



Contra Costa County Housing Element Update

2023-2031 HOUSING ELEMENT

Adoption Draft • **June 2023**







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HOUSING ELEMENT

6.1 Introduction

The development and preservation of housing is important to all the people within Contra Costa County. To plan for the development of adequate housing for all income segments, that includes recognition of the impacts of climate change, a housing element is prepared as a part of the General Plan. This document constitutes the Housing Element, which specifically addresses housing needs and resources in the county's unincorporated areas. Section 6.1, Introduction, of this Element reviews the geographic areas covered by the Contra Costa County Housing Element, the purpose and content of the Element, the public participation process undertaken to assist in the development of the Element, and its relationship with the rest of the General Plan.

A. COMMUNITY CONTEXT

1. County Geography

Established in 1850, the County of Contra Costa is one of nine counties in the San Francisco Bay Area. The county covers 733 square miles and extends from the northeastern shore of San Francisco Bay easterly to San Joaquin County. The county is bordered on the south and west by Alameda County and on the north by Suisun and San Pablo Bays. The western and northern communities are highly industrialized, while the inland areas

contain a variety of urban, suburban/residential, commercial, light industrial, and agricultural uses.

Contra Costa County is made up of large unincorporated areas and the cities and towns of Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, and Walnut Creek. The unincorporated areas include the following communities: Acalanes Ridge, Alamo, Alhambra Valley, Bay Point, Bayview, Bethel Island, Blackhawk, Briones, Byron, Camino Tassajara, Canyon, Castle Hill, Clyde, Contra Costa Centre, Crockett, Diablo, Discovery Bay, East Richmond Heights, El Sobrante, Kensington, Knightsen, Montalvin Manor, Mountain View, Norris Canyon, North Gate, North Richmond, Pacheco, Port Costa, Rodeo, Rollingwood, San Miguel, Saranap, Tara Hills, and Vine Hill. The incorporated cities and towns are separate political entities; the unincorporated areas are within the land use jurisdiction of the County government.

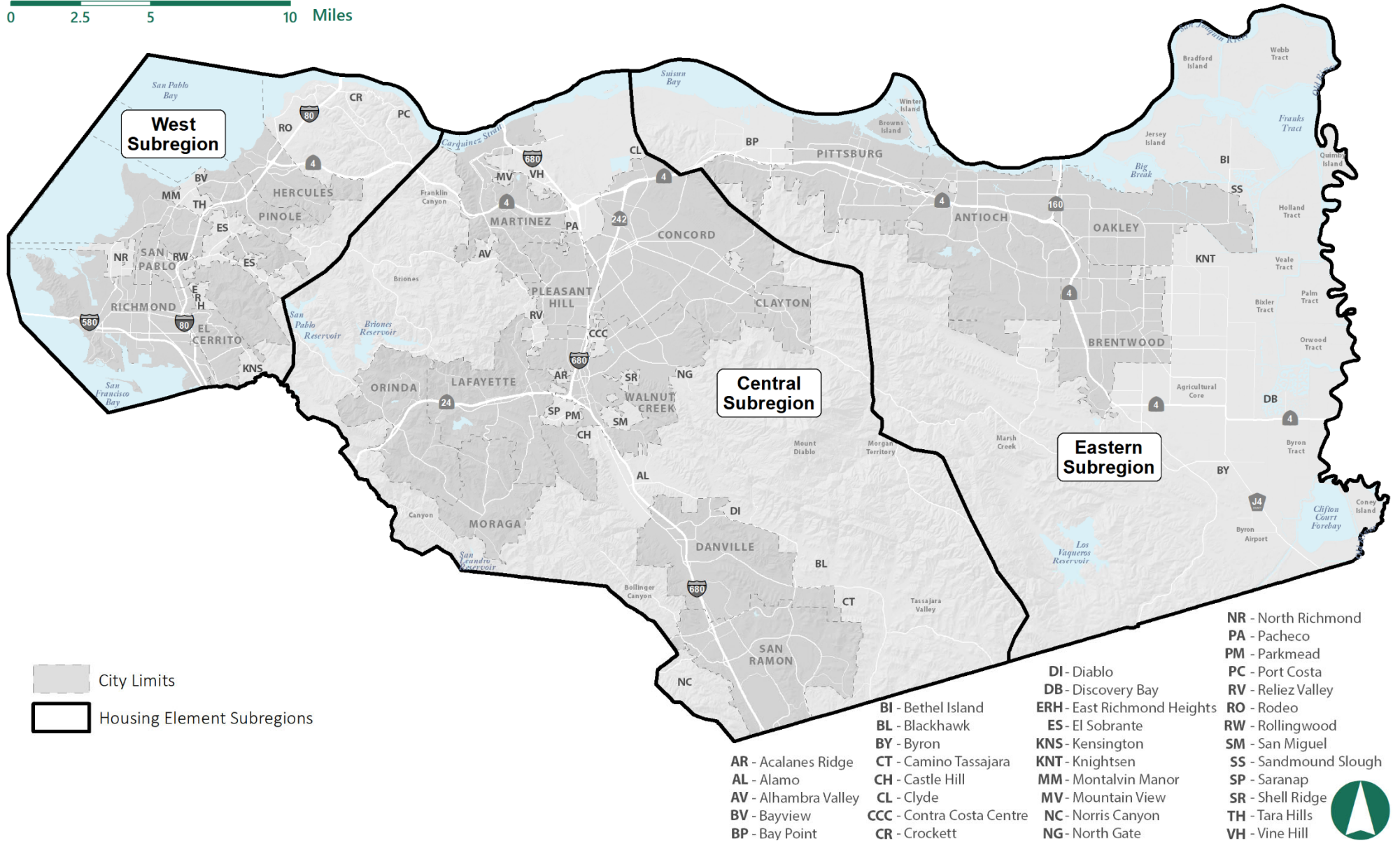
The county is large and diverse. It encompasses several housing sub-markets, which are determined by a combination of topography, historical development patterns, and social and economic phenomena. In general, the county can be divided into three primary subregions -- West, Central, and East (see Figure 6-1, Housing Element Sub Areas). West County is urbanized with a developed industrial base. Central County is a developed urbanized area with extensive office and light industrial development. East County has historically been primarily agricultural but is now experiencing considerable residential development. Figure 6-1 illustrates the geographic relationship



between the cities and towns and the unincorporated areas. This Housing Element is concerned with the housing needs, constraints, resources, and solutions for the unincorporated areas.

FIGURE 6-1 HOUSING ELEMENT SUB AREAS

0 2.5 5 10 Miles





2. County Residents

The 2020 population estimate by the California Department of Finance (DOF) indicates that Contra Costa County is home to approximately 1,153,561 residents, making it the ninth-most populous county in California. Several cities experienced significant population growth, welcoming 104,536 new residents in the last decade. The DOF projects that the county's population will increase to 1,224,400 residents by 2030 and 1,338,400 residents by 2040.


According to DOF, the county's unincorporated areas had a population of 174,257, representing a 10 percent increase since 2010. The DOF projects the county's unincorporated population to grow to 182,500 by 2040, resulting in a 14.2 percent increase since 2010. Countywide growth was 9 percent in the last decade. Residents have been attracted to Contra Costa County primarily due to the availability of rapid transit; close proximity to major employment centers in Oakland, San Francisco, and the Silicon Valley; as well as employment growth within the county along the Interstate 680 corridor and Tri-Valley area. The relatively affordable housing prices in the county compared to other Bay Area counties also contribute to the population growth.

