



**Contra  
Costa  
County**

To: Board of Supervisors  
From: John Kopchik, Director, Conservation & Development Department  
Date: March 21, 2023

Subject: Annual Housing Element Progress Report for Calendar Year 2022

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**RECOMMENDATION(S):**

ACCEPT the 2022 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 unincorporated County.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

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Action of Board On: **03/21/2023** ☒ 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  
Ken Carlson, 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 21, 2023

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

Contact: Margaret Mitchell,  
(925) 655-2875

By: June McHuen, Deputy

cc:

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 the first day of April of each year. Jurisdictions are also required to submit the annual report to their legislative bodies for review and comment. The County's full 2022 Annual Housing Element Progress Report is included as Attachment A.

In 2022, the County issued 133 building permits for single-family detached units, seven building permits for single-family attached units, 107 building permits for accessory dwelling units, three building permits for mobile homes, one building permits for a duplex, and one building permit for a retail conversion to two units. There were seven existing units demolished on parcels accompanied by a new construction permit in 2022, for a net gain of 247 new housing units.

The following is a summary of the County's progress in meeting its share of regional housing needs. Calendar year 2022 is the eighth year of the eight-year Housing Element cycle. The County has issued building permits for 195% of its total aggregate share of the region's allocated



## BACKGROUND: (CONT'D)

housing units. Through the eight years of the current housing cycle, the total number of units for which the County has issued building permits is 2,662 units, which includes 99 very-low-income units, 216 low-income units, 272 moderate-income units, and 2,075 above-moderate income units. While the County has already exceeded gross housing production goals, production of new housing units available to households in the very low-income category is behind. The County has issued building permits to meet 26% of the very low-income category, 99% of the low-income category, and 112% 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 State also defines very low-income as a household earning less than 50 percent of the Area Median Income (AMI), low-income as a household earning between 51 percent and 80 percent of the AMI, and moderate-income as a household earning between 81 percent and 120 percent of the AMI.

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 five 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:

The Annual Housing Element Progress Report must be submitted no later than April 1, 2023, in accordance with Government Code Section 65400. 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. Non-submittal of the report may result in disqualification from applying for or receiving certain state grants.

## ATTACHMENTS

Attachment A - Annual Progress Report