



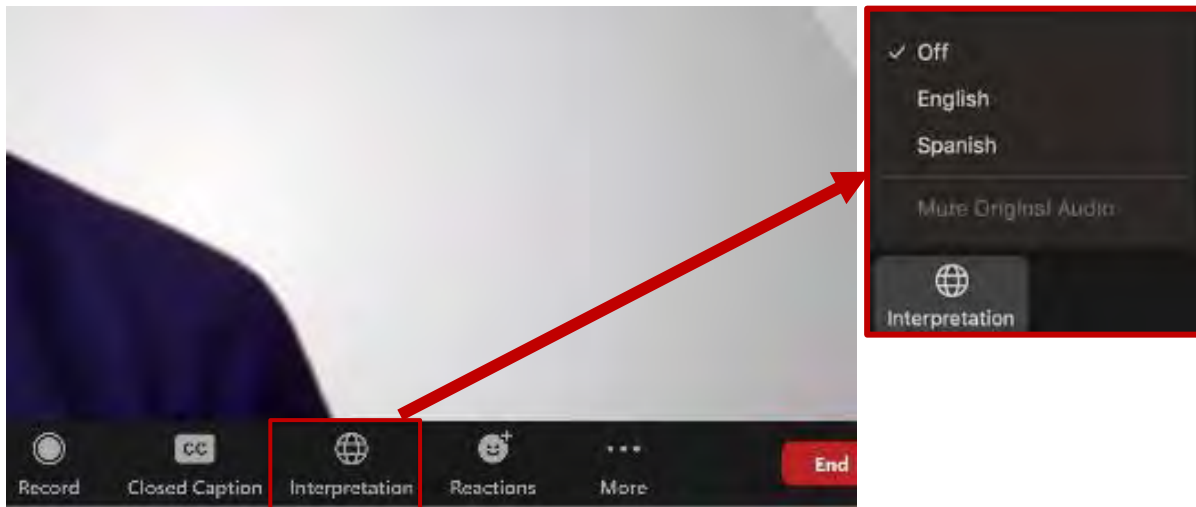
# ENVISION **CONTRA COSTA 2040**

Housing Element Community Conversation

February 9, 2022

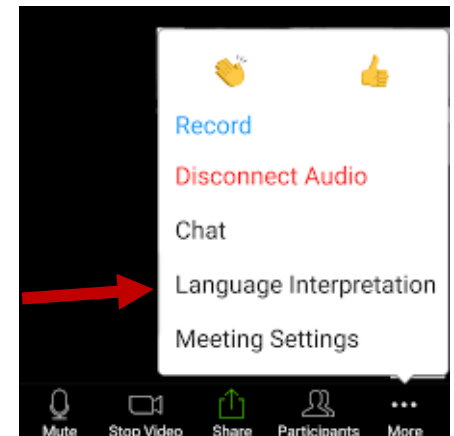
# Translation

## Computer/Computadora



Click "Interpretation"  
*Haga clic "Interpretation"*

## Phone/Celular



Select Spanish/Español  
Seleccione Español/Español



ENVISION  
**CONTRA COSTA 2040**

# Meeting Agenda

- » 5:30 Welcome and Introductions
- » 5:40 Overview of State Housing Element Law and Contra Costa County's approach
  - Statutory requirements
  - RHNA
  - Relationship to existing General Plan update
- » 6:00 Breakout sessions
  - Fair housing (AFFH)
  - Sites inventory requirement
  - Draft strategies/goals/objectives
  - The County's affordable housing financing programs

# Meeting Agenda

» 6:35

- Sharing out and next steps
- General Q&A

**Please send any questions for General Q&A to  
Zoom Questions in the Chat anytime during the meeting**

# Housing Element Overview

# Overview

## » Adoption Deadline: January 23, 2023

- 6<sup>th</sup> Cycle Planning Period: January 31, 2023 – January 31, 2031
- 5<sup>th</sup> Cycle Planning Period: January 31, 2015 – January 31, 2023

## » Required Element of the General Plan

## » State-mandated update schedule

## » Review and certification by State (HCD) for compliance with State law

## » Plan for accommodating jurisdiction's fair share of the regional housing need

# Components

- » Analysis of existing and projected housing needs
- » Inventory of available land for housing
- » Analysis of potential constraints on housing (e.g., permit processing procedures, fees)
- » Assessment of Fair Housing
- » Evaluation of previous housing element
- » Goals, policies, and implementation programs

# New Laws for the Housing Element Update

## » AB 1397: Identification of Realistic Sites

- Sites smaller than 0.5 acres or larger than 10 acres are presumed inappropriate for lower-income housing unless there is a track record of similar development. Additional analysis needed for underutilized sites.

