



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: March 23, 2021

Subject: Annual Update on Status and Implementation of the County General Plan for 2020

RECOMMENDATION(S):

1. ACCEPT the General Plan Annual Progress Report (APR), prepared by the Department of Conservation and Development (DCD), describing 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 APR 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. Preparation of the General Plan APR is funded 100% from the Land Development Fund, FY 2020/2021.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **03/23/2021** ☒ 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 23, 2021

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

By: June McHuen, Deputy

Contact: Daniel Barrios, (925)
674-7788

cc:

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 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 State mandates.

There is no standardized form or format for preparation of the General Plan Annual Progress Report. OPR allows each jurisdiction to determine which locally-relevant issues are important to include, but does suggest general content to cover within the report. The attached report covering Calendar Year 2020 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-related 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 23, 2021, the Board is scheduled to consider accepting the County's General Plan Housing Element Progress Report for 2020. 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 2020, the sixth year of the current eight-year Housing Element cycle, the County has issued building permits for 138.2 percent of its allocated share of the region's housing needs. With the advent of the COVID-19 pandemic, 2020 was the lowest year of housing production for the County in this cycle. The County issued permits for 137 units affordable to above-moderate-income households. The County has exceeded its allocation for above-moderate units and is on pace to exceed its allocation for low-income units. Fulfilling the moderate and very-low allocations will require average annual issuance of 57 and 156 permits, respectively, for the final two years of the Housing Element cycle. This is highly unlikely to occur given the lack of projects in the development pipeline that propose units in these income categories.

CONSEQUENCE OF NEGATIVE ACTION:

State law requires DCD to submit the General Plan Annual Progress Report to the Board of Supervisors prior to its submittal to OPR and HCD. The purpose of this report is to provide an update to the Board of Supervisors on implementation of the County General Plan. Negative action would result in the County becoming out of compliance with California Government Code section 65400.

ATTACHMENTS

Attachment A - General Plan Annual Progress Report for 2020