Examining how the county's unincorporated areas reflect the larger county, however, the demographics of the county's unincorporated population tend to be Whiter and older. Between 2000 to 2019, unincorporated communities have experienced increases in the Latino (58.8 percent), Asian (40 percent), and "Other" populations, while simultaneously experiencing decreases in the White (26.2 percent) and Black (14.3 percent) populations. Between 2010 and 2019, the largest percentage increase in age groups in unincorporated

Contra Costa County was for the 65 to 74 age group and the second-largest percentage increase was in the 75 to 84 age group, highlighting an aging population. The U.S. Department of Housing and Urban Development (HUD) and the Comprehensive Housing Affordability Strategy (CHAS) show that senior residents (age 62 and older) in unincorporated Contra Costa County are mostly homeowners, with 86 percent owning homes and 14 percent renting.

Contra Costa County has a fairly fast-growing workforce, with growth in its employment base driven primarily by the need to provide health, education, and professional services to an increasing local population. Between 2010 and 2020, there was a 13.7 percent increase in employment and a projected 16 percent increase in employment between 2010 and 2040 in unincorporated Contra Costa County. The county is expected to gain an estimated 65,530 more employed residents than jobs between 2020 and 2040. The Association of Bay Area Governments (ABAG) estimates that unincorporated Contra Costa County will add approximately 2,850 new jobs between 2020 and 2040. ABAG expects that Contra Costa County will continue to provide "bedroom communities" for the workforce of other Bay Area counties.

The Census defines a "household" as any group of people occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons that share living quarters. In unincorporated Contra Costa County, 20.1 percent of the households are single persons living alone, 58 percent are families, and 21.9 percent are unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community.



The median income for a Contra Costa household of four in 2021 was \$125,600. In 2019, the countywide median income was approximately \$99,700. There are differences in income by tenure; homeowners earn a median income of \$122,227, which is 86 percent higher than the renter median income of \$65,583. As is the case for many communities, renter households are most predominant in income levels below \$75,000; homeowners are most predominant in the higher-income groups. In the unincorporated county, approximately 13.2 percent of the households are extremely low income, as defined by HUD (households earning 30 percent or less of median family income [MFI]). ABAG projects an increase in population of 9.8 percent between 2020 and 2040. Presuming extremely low-income households continue to be 13.2 percent of the population, then by 2040, there will be 25,256 extremely low-income households in the unincorporated area. Income is the most important factor affecting the housing opportunities available to a household and determining the ability to balance housing costs with other basic necessities of life, factors that are income-dependent.

Because of the high cost of housing in the Bay Area, many households overpay for housing. A significant number of households spend more than one-third of their incomes on housing.¹ This level of housing payment is typically considered burdensome and suggests that income growth has not kept pace with the increase in housing costs. An estimated 19.8 percent of the households in Contra Costa County have a cost burden of more than 30

percent. Approximately 15.1 percent have a cost burden of 50 percent or more.

3. County Housing Market

Single-family homes are the predominant housing type in the county. This is especially true in the unincorporated areas, where single-family dwellings comprise 79.7 percent of the housing stock. Multi-family units account for 15.9 percent of the housing units, while the remaining 4.4 percent are mobile homes. Although home prices are more affordable in Contra Costa County than in most areas in the Bay Area, housing affordability is still an important issue affecting many residents in the county.

Neighborhood and housing quality is another issue in unincorporated county areas. Approximately 60 percent of the housing stock in unincorporated areas was built before 1980 and another 28 percent was built between 1980 and 1999. This indicates that a large portion of the housing stock is more than 30 years old, the age when most homes begin to have major repair or updating needs. The 2011 American Housing Survey found that in the Oakland/Fremont Metropolitan Statistical Area (MSA), an estimated 15,200 residential units had severe physical problems and 30,200 had moderate physical problems. Unincorporated Contra Costa County has an estimated 6.4 percent of the total housing units in the Oakland/Fremont MSA. Therefore, an estimated 2,906 units have severe or moderate physical

¹ The State Department of Housing and Community Development (HCD) has established five income categories based on county median family income (MFI). Extremely low-income households are those earning income up to 30 percent of the county MFI. Very low-income households are those earning income up to 50 percent of the county MFI. Low-income households are those earning 51 to 80 percent of the county MFI. Combined, the very low- and low-income households are referred to as lower-income households. Moderate-income households are those earning 81 to 120 percent of the county MFI. Above-moderate households are those earning more than 120 percent of the county MFI.



problems. The American Housing Survey estimates that an additional 22,000 occupied housing units may have other rehabilitation needs, such as missing roofing material, holes in roof, cracks in foundation, or broken/boarded windows. More recent American Community Survey (ACS) and American Housing Survey data is not available at the MSA or more specific scale. In December 2021, the County Building Department shared that approximately 20 residential units per year in the unincorporated county are not habitable and are in imminent need of replacement.

Vacancy rates are a useful indicator of the housing market's overall health and ability to accommodate new residents within the existing housing stock. The ACS 5-year estimates for 2015 to 2019 indicate the countywide vacancy rate is an estimated 4.6 percent. The unincorporated county had a slightly higher vacancy rate (5.8 percent). The increase can be attributed to a higher percentage of recreational/occasional use units in unincorporated areas of the county, such as Bethel Island and Discovery Bay.

Contra Costa County is faced with various important housing issues: preserving and enhancing the affordability of housing for all segments of the population; addressing disparities in access to housing and resources; providing new types of housing in response to changing demographic trends; addressing the reality of the impacts of climate change from extreme heat to air quality and from sea level rise to availability of potable water as well as maintaining and improving the quality of the housing stock; and achieving a balance between employment and housing opportunities. This Housing Element provides policies and actions to address these and other related issues.

B. ROLE AND CONTENT OF HOUSING ELEMENT

The Housing Element of the General Plan has three purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs.
2. To provide a strategy that establishes housing goals, policies, and actions.
3. To intentionally align housing development with both transportation and jobs/economic development such to decrease exposure to environmental toxins such as air pollution in order to create lived environments that enhance health and assist in preventing disease.

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order.

-- California Government Code, Section 65580

This Housing Element represents Contra Costa County's long-term commitment to the development and improvement of housing with specific goals for the short term, 2023 to 2031. This Element identifies the following goals:

1. Maintain and improve the quality of the existing housing stock and residential neighborhoods in Contra Costa County.

- 
2. Preserve the existing affordable housing stock in Contra Costa County.
 3. Increase the supply of housing with a priority on the development of affordable housing, including housing affordable to extremely low-income households.
 4. Increase the supply of appropriate and supportive housing for special-needs populations.
 5. Improve housing affordability for both renters and homeowners.
 6. Provide adequate sites through appropriate land use and zoning designations to accommodate the County's share of regional housing needs.
 7. Mitigate potential governmental constraints to housing development and affordability.
 8. Promote equal opportunity for all residents to reside in the housing of their choice.
 9. Promote energy-efficient retrofits of existing dwellings and exceeding building code requirements in new construction.

The Housing Element consists of the following major components:

- An introduction reviewing the purpose and scope of the Element (Section 6.1).
- An analysis of the county's demographic profile, housing characteristics, and existing and future housing needs and fair housing assessment (Section 6.2).
- A review of potential market, governmental, and environmental constraints to meeting the county's identified housing needs (Section 6.3).
- An evaluation of the land, financial, and organizational resources available to address the county's identified housing needs and goals (Section 6.4).
- An evaluation of accomplishments under the adopted Housing Element (Section 6.5).
- A statement of the Housing Plan to address the county's identified housing needs, including housing goals, policies, and actions (Section 6.6).

C. DATA SOURCES

Various sources of information contribute to the Housing Element. ABAG provides a data package that has been pre-approved by the State Department of Housing and Community Development (HCD) and serves as the primary data source for population and household characteristics. Dates for data included in the ABAG data package may vary depending on the selection of data that was made to provide the best data on the topic. The main data source for the Assessment of Fair Housing was the HCD Affirmatively Furthering Fair Housing (AFFH) Data Viewer mapping tool. Several additional data sources were used to supplement the 2021 ABAG Data Package:

- Population and demographic estimates and projections by ABAG and the DOF.



- Housing market information, such as home sales, construction costs, and rents, updated via online surveys.
- Data on special-needs groups, the services available, and gaps in the service delivery system provided via service provider stakeholder interviews.
- Lending patterns for home purchase and home improvement loans through the Home Mortgage Disclosure Act (HMDA) database.

D. PUBLIC PARTICIPATION

The County encourages the participation of residents and local agencies in the process of identifying housing needs and formulating housing policies and actions. During the development of the Housing Needs Assessment (Section 6.2), the County consulted with and/or obtained information from a variety of organizations serving low- and moderate-income persons and those with special needs. These agencies are referenced throughout the document.


In preparation of the Housing Element, opportunities are provided for the public to help shape the County's housing goals, policies, and strategies. Opportunities for input on the County's 2023–2031 Housing Element have been provided so far through various forums. One significant method was via outreach for the General Plan Update currently underway through the Envision Contra Costa 2040 process. The <https://envisioncontracosta2040.org/> website is one of the main channels for sharing information with the public about the Housing Element Update and General Plan Update.

The County sought participation and input from people who represent the full range of demographics, perspectives, and experiences in Contra Costa County, including existing residents, local workers, the residential development community, nonprofit housing developers, housing advocates, historically underrepresented community members, and community organizations representing special needs groups such as older adults, youth and students, immigrants, people experiencing homelessness and people with disabilities. Details of the outreach efforts follow.

1. Consultations

In August through October 2021, five consultations were conducted with stakeholders to offer opportunities to each of them to provide one-on-one input and receive targeted input from those who work on providing services for those most in need of housing or with special housing needs. All stakeholders called upon were available for an interview. Representatives from the following organizations were interviewed:

- Hope Solutions on September 8, 2021.
- Choice in Aging on September 9, 2021.
- East Bay Housing Organizations (EBHO) on September 16, 2021.
- Contra Costa County Health Services Continuum of Care (COC)/Contra Costa County Health, Housing, and Homeless Services (H3) on September 14, 2021.
- Eden Council for Hope and Opportunity (ECHO) on October 4, 2021.



In each of the consultations, the stakeholders were asked some or all of the following questions, depending on the type of organization interviewed:

- **Opportunities and concerns:** What three top opportunities do you see for the future of housing in Contra Costa County? What are your three top concerns for the future of housing in Contra Costa County?
- **Housing Preferences:** What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- **Housing barriers/needs:** What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- **Housing conditions:** How do you feel about the physical condition of housing in Contra Costa County? What opportunities do you see to improve housing in the future?
- **Unhoused persons:** How many unhoused persons are in Contra Costa County?
- What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID-19 affected the housing situation?

Through these interviews, the stakeholders expressed several concerns over current challenges and barriers to housing in the county. These included the need for more coordination at the decision-making/regional level to address housing issues. There is a need for a housing champion to lead a unified effort to address housing issues in the area by capturing state and federal resources, bringing community organizations and jurisdictions together to strategically address housing shortages across the county, and develop a regional plan to address housing together as a collective county.

Additionally, with the onset of the COVID-19 pandemic, many unhoused individuals found roofs over their heads due to federal assistance and intervention. This infusion of money should be seen as a short-term solution or “bandaid” solution to the ongoing housing shortage problems occurring across the county. These federal dollars provided housing vouchers through a rapid rehousing program to immediately address the need to house those on the street, one of the populations most vulnerable to the effects of the pandemic. This quick-fix solution will sunset in the near future and is not a long-term solution. To continue to keep individuals and families housed in Contra Costa County, several stakeholders mentioned the county requires more housing with built-in services in-place (e.g., on-site case management, on-site services behavior, and medical services). Current housing voucher programs allow unhoused residents to have a roof over their head for a short period but does not provide for them in the long term – vulnerable groups such as those living with developmental, intellectual, and physical disabilities are not currently given the resources and services to be successful and stay housed.



As part of access to fair housing, several stakeholders have stated that there is discrimination in Contra Costa County, specifically by landlords to tenants. Other stakeholders have echoed that landlords and the application process discriminates against households with certain characteristics, including pregnant individuals, those with prior justice system involvement, and people of color. A stakeholder suggested changing application processes like background check requirements, which can deter certain groups from accessing housing. A countywide solution could be to collectively attract landlords for all housing programs, providing them training and education on what actions are creating issues and how to avoid them, etc. For example, in one existing program, the county offers landlords a larger rental deposit for County-screened individuals who are a part of a vulnerable population. Moreover, a few stakeholders suggest the Board of Supervisors routinely receive some type of equity training on housing so that these decision makers better understand the power that they hold and the influence they have on housing in the county, especially for vulnerable groups.

2. Focus Groups

The County held virtual focus groups on October 18, and November 3, 2021, to elicit targeted feedback from housing developers and service providers. County staff identified representatives to invite to the developer focus group based on developers who have built projects in the unincorporated county in recent years in addition to those who have participated in the General Plan update process so far. Invitations to the service provider focus group were coordinated with the staff at the County Health, Housing & Homeless


Services department and an announcement was made about the upcoming focus group at the October Contra Costa County Continuum of Care (CoC) meeting to invite members to participate. The October 18th focus group included for-profit and nonprofit developers. The November 3rd focus group included representatives from service provider organizations that are members of the County CoC. To allow time for input and a conversation that could include give and take between participants, the goal was to have the focus groups include a maximum of 15 to 20 participants (in addition to County staff and consultant team representatives).

October 18, 2021, Developer Focus Group

The developer focus group took place on October 18, 2021. There were 10 participants representing 10 organizations/companies that attended. The following discussion questions were posed to the focus group participants:

1. Have you or your firm considered, or already constructed, housing in unincorporated Contra Costa County?
2. If yes, have you constructed housing for lower² income or other special needs groups?
3. If you considered developing housing in Contra Costa County but ultimately chose not to, what were the reasons?
4. What is the biggest challenge to building homes that are affordable to lower- and moderate-income households in communities in unincorporated Contra Costa County?

² Lower income includes the very low and low income categories as defined by the state.

- 
5. Do you or your firm have examples of successful projects where housing for lower- and moderate-income households have been built? In what communities did that happen? What makes projects successful in those communities?
 6. What types of policies or programs could the Housing Element include that would help your firm's development of affordable or workforce housing in Contra Costa County?
 7. Is your firm interested in building non-traditional housing, such as ADUs, JADUs, tiny homes, or other (note: some of these typologies may meet RHNA standards and some may not)?
 8. In your opinion, how can the County's RHNA of over 7,000 housing units best be met?
 9. Do you have any additional comments to share?


Questions and input received at the focus group included:

- How will the County be able to implement this feedback, ideas, concerns, suggestions, primarily around funding? Will the County have capacity to do the things that are said in the meeting?
- There is no such thing as affordable housing because it costs many hundreds of thousands of dollars to construct a single unit. Affordable housing unit production will not increase until the State steps in. The State needs to take away the local control because California Environmental Quality Act (CEQA) fees, local requirements, state requirements, construction costs, etc. are very difficult and getting more difficult.

- Land costs are so high because the supply is limited, like in places such as Marin County. Is hopeful that new state legislation chipping away at single-family zoning will be a start, but we know that these things take a while to get going. Once it does though, it may put a dent in the millions of housing units we are short in the state.
- For Question #7, interested in how they can support ADU construction in the county, which they are doing in Oakland. Agrees that we as a state need to address building costs before building affordable housing can happen more quickly.
- For Question #2, have identified that the model of buildup to ownership is nearly impossible (mentioned West Oakland experience), so being able to acquire and remodel units is the most feasible for them to create affordable home ownership situations.
- For Question #3, for the smaller infill developers, there is such limited capacity to stay on top of everything, larger agencies are way more equipped. Maybe the larger agencies can help the smaller companies, in terms of providing technical assistance or talent staffing.
- There is an obstacle related to the lack of pre-development dollars to get you to the point of development. Most jurisdictions don't have pots of money available for pre-development. Most money comes in at the construction phase. They are always trying to get financing together for the pre-development phase of the project. Multiple attendees agreed with this input.
- Would like to have zoning to allow for micro-cottages. Some zoning will need to match affordable by design dwelling units.



- There needs to be a way to make sure there is a way to go about building non-commodified housing to ensure that people aren't displaced. There are no policies that support developers doing preservation or rehabilitation of existing units. This will be key for developers being able to preserve existing communities and housing units.
- The Housing Element can also look at how public land can help ensure equitable housing is being developed. There are a lot of scattered non-contiguous sites out there and it would be nice for the County to acquire or consolidate that land so that it is easier for developers to acquire and develop on them.
- In some areas, market rent is affordable so in those cases they are having a difficult time meeting requirements for having rents 10 percent below market for even below 70 percent AMI units. They are trying to maximize points to get tax credits, but the rents are not hitting the 10 percent delta to hit maximum points, so their rent surveys are imposing further rent reductions on those units.
- Feasibility is also called into question if you're building market-rate units with affordable units. This came up on a site in Oakley. They are looking at other potential sites and some jurisdictions have reached out asking how to get more housing but they are not in a high resource area for tax credit scoring. If they don't reach 120 points, then they don't get state tax credits and the funds from other Bay Area cities require you to be near transit to get funds (from Google, Apple, Facebook, etc.). The areas where you can get enough funding are few and far between.
- Have had conversations with planning staff at a site for about 150 affordable units and the County came back asking if they could make it more dense but the tax credit scoring is based on cost and their firm can't go more than three or four stories before the project would not allow for funding based on density. They look at how to get projects funded within the arena of complicated tax credits. While the Housing Element might allow for density at 40-50 units per acre, in reality they can only build maybe 35 units per acre to get a tax credit award.
- When the County is identifying Housing Element sites or prioritizing sites, it would be great to keep the California Tax Credit Allocation Committee (TCAC) scoring system in mind so they are close to transportation, shopping, health amenities, and schools, because if they don't secure the amenity funds, they will not get funded or get a tax credit authorization.
- Richmond LAND is anticipating the request for qualifications (RFQ) for the Las Deltas project, and they will pursue those projects that will not pursue any tax credits.
- The TCAC scoring comment is really important. Also, should look at underlying zoning in those areas to try and pair up higher-density and Multi-family zoning in areas close to amenities.
- Another thing that is challenging (for extremely low-income housing development) is the lack of rental subsidies and funding in general. Have done a number of projects in Walnut Creek because they have an impact fee that generates funds for affordable housing. Concord has a small program like this too. If there is an impact fee at the County level, it would be incredibly helpful for developers to have funding to develop



more affordable housing, specifically the lowest-income affordable housing.

- Richmond LAND had a meeting with Community Land Trust (CLT) Irvine, which partnered with the County and did a below-market rate sale of a housing site so they got that at a lower cost, and they are turning that into a townhouse project that will be sold with a condo structure for 80 percent of AMI and will stay under the land trust. Travis Bank will be doing the financing. Richmond LAND is having an issue with getting lenders because they are trying to show them how their model works and how it can be a safe investment for them.
- The affordable housing overlay or the streamlined General Plan and zoning process would be really helpful.
- In unincorporated county, land is often not zoned correctly, and the process for community outreach and changing zoning takes 17 months, then 6 months for entitlement, then 9 to 12 months of permits. The developer needs to carry the cost of an environmental impact report (EIR) during this time, so you are looking at half a million dollars before you can even guarantee you can do a project. Maybe there can be an overlay in some areas where developers can get streamlined review, so it is a lot faster? Oakley has this, they just do the design review, and it has reduced the time and cost. This helps ensure that the landowners will sell to them, and they don't have to take out a high-interest land loan. The overlay zone could make certain areas "by-right" development areas.
- With the increase Regional Housing Needs Allocation (RHNA) to accommodate throughout the unincorporated county, racial equity should be prioritized, especially in terms of displacement. Is the project

team thinking about how to frame the element around displacement, or thinking about zombie properties, how can housing policy be leveraged to prevent that?

- Has the County already submitted its Surplus Lands Act Inventory?

November 3, 2021, Service Provider Focus Group

The service provider focus group took place on November 3, 2021. There were 10 participants representing 14 organizations that attended. The following discussion questions were posed to the focus group participants:


1. Who has the greatest need for housing in Contra Costa County in lower-income and other vulnerable communities?
2. What services have been most successful in serving vulnerable communities in Contra Costa County? What are those service providers doing right?
3. What gaps in services for the homeless or other vulnerable lower-income groups exist in Contra Costa County?
4. What are the biggest barriers to housing lower-income or vulnerable communities?
5. What resources do housing service providers need to further help lower-income and vulnerable populations in Contra Costa County?
6. Do you have any suggestions on policies or programs that the Housing Element could have that would help service providers in Contra Costa County?



7. Do you have any additional comments to share?

Questions and input received at the focus group included:

- Veterans are in a gray area because they have income coming in and therefore don't qualify for much assistance.
- For one provider's homeless programming, they have a HUD Section 8 program for veterans that also comes with case management. They have shelter beds, transitional housing, subsidies, mental health programs, among others.
- The most vulnerable population they serve beyond veterans are veteran seniors. Especially those who have poor credit or no credit who have no other assistance. They have vouchers available, but they have experienced issues with getting people to stay in homes.
- The main issue is more housing supply is needed.
- There is no low-barrier housing available out there. Low-barrier housing is housing that does not need to consider credit or legal history (some veterans aren't eligible for housing because of low credit or because of legal history or because they need housing references). Note that housing references cannot include shelters, etc.
- A provider of services in permanent supportive housing in west county reiterates the importance of prior comments. They serve people who are chronically homeless and have challenging physical and/or behavioral health issues or mental illness or substance abuse. They find that when there are a lot of issues going on that are problems in terms of housing stability, it is very difficult to get the level of care needed in the system. There isn't a continuum of services and housing that can help people stabilize and get them back into housing.
- There are also not enough options for housing near services and not enough housing that allows people to age in place.
- Doing housing first isn't feasible, they have to focus on doing everything they can to keep people in housing if it isn't working out because they have no available housing otherwise.
- A provider who oversees several shelters in the county sees a huge gap in meeting housing needs for clients who are aging (and specifically have cognitive decline). Something that is out of their scope of services at the shelter is cognitive decline because they need long-term housing with intensive care, and they don't have resources to provide that care.
- Another population that has a very hard time getting housed are 290s (registered sex offender) they often end up on the streets because of the limited opportunities they have for housing.
- Single men often fall through the cracks because even with a job, they cannot afford housing in the Bay Area because they are costed out, but they also cannot find enough help to be able to get good housing.
- The 18- to 24-year-olds are often left out. They can't be in shelters and cannot get vouchers. Some people think that foster care money will handle it, but they are often left out from a systemic standpoint.
- Agree, there definitely needs to be a coordinated effort to address the needs of young people. How do we get everyone to the table to speak with one another and work together?

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- Wants to echo that there are these gaps in services for the youngest and oldest. Younger people don't qualify for much, if anything, and the older ones need extensive help. He works with a rescue mission and part of the work is to learn about other organizations so they can reach out to other providers and see how to bridge gaps between different agencies.
 - People with mental illness don't do well in big buildings where there are a lot of people. Love the tiny home models where people have their own places. Has had to try hard to get a place for veterans to have their own small home and not be in a big building, for example placed on a single family lot.
 - When administering the rapid rehousing program keep getting referrals for people who are needing housing, but they aren't actually eligible. They're getting referrals for people who have really high needs that their program cannot serve. They're seeing families who need more than just housing. The housing first model is sometimes designed as housing last like all you need is housing. But so much more is needed to maintain housing. We need to help people increase their income and their organization doesn't help with that as they are only able to help with housing.
 - Agrees that the housing first model is super difficult. We certainly need to house people but if it's not possible to get people an income due to addiction, mental health, family issues, etc., if you can't address the root of the problem then it's a revolving door.
 - Works most with veterans. Rapid rehousing is different for veterans. While the name is the same, there are so many subsidies available to them, they don't need to have employment or good credit (it helps of

course) but veterans also get social security, veterans' compensation, and some other income sources and so they have more income help. Housing first is a great idea, but it doesn't work if it's not sustainable.

- Wants to echo all the feedback so far. The Bay Area Rescue Mission has been providing services and shelter and support through their mandate from the gospel through working with people's relationship to themselves and god since 1965. They are committed to this mission and agree with the points made that you can give anyone a home but if you cannot provide them support, they will lose the housing again. The past couple of years have seen a significant increase in dual diagnosis, people with drug/alcohol addiction. There is so much that goes into supportive services and providing context and community. Rapid housing is not a long-term answer for these systematic problems.
- Has seen that there are so many barriers for families who do not have access to any voucher programs. They tend to have some income, but it isn't enough for permanent housing, so they live in their cars. But because they have "too much" income, they aren't able to get enough help to live in a home. They see families who have few barriers to getting real housing (no mental illness or addiction). There needs to be a place to identify who needs long-term housing, short-term housing, etc. so that we can define what groups exist and how to place them. One reason is that there is a dual-diagnosis requirement for some services. Some people need things like assistance with security deposits, first and last month's rent, etc., but don't need more deep services. How can we help families whose barriers are "less" than others?



- One of the communities in greatest need is the aging homeless community in the county. Seniors are losing their homes because their income is flat.
- They are seeing people come to their shelters where they need lots of help, they cannot supply through their services, and they have to turn people away.
- There is also a huge lack of affordability in terms of housing options and there is a lack of aftercare for people after they are housed.
- Also, people/families that are in a slightly higher-income bracket don't qualify for services due to income limits, but in reality, they still can't afford housing prices/costs in our area.
- Eviction history is also a big barrier to finding housing. An eviction on the record is almost impossible to overcome.
- Seniors are rapidly becoming part of the unhoused.
- White supremacy is a huge issue, such as with redlining, types of housing built, etc.
- As a provider, needs more from the system, still doesn't feel like he is part of a system that can get up stream and learn from each other to see what works, what others are doing to work. They're all a bunch of islands in the ocean that aren't connecting. Wishes that there was an in-house team at the County that could help them grow as a system together that is sustainable for the county and for them as providers. This "systems" refers to everyone who services vulnerable populations. It should have system measures like HUD does.
- All of the people at the focus group are service providers. What do we do with this information? How do they change how they are currently trying to serve all these different segments of the county population?
- Agree with all of the discussion so far. One solution is to increase In-Home Case Management support to follow clients once housed (in the right and sustainable housing placement).
- The Supportive Services for Veteran Families (SSVF) program is a great model to follow but for it to work we need to reduce the restrictions on accessing the funds and also need more funding to provide more long term case management and of course housing stock.
- Housing development should occur near public transportation.
- Echoes everything said so far. Their approach to homelessness prevention is more of a band-aid on an open wound where people come for emergency rental assistance. We need to start addressing homelessness, homeless prevention, and people who are couch surfing. We need to address this on a holistic level and not just focus on immediate solutions. Also, this isn't one size fits all. Each person has their own limitation. Her program offers assistance where they can help people with first and last month rent or giving some furniture. All organizations appear to do some of the things needed to solve these issues but they're all working on specific things. How do we bring everyone together? How do they approach the issue as a group and as a team so they can more thoroughly serve the community? Everyone can take a part. Instead, they are leaving the vulnerable as vulnerable.



3. Community Meetings

The County held a community workshop for the Housing Element update on Wednesday, February 9, 2022, from 5:30 p.m. to 7:00 p.m. via Zoom. County staff and consultants facilitated the workshop and 35 residents and interested persons attended and participated. The format for the workshops was a presentation with an overview of the 6th-cycle Housing Element update and the County's approach and process, breakout sessions, and questions and answers.

The breakout sessions were based on five different topics (1) Sites Inventory, (2) Affordable Housing Funding, (3) Local Inclusionary Housing Ordinance and State Density Bonus Law, (4) Other Housing Element strategies, and (5) Fair Housing. There was a sixth breakout room reserved for Spanish-speaking participants; however, no one in need of translation attended. Participants were able to select their breakout room based on their topic of interest. Facilitators engaged participants in the breakout sessions with structured questions to share their knowledge, perspectives, and ideas.

In the Sites Inventory breakout session, participants were asked the following questions:

1. What they think makes a site good for housing as opposed to other types of land use? What do you think makes a good housing site suitable for affordable housing, as opposed to market rate housing?
2. Do you have ideas for specific sites and suggestion for areas or communities?
3. What are the challenges with including properties in a sites inventory?

Participants expressed that a good housing site is in proximity to resources in an attractive and compatible environment. They proposed repurposing a shopping center plaza, publicly-owned sites, and vacant school sites as potential housing sites. Participants believed expected challenges for sites include existing structures, hazards, environmental justice principles, and differences in ideas and wants.

The Affordable Housing Funding breakout session participants were first informed of the amount the County typically receives from state and federal funding. From this, participants were asked the following questions:

1. Given this ongoing annual amount of \$20 million, where should the County prioritize funding of projects in unincorporated areas of the county?
2. Should there be a mandatory city match?
3. How should the County leverage our funding to maximize housing production?

Most of the discussion in this breakout room was questions for the County facilitator from participants. The participants had the following questions:

1. Why are we unincorporated, what is incorporated versus unincorporated?
 - a. The facilitator responded and there was a discussion.
2. Why is only the unincorporated county responsible for all this housing? Why aren't cities responsible?
 - a. The facilitator responded that each jurisdiction in the state, including all of the cities in Contra Costa County, also have a number of housing units to plan for.



3. In regard to the \$20 million, can it be used for preservation, acquisition, and rehabilitation?
 - a. The facilitator responded that the best funding would be CDBG, not sure if these funds can be used for those types of work. A certain percentage might count toward the number.
4. Is the County Housing Authority involved in these projects to combine more funds and resources?
 - a. A discussion followed about possibilities of working together.
5. Where do these funds come from? We have a problem with mass vacancies. Who holds the developer accountable, so the units are rented and not vacant?
 - a. The facilitator noted that the County and the developer enter into a regulatory agreement that determines who they rent to. Projects are monitored to ensure units are leased to tenants who meet income requirements.
6. Are all these funds to be used only in unincorporated Contra Costa?
 - a. The facilitator replied that no, these funds can be used in any part of the county except for the inclusionary housing fund, which is just for the unincorporated area of the county.

The Local Inclusionary Housing Ordinance and State Density Bonus Law breakout session was structured around the following question:

1. What changes to the local Inclusionary Housing Ordinance would help meet Housing Element goals?

Participants suggested both removing the in-lieu fees and considering raising the fees. Participants recognized that higher-density multi-family housing can not be built just anywhere; however, the County must look at sites where this type of housing makes most sense given that lower-income housing is lacking while there is a surplus of moderate and market-rate housing.


The Other Housing Element Strategies breakout session asked participants the following questions:

1. What Housing Element strategies do you think we should keep?
2. What new strategies do you think the County should support?
3. What about implementing new state laws (e.g., Senate Bill 9)?

Participants shared that there is a great need to maintain a variety of existing programs, including the anti-discrimination program, the residential displacement program, and emergency rental assistance. Participants proposed new strategies to increase the income spectrum for housing, including developing a housing community land trust program, providing financial assistance, repurposing underutilized commercial sites, and providing public education to vulnerable populations.

The Fair Housing breakout session was initiated with the following questions:

1. Have you or a relative experienced any barriers to obtaining housing in unincorporated Contra Costa County?
2. Have you or a family member or friend ever had to live in an overcrowded unit to afford housing in unincorporated Contra Costa County?
3. Can you easily change your housing situation if needed? If not, what prevents that change? What would make relocating easier?



At least one participant in this breakout session explicitly shared that they have faced barriers to obtaining housing and/or lived in an overcrowded unit in unincorporated Contra Costa County. Participants shared that the County's current fair housing issues include gaps in access to services, challenges in securing housing for those with negative rental records due to evictions, and inequitable geographical distribution of affordable housing. To make housing more accessible, participants suggested improving community outreach and participation, acknowledging and remedying historic policies and practices that uphold housing inequities, like segregation, developing tenant protections, and being accountable for the progress of local fair housing policies in the county.

After the breakout sessions, participants rejoined the larger group and were directed to share their questions and comments through Zoom's chat feature. The City staff received and answered questions during the meeting as time allowed. Participants were provided the County's contact information in the case they had additional questions or comments.

4. Public Hearings

Board of Supervisors Study Session, December 2021

The County presented about the Housing Element update at the December 7, 2021, Board of Supervisors meeting. Staff and the consultant provided an overview of the Housing Element, updates on state housing law, and the RHNA allocation. The presentation of the item was to initiate the discussion

of the Housing Element with the Board and the community and to answer any questions about the process.

Written comments were received ahead of the meeting from East Bay for Everyone. They commented on challenges and opportunities related to housing in the unincorporated county; the draft General Plan land use maps related to patterns of inequality; they suggested including a substantially greater number of units/sites than called for in the RHNA; described issues they saw with the consultant, PlaceWorks', work in southern California; noted State law regarding small and large sites suitable for meeting the lower-income RHNA; the suitability of Alamo Shopping Plaza as a Housing Element site; provided suggestions related to Alamo, Castle Hill, Diablo, Blackhawk, and Unincorporated Walnut Creek, specifically density decontrol, equal upzoning in low and high income areas, SB 9 compliance, rezoning of properties where horse stables are located to allow high-density multi-family housing, gas stations, upzoning neighborhoods with racial covenants still existing in CC & Rs, upzoning on church properties; also provided suggestions related to specific sites for additional housing; and suggested some potential Housing Element policies.

During the meeting, which was held on Zoom, eight attendees provided comments on the Housing Element item. Comments and questions were also received from the supervisors. Comments are summarized below.

Board of Supervisors Comments

- What is the General Plan update schedule?
- Could the County amend the Housing Element again with the rest of the General Plan?



- Policies and actions throughout the General Plan are interrelated.
- More density in lower-income communities than higher-income communities.
- What are other communities in the County saying about the Draft General Plan Land Use maps?
- Would like to see buildout broken out by community.
- The RHNA number seems impossible.
- There are lots of competing factors.
- Interested in SB 9. Is it beneficial to meet the RHNA on sites where units could actually be built?
- More infrastructure is needed in east county, including roads and water. Highway 4 is so congested. These are quality of life issues. Jobs are also needed in this area in addition to transportation improvements.
- Every community should have a complete mix of housing. Should house everyone from those who work at a doctor's office to janitors.
- San Ramon has a good jobs-housing balance.
- Be careful in the very high fire severity zone.
- Doesn't agree that historic communities can't accommodate more density.
- Would like to look at projects that have received in-lieu funding over the last decade – which projects paid the in-lieu fee rather than build on-site inclusionary units.

Public Comments

- Referenced letter submitted by East Bay for Everyone. Current proposed General Plan Land Use maps are a failure.
- Affirmatively furthering fair housing is not just for the Housing Element it is for the whole General Plan and other land use activities.
- The current proposed General Plan Land Use maps focus housing in polluted areas.
- Alamo, Parkmead (unincorporated Walnut Creek), and other areas have a lot of potential for housing due to their larger parcel size.
- North Richmond is one of the most polluted places in California.
- Alamo has good environmental quality.
- The County historically has been very segregated. The draft General Plan land use maps perpetuate bad patterns.
- Mentioned Mauzy School.
- Is the vision document going for abundance or shortage?
- What qualifies as good planning? Making it possible to live in as many places as they want?
- Don't put housing in fire zones.
- Facilitate transit so there are more places for housing.
- Grew up in Walnut Creek. Has seen almost entire high school class priced out of the area.

- Should allow more dense housing in single-family areas.
- Appreciates a comment from County staff that Diablo is small and unique with limited access.
- Diablo historic district should be preserved. Multiple commenters had this comment.
- Doesn't want more density on East Diablo Road corridor.
- Diablo is a more dangerous evacuation situation than Paradise, California.
- Thinks there is no more single-family residential proposed in Diablo.
- County should analyze development potential under SB 9.

