



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: March 10, 2020

Subject: Annual Housing Element Progress Report for Calendar Year 2019

RECOMMENDATION(S):

ACCEPT the 2019 Annual Housing Element Progress Report, in accordance with Government Code section 65400.

FISCAL IMPACT:

No fiscal impact.

BACKGROUND:

The Housing Element is one of seven mandatory elements that every California 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 (ABAG) allocates a share of the Bay Area regional housing need to all the cities and counties in the Bay Area.

The County's Housing Element is part of the 5th Regional Housing Need Assessment (RHNA) Cycle that covers the eight year planning period from 2015 to 2023. During this period, the County is expected to plan for the provision of 1,367 units of housing in the

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **03/10/2020** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
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 10, 2020

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

By: June McHuen, Deputy

Contact: Christine Louie, (925)
674-7787

cc:

unincorporated County.

BACKGROUND: (CONT'D)

Pursuant to Government Code Section 65400, the County is required to submit an annual report to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research by April 1 of each year. Jurisdictions are also required to submit the annual report to their legislative bodies for review and comment. The County's full 2019 Annual Housing Element Progress Report is included as Attachment A.

In 2019, the County issued 147 building permits for single-family dwellings, 63 building permits for accessory dwelling units, seven building permits for mobile homes, and one building permit for a duplex. Of these issued permits, one unit was determined to be a non-deed restricted low-income unit, four units are non-deed restricted moderate-income units, and the remaining 214 new units are considered above-moderate. Thirteen units received a demolition permit in 2019, for a net gain of 206 units. The affordability levels of the non-deed-restricted units is based on staff's research on comparative rental prices.

The following is a summary of the County's progress in meeting its share of regional housing needs. Calendar year 2019 is the fifth year of the the eight-year Housing Element cycle. The County has issued building permits for 127% of its total allocated share of the region's housing needs. Through the first five years of the current housing cycle, the total number of units for which the County has issued building permits is 1,744 units, which includes 63 very-low income units, 183 low-income units, 129 moderate-income units, and 1,369 above-moderate income units. While the County has already exceeded gross housing production goals, production of new housing units available to households in the moderate-, low-, and very low-income categories is progressing. So far, the County has issued building permits to meet 17% of the very low-income category, 84% of the low income category and 53% of the moderate income housing units indicated in the County's Housing Element and RHNA for Contra Costa County. The issuance of a building permit is what the State considers a "unit" for the purposes of this report.

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 D in the attached report.

For the past two reporting years, the State has required all jurisdictions to provide a greater volume of information regarding new housing projects as part of the annual progress report. This information includes the additional reporting requirements of recently adopted housing legislation.

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

Cover Sheet

Table A

Table A2

Table B

Table C

Table D

Table E

Table F

Table G

Summary