



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: March 28, 2017

Subject: General Plan Annual Report for Calendar Year 2016

RECOMMENDATION(S):

1. ACCEPT the annual progress report by the Department of Conservation and Development on implementation of the County General Plan (2005-2020), as required under California Government Code Section 65400.
2. DIRECT Department of Conservation and Development (DCD) staff to forward the annual progress report on the County General Plan to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD), as required under California Government Code Section 65400.

FISCAL IMPACT:

No impact to the General Fund. The report on the County's progress in implementing its General Plan is funded 100% from the Land Development Fund, FY 2016/2017.

BACKGROUND:

California Government Code Section 65400 requires the planning agency for certain cities and all 58 counties to submit an annual report to their legislative body (city council or board of supervisors, respectively), OPR, and HCD on the status of their General Plan and

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **03/28/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: Candace Andersen, District II
Supervisor
Diane Burgis, District III
Supervisor
Karen Mitchoff, District IV
Supervisor
Federal D. Glover, District V
Supervisor

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.

ATTESTED: March 28, 2017

David Twa, County Administrator and Clerk of the Board of Supervisors

ABSENT: John Gioia, District I
Supervisor

By: Stephanie Mello, Deputy

Contact: (925) 674-7791

cc:

progress on its implementation. The annual report provides the local legislative body with information regarding the status of its General Plan and gives OPR the opportunity to identify statewide trends in land use decision making, including how local planning and development activities relate to statewide planning goals and policies. Additionally, it enables OPR to track progress on a local jurisdiction's General Plan in terms of its comprehensiveness and consistency with the current OPR General Plan Guidelines and other

BACKGROUND: (CONT'D)

State mandates.

There is no standardized form or format for preparation of the General Plan annual progress report. OPR leaves it up to each jurisdiction to determine which locally-relevant issues are important to include, but they do suggest general content to cover within the report. The attached report covering calendar year 2016 follows the general guidance of OPR in terms of content.

Staff notes that under a separate section of the Government Code, all local jurisdictions are required to submit a report to HCD on certain housing information, including the jurisdiction's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to development of housing. On March 28, 2017, the Board is scheduled to consider accepting the County's General Plan Housing Element implementation report for 2016. Information in that report is incorporated into the attached General Plan annual progress report.

Staff calls to the Board's attention the County's progress in meeting its share of regional housing needs. Current data indicates that through calendar year 2016, the second year of the current eight-year Housing Element cycle, the County has issued building permits for 42.3 percent of its allocated share of the region's housing needs. While the data indicates the County has made significant progress in achieving gross housing production goals, production of new housing units available to households in the low- and very low-income categories continues to be stagnant. In 2016, zero permits were issued for new units available to low- and very low-income households. Through the first two years of the current housing cycle only eight such permits have been issued, constituting 0.014 percent of the total building permits issued for new units.

CONSEQUENCE OF NEGATIVE ACTION:

State law requires DCD to submit this report to the Board of Supervisors prior to submitting it to OPR and HCD. The purpose of this report is to provide an update to the Board of Supervisors on General Plan implementation.

ATTACHMENTS

2016 GP Annual Progress Report