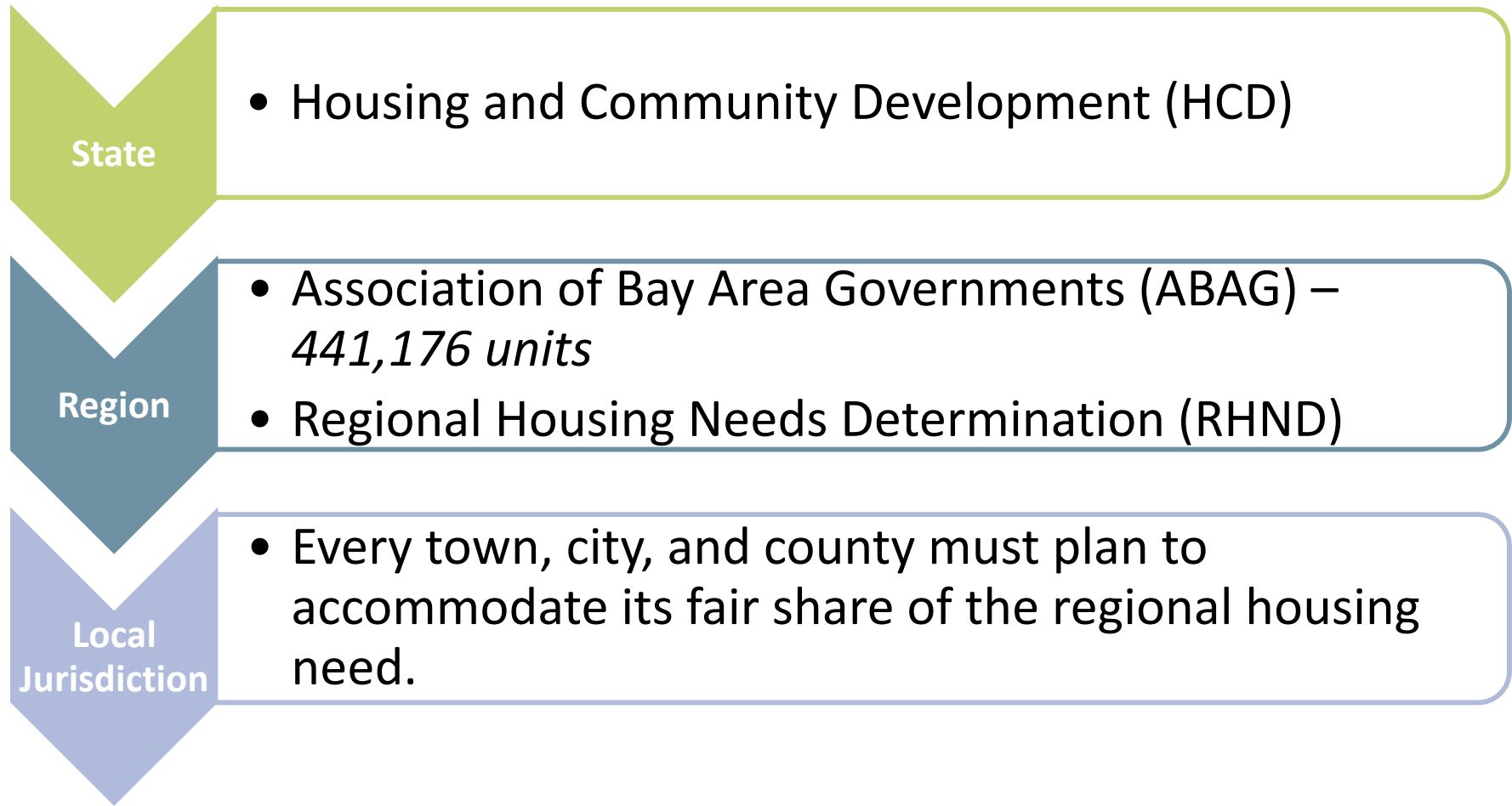
- » **Adoption Deadline: January 31, 2023**
 - 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
 - 5th Cycle Planning Period: January 31, 2015 – January 31, 2023
- » **Required Element of the General Plan**
- » **State-mandated update schedule**
- » **Review and certified by State (HCD)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

Outreach

Task	Dates
Consultations	August 2021– October 2021
Developer Focus Group	October 18, 2021
Service Provider Focus Group	November 3, 2021
Community Meeting	February 9, 2022
Board of Supervisors Study Session	December 7, 2021
Planning Commission and Board of Supervisors (Public Draft Housing Element)	November 30, 2022
Board of Supervisors	December 6, 2022

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

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
Total			7,610

Addressing the RHNA in the Housing Element (HE)

Income Level	RHNA Requirement	Completed and Approved	Projected ADUs	Vacant and Underutilized	Surplus (HE – RHNA)
Very Low	2,072	487	164	4,778	2,327
Low	1,194		164		
Moderate	1,211	108	164	1,723	784
Above Moderate	3,133	2,216	54	1,917	1,054
Total	7,610	2,811	546	8,418	

Note: All figures reflect number of units.