Hearings on the Public Draft Housing Element with Planning Commission and Board of Supervisors

Planning Commission, November 2022

The County presented about the Housing Element update at the November 30, 2022, Planning Commission meeting. Staff and the consultant provided an overview of the Housing Element, presented key information from the public draft Housing Element, and a schedule update for update process.

Written comments were received ahead of the meeting from RichmondLAND. They commented on goals, policies and actions in the Housing Plan chapter and made suggestions for new or revised actions on

topics such as community land trusts, equity sharing, and resident planning councils.

During the meeting, 23 attendees provided comments on the Housing Element item. Comments and questions were also received from the commissioners. Comments are summarized below.

Planning Commission Comments

- Is rezoning required?
- Noted that many of the sites are in lower income communities
- What are the consequences of non-compliance for the Housing Element?
- Can staff or consultant provide examples of when a jurisdiction has pushed back on state requirements?
- Who prepared the site-specific information in the Housing Element?
- How was the 500 units determined for Site 78?
- How much did the County pay PlaceWorks to prepare the Housing Element?
- Is January 31, 2023 the deadline to submit a draft to HCD?
- Commenter is concerned about the builder's remedy
- Does exceeding the 5th cycle RHNA count towards the 6th cycle?
- Saw some issues in the staff report – incorrect tables and overlays
- How are sites selected for the Housing Element?



- Why are sites distributed the way they are?
- The site in Alamo on Danville Boulevard isn't near transportation
- It looks like employment numbers aren't projected to increase very much. Is that true?
- Thinks more RHNA should be in Alameda County, not Contra Costa County
- Thinks ADU projections are low. Also, units built under SB 9 weren't projected.
- Thinks County should be proactive and reduce the amount of time for permit processing

Public Comments

- Shouldn't build housing at Mauzy School – FEMA flood zone issues, public transportation isn't good.
- Mauzy School serves the special needs community.
- Is the EIR and CEQA criteria overcome for the purposes of zoning and density in Alamo?
- Does the County take traffic into consideration when looking at where density is placed? Many in Alamo have been subjected to fire insurance cancellations recently. Are fire hazards looked at in Housing Element? What is the process for rezoning? Are private owners of lots forced to agree to the rezoning? Is there eminent domain and housing is built or is it market-based? Concerned about more construction due to rezoning/increased allowed density.

- Discovery Bay has infrastructure issues – water, dangerous Highway 4. Accommodating few hundred more units won't work there. There are no jobs in Discovery Bay.
- Has a lot of experience with redeveloping older condos. Doesn't see many sites on the Housing Element inventory that are older condo sites. Thinks if these sites were rezoned then they would be opportunities for higher density housing.
- Does the report consider Section 8 residents in Discovery Bay or in other parts of the County?
- Concerned about infrastructure in Discovery Bay
- Regarding the fair housing complaints report from ECHO housing. Are these substantiated complaints?
- Thinks there are errors on Site 84 and errors on impact fee tables for Discovery Bay.
- Are jobs for the workforce part of the sites analysis?
- Hopes RHNA/building housing is a goal and not a requirement
- Commented on changes in inventory in Alamo. Some of the current sites listed are problematic. Two sites on Stone Valley Rd. The county should consider other parcels on Stone Valley Road like the one where there was the meth fire. Commented about some calculations of larger multifamily buildings and how impactful that would be for Alamo. The higher densities are not appropriate for Alamo. The RHNA Plan and the General Plan are horrible. Concerned about impacts on schools and roads.

- Five percent of units in the inventory are in Discovery Bay. Discovery Bay has no middle school or high school. There is a lack of transportation. Building more housing will reduce their commercial tax base. What does high resource designation mean?
- BART is slated to be extended to Brentwood. Suggests Discovery Bay and Alamo should agitate for the extension of train to them.
- Anti-displacement policies are lacking or missing in the Housing Element. Prefers that Giramita St. in North Richmond be at 17-30 du/ac (RMH).
- Mauzy School – element says it is in Walnut Creek. Should be Alamo Will school be demolished or will the school be remaining? Is the proposed housing for special needs people? Concerned about the size of the site. If housing is built that is more than 3 stories – would it block solar panels? Would like pocket park and community garden in the front – County should clean up debris
- Concerned about improving the quality of housing stock. Concerned about water, schools, transportation. Concerned about putting housing where there are no jobs – what about climate change? Concerned about the county's RHNA – doesn't seem like ABAG listened.
- Would like to echo what the other Discovery Bay commenters said about sites in Discovery Bay.
- Don't put high density housing in Alamo. Thinks the state government has the County in a half nelson. Decisions should be made locally, not made by the state and imposed on individual counties. The county

should push back harder on the state. This is untenable – believes his community is going to be wrecked by this.

- 3,100 units in Alamo is not fair. Most of the neighbors in Alamo do not care for ADUs. Want to maintain a community that has a “great sense of neighborhood”.
- Concerned about increased densities, emergency egress/evacuation. Don't consider housing in a vacuum – need to consider infrastructure. Knows this is a tough job and the state doesn't make it any easier. Alamo just doesn't have the resources to support that many new people – 7,000 more people. Is Mauzy School being relocated?
- Thanks for the clarification about the Mauzy School zoning in Alamo. Hard to differentiate between the General Plan and Housing Element numbers. He said the 3,000+ number for Alamo is from the General Plan maximum buildout. Doesn't want land use transition induced in Alamo. Doesn't want a large boulevard scale. Concerned about two commercial sites at 75 du/ac.
- Her daughter attends Mauzy School. Important clarification that Mauzy School would remain. Could the site be developed by a private developer? Would hate that especially if they built a 300 unit condo complex. Doesn't know how many units are planned for this site.
- Unclear where additional units would go at Mauzy School.
- Concerned about access on Danville Blvd. Where are the sites in the rest of the county – Orinda, etc.? Alamo had a town hall meeting on September 8th with Supervisor Anderson and Will Nelson. It was a very disturbing meeting. Why Alamo?



- Commenter grew up in Alamo. Most of his friends can't afford to live in Alamo anymore. Example of recent project/applications:
 - 132 Leona Ct. in Alamo – There is no pollution in Alamo, there are good schools. Someone wants to build a pool and a poolhouse on this site.
 - 255 North Bellamonte Ave. in Bay Point - proposed density is 8.5-15 du/ac. It is close to the Shell Catalyst facility. There are many environmental issues and it is further from most urban part of the bay. Not a good use of land, not good planning. There are many parcels like this and examples like this. One could do the same comparison between Kensington and East Richmond Heights.
 - The Assessment of Fair Housing says that the plan is to put more housing in areas that are more polluted and have more minorities.
 - It is a shame that there are other kids in the county that didn't have the opportunities he had growing up.
 - Should add more sites in Kensington and Walnut Creek – outside fire zones.
 - Have heard a lot from people in Alamo. Concerned about compatibility. The county is trying to cram high rises into a rural community with lower heights and greater setbacks. There is no public transport. No one works in Alamo, there is lots of VMT. County is not giving people the right to choose to live in a low rise community if they mix housing types into all areas.

Board of Supervisors, December 2022

The County presented about the Housing Element update at the December 6, 2022, Board of Supervisors meeting. Staff and the consultant provided an overview of the Housing Element, presented key information from the public draft Housing Element, and a schedule update for update process.

