



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: March 27, 2018

Subject: Annual Housing Element Progress Report for Calendar Year 2017

RECOMMENDATION(S):

ACCEPT the 2017 Annual Housing Element Progress Report, in accordance with Government Code Section 65400.

FISCAL IMPACT:

There is no fiscal impact.

BACKGROUND:

The Housing Element is one of seven mandatory elements that every jurisdiction must include in its General Plan. State law mandates that all local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Association of Bay Area Governments allocates the Bay Area regional housing need to all the cities and counties in the Bay Area. Pursuant to Government Code Section 65400, the County is required to submit an annual report to the State Department of Housing and Community Development and the State Office of Planning and Research by April 1st of each year.

☒ 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: Christine Louie, (925)
674-7787

cc:

BACKGROUND: (CONT'D)

Jurisdictions are also required to submit the annual report to their legislative bodies for review and comment. Attached to this Board Order is the County's 2017 Annual Housing Element Progress Report.

The County's Housing Element (Fifth Cycle) covers the planning period from 2015 to 2023 and plans for the provision of 1,367 units of housing in the unincorporated County. This is the third report for the Fifth Cycle Housing Element.

In 2017, the County issued 278 building permits for single-family dwellings, 28 building permits were issued for accessory dwelling units, or second units, and 3 building permits were issued for mobile homes. Of these issued building permits, a total of 31 units were determined to be moderate-income housing units based on the location of the units and the type of dwelling (e.g. accessory dwelling units), and three units were lower-income units with density bonus deed restrictions. The number of building permits issued for above-moderate income housing was 244 units. During this reporting period, the County issued building permits for a total of 333 units.

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. Through the first three years of the current housing cycle, the total number of units for which the County has issued building permits is 856 units, which includes 11 low-income units, 124 moderate-income units, and 721 above-moderate income units. 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.

The County continues to implement 31 housing related programs, including programs designed to remove governmental constraints to maintaining, improving, and developing housing. A summary of the programs and recent accomplishments are included as Table C in the attached report.

CONSEQUENCE OF NEGATIVE ACTION:

There is no consequence of a negative action. The County is required to provide the annual Housing Element Progress Report to the Board of Supervisors in a public meeting to allow the public an opportunity to review and comment on the report.

ATTACHMENTS