Housing Element Implementation Actions

Housing Plan Actions

- » **The 35 Actions in the Housing Plan are comprised of:**
 - 12 actions continuing without modifications
 - 15 modified actions
 - 8 new actions

- 8 of the 35 Actions are Affirmatively Furthering Fair Housing Actions

Summary of Revisions to Address HCD Review

Summary of Revisions

- » Introduction – no revisions since previous draft
- » **Housing Needs Assessment**
 - Added information on overpayment by tenure, senior households, persons with disabilities, and female-headed households
 - Added information on the particular needs of extremely low-income households
 - Updated figures and charts in the Assessment of Fair Housing (AFH) to reflect changes in sites inventory
 - Added analysis and figures to the AFH related to Racially Concentrated Areas of Affluence (RCAAs)
 - Added information to the AFH on actions County/CCTA is pursuing related to transportation

Summary of Revisions (continued)

» Housing Needs Assessment (continued)

- Added analysis to AFH regarding environmental scores and fair housing sites and indicators
- Added information to AFH regarding areas with greatest amount of substandard housing
- Added information to AFH regarding areas with concentrations of homeless persons and disproportionate impacts related to homeless persons
- Added analysis to AFH on rising housing costs and displacement
- Added information to AFH on County compliance with fair housing laws
- Added to and updated the AFH Sites Inventory Analysis based on removal of sites and additional analysis requested by HCD

Summary of Revisions (continued)

» Housing Needs Assessment (continued)

- Added Coincidence of Fair Housing Issues section to AFH
- Updated the Contributing Factors table

» Housing Constraints

- Added footnote to Table 6-49 Parking Requirements related to emergency shelter parking
- Added information about land use permits in the Provision for a Variety of Housing subsection
- Added to a footnote on Table 6-52 Housing Types Permitted by Zone District related to emergency shelters
- Added information and analysis to the Emergency Shelters, Transitional, and Permanent Supportive Housing subsection

Summary of Revisions (continued)

» Housing Constraints (continued)

- Added subsection for Persons with Disabilities
- Below Table 6-56, added information about the typical length of time between entitlements and requests for building permits
- At the end of the Environmental Constraints subsection, added an Other Constraints subsection

» Housing Resources

- Updated Table 6-57 Residential Projects Approved or Under Construction to remove projects that have been completed and add newly approved projects. Also added information about unit affordability and timing of projects in the table
- Added information on small and large sites

Summary of Revisions (continued)

» Housing Resources (continued)

- Updated Table 6-62 Remaining RHNA by Income Group to reflect current information due to project completion, approval and removal of sites from the Housing Element inventory

» Housing Accomplishments – no revisions since previous draft

» Housing Plan

- Added geographic targeting and or metrics to affirmatively further fair housing (AFFH) to Actions HE-A1.1, HE-A1.4, HE-A3.3

Summary of Revisions (continued)

» Housing Plan (continued)

- Added information and actions related to RCAAs related to AFFH to Actions HE-A2.1, HE-A4.1, HE-A5.1, HE-A5.3, HE-A5.5
- Updated Action HE-A2.2 to include additional information about the plan and schedule for disposition of school and County-owned sites
- Added new Actions HE-A2.10 and A2.11 to address HCD comments regarding monitoring of ADU production
- Added timing information to Action HE-A3.2
- Updated Action HE-A5.1 to address comment on land use controls

Summary of Revisions (continued)

» Housing Plan (continued)

- Added zoning amendment actions to Action HE-A6.1 related to objective land use permit findings, allowing emergency shelters by right in the Light Industrial zoning district, updating emergency shelter parking standards, and amending the County's definition of family.
- Added new Action HE-A8.3 related to AFH and access to resources and environmental health impacts
- Updated Table 6-65 Quantified Eight-Year Objectives to increase the objectives for Acquisition/Preservation

Summary of Revisions (continued)

» Appendix A: Sites Inventory

- Removed previous draft Sites #18 (APNs 197010013, 197010014, 197010016) and 81 (primary APN 094-026-007) from the sites exhibits
- In addition to Sites 18 and 81, removed the following APNs that were not part of the sites exhibits from the maps at the beginning of Appendix A and the sites lists in Tables A and B at the end of Appendix A:
 - 159-230-007, 096-050-016, 172-080-007, 172-150-012, 380-220-066
- Remaining sites in exhibits (and reference to those sites in the lists at the end of the appendix) were renumbered as needed due to the deletion of sites.

Summary of Revisions (continued)

» Appendix A: Sites Inventory (continued)

- Nearly all site exhibits and all sites in Table B in the sites list at the end of the appendix were updated to reflect the current proposed General Plan Land Use designation of “Housing Element Sites” and proposed zoning of “Housing Site Planned-Unit District”.
- Information about the following sites in the sites exhibits has been added or updated in the exhibits: Sites 16, 18, 20, 22, 23, 30, 31, 34, 41, 49, 77, 79, 80, 87, 88, and 89.

» Appendix B: Review of Previous Housing Element Programs – no revisions since previous draft

Housing Element Schedule

Housing Element Schedule

Task	Timeframe
Initial Housing Element Outreach	Fall 2021
Administrative Draft Housing Element	July 2022
Public Review Draft Housing Element	November 2022
Revised Public Review Draft	January 2023
Submit Draft to HCD (90-Day Review)	January – April 2023
Revised Draft	May 2023
Planning Commission Hearing	June 7, 2023
Board of Supervisors Hearing	June 13, 2023
HCD Certification Review (60-Day Review)	June – August 2023

Environmental Impact Report

Environmental Impact Report (EIR)

» Proposed Project:

- 2023-2031 Housing Element Update
- EIR evaluates list of Housing Element sites for potential environmental impacts.