## » SB 166: No Net Loss Zoning

- If a project is approved on a housing element site with fewer units or a different income category and the County does not have a surplus of sites, the County must identify and make another site available within 180 days.

## » SB 35: Application Streamlining

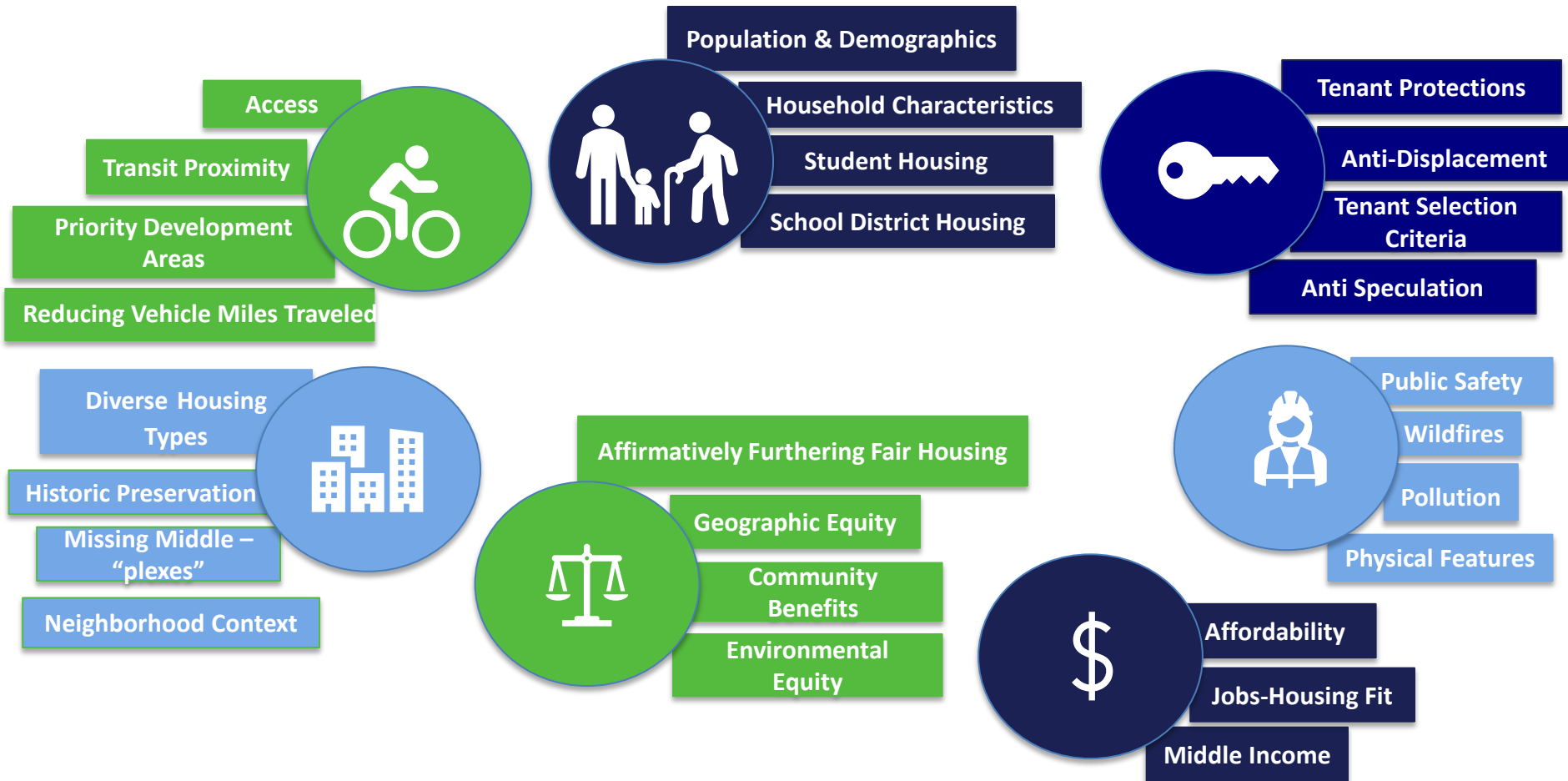
- Applies if number of building permits issued is less than the share of the RHNA by income category for the reporting period. In Contra Costa County, projects with 10% low-income units are currently eligible for streamlining.

