

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 06/13/2023 by the following vote:

John Gioia
Candace Andersen
Diane Burgis
Ken Carlson
Federal D. Glover

AYE:
NO:
ABSENT:
ABSTAIN:
RECUSE:



Resolution No. 2023/242

A RESOLUTION OF THE CONTRA COSTA COUNTY BOARD OF SUPERVISORS IN THE MATTER OF ADOPTING THE 6TH CYCLE HOUSING ELEMENT FOR THE PLANNING PERIOD OF 2023-2031, AFFIRMATIVELY FURTHERING FAIR HOUSING, AND COMPLYING WITH STATE HOUSING ELEMENT LAW

Recitals

- A. The California legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives.” (Gov. Code, § 65589.5.)
- B. The legislature has further found that “among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.” (Gov. Code, § 65589.5.)
- C. The legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “in 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years.”
- D. State Housing Element Law (Government Code Section 65580 et seq.) requires that the Board of Supervisors adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the unincorporated Contra Costa County regional housing need allocation (RHNA) of 7,610 housing units, including 2,072 very-low income units; 1,194 low-income units; 1,211 moderate-income units; and 3,133 above moderate-income units.
- E. To comply with State Housing Element Law, Contra Costa County has prepared the 6th Cycle Housing Element for the planning period of 2023-2031 (the “Housing Element”).
- F. Pursuant to Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan amendment. In accordance with Government Code Sections 65352 – 65352.5, Contra Costa County referred the Housing Element to all California Native American tribes on the contact list provided by the Native American Heritage Commission and to other entities listed. No California Native American tribe requested consultation.
- G. State law requires that the Housing Element comply with state law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing. (Gov. Code Sections 65583.2 and 65583(c).)
- H. The County has prepared the Housing Element in accordance with State Housing Element Law.
- I. Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element. The County conducted extensive community outreach over the last four years, including 49 community meetings for the Envision Contra Costa General Plan Update, which included discussion of housing needs, land use changes, and the Housing Element; a study session with the

County Planning Commission on November 30, 2022; and two Study Sessions with the Board of Supervisors on December 7, 2021, and December 6, 2022.

- J. On January 20, 2023, in accordance with Government Code Section 65585(b), the County submitted a draft Housing Element to the State Department of Housing and Community Development (HCD) for its review. On April 22, 2023, the County received a letter from HCD providing its findings regarding the draft Housing Element.
- K. On May 9, 2023, the County staff met with HCD staff to discuss the HCD findings letter and to clarify the additional information and revisions that HCD was seeking in the Housing Element. Based upon that meeting and clarification from HCD staff, County staff revised the draft Housing Element to include revisions and additional information and data that respond to the HCD findings letter.
- L. On May 31, 2023, the County published a revised draft Housing Element responding to and addressing each of HCD's findings.
- M. On June 7, 2023, the County Planning Commission conducted a noticed public hearing, reviewed the Housing Element and all pertinent maps, documents, and exhibits, including HCD's findings, the County's response to HCD's findings, the staff report and all attachments, and oral and written public comments. The Planning Commission determined the Housing Element is consistent with State law and recommended that the County Board of Supervisors adopt the Housing Element, with revisions to the development requirements of Housing Element sites including additional infrastructure needs studies, a public labor agreement requirement, and increased police services fees. In its June 13, 2023 staff report to the Board of Supervisors, County staff analyzed the proposed changes and recommended that the Board adopt the Housing Element without the changes proposed by the Planning Commission, and the changes are not reflected in the Housing Element presented to the Board for adoption.

NOW, THEREFORE, the Contra Costa County Board of Supervisors resolves as follows:

1. The foregoing recitals are true and correct and are incorporated by reference.
2. The County submitted a draft Housing Element to the State Department of Housing and Community Development (HCD) on January 20, 2023. HCD staff reviewed the draft Housing Element as required by Government Code Section 65585(b) and provided written findings received by the County on April 22, 2023, detailing how the draft Housing Element was out of compliance in some areas and requesting additional information and data.
3. The County revised the draft Housing Element to comply with state law as directed by HCD in its findings presented to the County. The revised draft was presented to the County Planning Commission on June 7, 2023, and to the Board of Supervisors on June 13, 2023.
4. The County considered all findings and comments from HCD and provided copies of the HCD findings, along with the County's responses, to the County Planning Commission. The HCD findings and the County's responses are also attached to the staff report materials for the Board's June 13, 2023 hearing to consider adoption of the Housing Element.
5. The Board finds that the Housing Element is in substantial compliance with Housing Element Law (Gov. Code §§ 65580-65589.8) and the adopted Housing Element will be resubmitted to HCD for review and certification in accordance with Government Code Section 65585.
6. The Board adopts the General Plan amendment findings in support of adopting the 6th Cycle Housing Element (2023-2031), attached as Exhibit G to the accompanying staff report and incorporated by reference.
7. The Board adopts the 6th Cycle Housing Element (2023-2031), attached as Exhibit B to the accompanying staff report and incorporated by reference, amending the Contra Costa County General Plan.
8. The Board authorizes County staff to submit the Housing Element to HCD for certification in accordance with the procedures set forth by state law. The Board authorizes the Department of Conservation Director to make non-substantive modifications to the Housing Element, subject to approval by the County Administrator and approval as to form by the County Counsel, as may be required by the State Department of Housing and Community Development to achieve certification.

This Resolution was approved upon motion of the Board of Supervisors on Tuesday, June 13, 2023, by the following vote:

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact: Maureen Toms, 925-655-2895

ATTESTED: June 13, 2023

Monica Nims, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy