



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: March 27, 2018

Subject: Annual Update on Implementation of the County General Plan

RECOMMENDATION(S):

1. ACCEPT the annual progress report by the Department of Conservation and Development (DCD) on implementation of the Contra Costa County General Plan 2005-2020, as required under California Government Code Section 65400.
2. DIRECT DCD staff to forward the General Plan annual progress report 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 2017/2018.

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: **03/27/2018** ☒ 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

ABSENT: John Gioia, District I
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 27, 2018

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

By: June McHuen, Deputy

Contact: Will Nelson, (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

BACKGROUND: (CONT'D)

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 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 2017 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 27, 2018, the Board is scheduled to consider accepting the County's General Plan Housing Element implementation report for 2017. 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 2017, the third year of the current eight-year Housing Element cycle, the County has issued building permits for 62.6 percent of its allocated share of the region's housing needs. While the County has already 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 stagnate. In 2017, the County issued three permits for new units available to low- and very low-income households. Through the first three years of the current housing cycle only 11 such permits have been issued, constituting 1.2 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

General Plan Annual Progress Report for 2017