## » SB 330: Removes “Roadblocks” to Development

- Prohibits downzoning and reduces process time and no Subjective Design Standards can be applied.

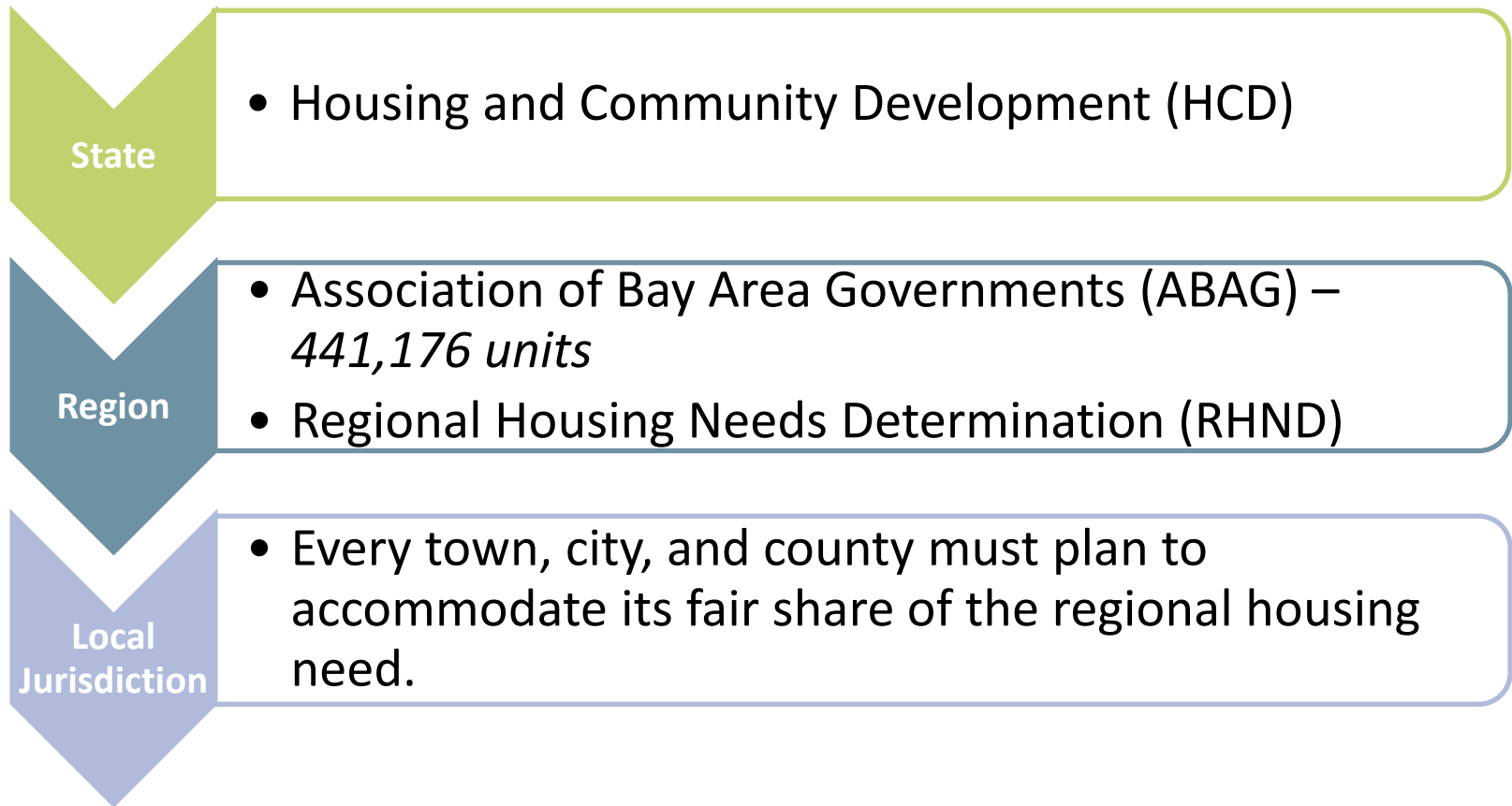


# New Laws: AB 686 – Affirmatively Further Fair Housing



# Regional Housing Needs Allocation (RHNA)

# Regional Housing Needs Allocation (RHNA)



*Contra Costa County: 6<sup>th</sup> Cycle RHNA – 7,610 units*  
*5<sup>th</sup> Cycle RHNA – 1,367 units*

# Regional Housing Needs Allocation (RHNA)

Jurisdiction	5 <sup>th</sup> Cycle	6 <sup>th</sup> Cycle (Draft)	Percent Increase
<b>ABAG Region</b>	187,990	441,176	135%
<b>Unincorporated Contra Costa County</b>	1,367	7,610	457%

# Unincorporated Contra Costa County RHNA (2023-30)

<b>Income Level</b>	<b>Percent of Median Family Income</b>	<b>Income Range – 4-Person Household</b>	<b>Number of Units</b>
<b>Very Low</b>	<b>50% or less</b>	<b>≤ \$41,100</b>	<b>2,072</b>
<b>Low</b>	<b>51% to 80%</b>	<b>\$41,101 - \$68,500</b>	<b>1,194</b>
<b>Moderate</b>	<b>81% to 120%</b>	<b>\$68,501 - \$150,700</b>	<b>1,211</b>
<b>Above Moderate</b>	<b>More than 120%</b>	<b>&gt; \$150,700</b>	<b>3,133</b>
<b>Total</b>			<b>7,610</b>

# Strategies for Meeting the 6<sup>th</sup> Cycle RHNA

- » Many parcels with potential to support additional residential development are already being identified through Draft General Plan process
- » Lower Income RHNA
  - Identify sites that can connect to services
  - Focus on sites larger than 0.5 acres and smaller than 10 acres
  - Look at vacant and underutilized sites
  - Projected Accessory Dwelling Units (ADUs)

# Public Participation

- » Stakeholder interviews (completed fall 2021)
- » Focus Group Meetings (completed fall 2021)
  - Housing Developers
  - Service Providers
- » Board of Supervisors Study Session (was Dec 2021)
- » Community Meeting (now!)
- » Planning Commission/Board of Supervisors meetings (TBD starting in May)

# Project Schedule



# Project Schedule

Task	Timeframe
Consultations, Focus Groups and Administrative Draft Development	Fall 2021
Board of Supervisors Study Session	December 7, 2021
<b>Community Meeting</b>	<b>February 9, 2022</b>
Draft Housing Element available for public review	March-April 2022
Planning Commission and/or Board of Supervisors Meetings on Draft	May-June 2022
Prepare Draft Environmental Review	March – August 2022
Submit Draft to HCD (90-Day Review)	May – August 2022
2 <sup>nd</sup> HCD Review (60-Day Review)	August – October 2022
Adoption Hearings	December 2022 - January 2023
HCD Certification Review (60-Day Review)	January 2023 - March 2023

Breakout Rooms

# Welcome back

Please send any questions for General Q&A to  
Zoom Questions in the Chat



# ENVISION **CONTRA COSTA 2040**

*Sharing out from breakout rooms*

Q&A

# Contact Information

- » Overall General Plan update info:  
[envisioncontracosta2040.org](http://envisioncontracosta2040.org)
- » For questions relating to land use changes as part of the General Plan update: email  
[Will.Nelson@dcd.cccounty.us](mailto:Will.Nelson@dcd.cccounty.us)
- » To get on Housing Element mailing list: email  
[Susan.Dingli@dcd.cccounty.us](mailto:Susan.Dingli@dcd.cccounty.us)
- » Other questions: email  
[Amalia.Cunningham@dcd.cccounty.us](mailto:Amalia.Cunningham@dcd.cccounty.us)

Thank you for joining us tonight!



ENVISION  
CONTRA COSTA 2040