During the meeting, two attendees provided comments on the Housing Element item. Comments and questions were also received from the board. Comments are summarized below.

Board of Supervisor Comments

- Mauzy School site – can staff confirm that zoning will be corrected?
- Multiple supervisors were supportive of moving forward with adoption of the Housing Element after the first HCD review
- Isn't it correct that other ABAG jurisdictions are also late?
- Appreciates all the work from staff and acknowledges that the County is behind.
- Supportive of the draft Housing Element
- Aren't there benefits regarding RHNA and transportation?
- Would staff respond to the public comment from Hannah Phalen?
- What about working with the Housing Authority?



Public Comments

- Hearing excuses from staff about the Housing Element being late. Staff should be fired. Developers are forcing development. Immigrants and foreigners are coming here to take jobs and buy land.
- Represents North Richmond – an Impacted Community. Submitted a letter with recommendations regarding policies - including transitioning the type of land like is in North Richmond (former RDA) to affordable housing, CEQA streamlining and clearance.

5. Input Received Through General Plan Update Outreach

Through the larger Envision Contra Costa 2040 General Plan Update process that is underway, the County obtained additional input on housing-related needs in the county. This process has included over 100 public and semi-public meetings with community members, stakeholders, and public officials, most of which covered the topic of housing to varying degrees, as described below:

- Since March 2019, the County has held over 40 meetings focused on unincorporated communities to discuss community-specific issues. At these meetings, many community members expressed the need for more affordable housing in a variety of densities/housing types that is not concentrated in specific communities and neighborhoods. They also called for housing that is accessible to transit and other important services, like grocery stores. Residents would like the County to support non-traditional forms of housing that can increase affordability, like tiny homes and ADUs, and suggested that the County inventory vacant

and/or public land that is available for affordable housing development. They would like the County to increase availability of housing-related programs, like first-time homebuyer programs. They also consistently called for more action to shelter and provide needed services to unhoused people, while also avoiding gentrification and displacement.

- In May 2019, the County held three open houses, one each in the west, east, and central parts of the county. The purpose was to hear from residents about key issues that will be addressed through the Envision Contra Costa 2040 project, including mobility, housing, environmental justice, community health, economic development, and safety and resiliency. The two-hour meetings were organized in an open house format to allow residents to participate at their own pace. At the sign-in table, attendees were provided with an informational handout about Envision Contra Costa 2040, a worksheet, and a comment card. The worksheet corresponded with six stations placed around the room with boards presenting key background information on each topic. Each station was staffed by a facilitator who recorded comments from the participants, answered questions, and sought feedback to gauge community perspective on these issues.

Open house participants at the housing station reported that housing challenges generally stem from high rental costs, housing inequity, and strict permitting requirements that increase new construction costs. Residents felt that supportive housing for people with mental illnesses, accessible housing for disabled people and seniors, and low-income housing were in especially short supply. They recommended that the County promote ADUs, tiny homes, smaller lot sizes, “age-in-place” housing, and multi-family housing to address these issues. Participants also indicated that the County should encourage rent control, fair



housing law practices, and a balanced jobs to housing ratio. Residents also suggested that the County address homelessness by focusing on mental health services and supporting a variety of housing types, including transitional, supportive, and affordable mobile units.

- Between November 2019 and February 2021, the County conducted five meetings focused on the topic of environmental justice, which included the subtopic of access to safe and sanitary housing. During these meetings, participants expressed that preserving and expanding affordable housing in disadvantaged communities is important. Furthermore, participants would like to see tenants' rights be protected and avoid future displacements or rent hikes for residents living in these communities. Participants requested that policies call out a diverse set of options for alternative forms of affordable housing. Participants also recommended that the County partner with a range of agencies on housing-related policies and actions. Residents think that there needs to be zero-interest financing for low-income and disadvantaged community residents who need air conditioners, solar panels, and other equipment. Residents advised the County to prioritize infill residential development to help preserve the character of their neighborhoods. Participants also suggested there be robust policy guidance about meeting the housing needs of homeless individuals.

Through the Envision Contra Costa 2040 process, the County has also held nine meetings with the Sustainability Commission, eight meetings with the Planning Commission, five meetings with the Board of Supervisors Sustainability Committee, and meetings with all 13 Municipal Advisory Councils, during which housing issues were discussed in the context of the General Plan. Further, County staff met with over 20 community-based

organizations reflecting a range of community interests in the county, including housing.


6. Relationship to the General Plan

The 2023-2031 Housing Element is a key component of the County's General Plan. The County of Contra Costa adopted its General Plan in 1991 (and made some updates in 2005) which includes the following elements: Land Use; Growth Management; Transportation and Circulation; Housing; Public Facilities/Services; Conservation; Open Space; Safety; and Noise. The County is currently partway through a comprehensive General Plan update. All of the other elements of the General Plan are currently being updated for consistency with recent updates to State law, including those related to environmental justice, wildfires, and hazards. Internal consistency between the Housing Element and other elements will be confirmed through the comprehensive update.

After adoption of the comprehensive General Plan update, the County will ensure consistency between General Plan elements so that goals and policies introduced in one element are consistent with other elements. If it becomes apparent that over time, changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and County Board of Supervisors.

7. Written Comments Received

The county received the following written public comments prior to the release of the Public Draft Housing Element. The following is a summary of comments that were submitted:



1. The Alamo Improvement Association (AIA) provided a notice of the changes to the County's Housing Element site map related to Alamo. In this notice they describe

- the new sites, including the Mauzy School property, two sites south of Creekside Church, and sites that currently contain office buildings at 3236 and 3240 Stone Valley West.
- share that there are still sites that have remained from a previous draft, including 20, 40, and 50 Casa Maria Court, the Creekside Church, 1524 Alamo Way, and 1521 Ridgewood
- acknowledge previous sites were removed in the new draft, including the New Life Church, the Mormon Church, 2945 Stone Valley Road, the Bolla, and 30 Casa Maria Court sites.

2. The commenter expressed their disappointment in seeing there is an over-concentration of housing placed in North Richmond. They express their curiosity if other areas, including wealthier areas, have the are carrying the same responsibility for more housing that has been placed on North Richmond. They request that the County consider equity when considering the distribution of responsibility for housing in an underserved area in North Richmond. They share that they would love to see more


- housing with their own yards
- not experiencing potential parking issues.
- more green spaces, and
- more justice in their neighborhood.

3. The commenter shared their opposition to the estimated 142 units on 3 parcels in Alamo. They share that their family moved to Alamo to enjoy open spaces and lack of congestion. They believe it isn't the right direction for housing growth in the area, considering that they personally moved there for more open space and lack of congestion. They question if affordable housing is needed and share their observations in other cities that have more affordable housing and their belief that it parallels with increasing crime, homelessness and poverty. They also share that local political representatives need to reevaluate their solutions to housing issues and stop practicing perceived solutions with the expectation of a different result, including affordable housing. They believe that the result of this is good people leave the state as its quality declines.

4. The commenter is a resident of Alamo and resides in the area with her family. They received an update from the Alamo Improvement Association about the draft housing sites inventory and expressed their questions regarding how existing and potential issues, including traffic, the school system, and childcare, will be addressed. They share that Danville Boulevard is very congested during before and after school and rush hour, considering freeway accidents that occur resulting in drivers using Danville Boulevard as an alternative route. They ask how traffic issues will be addressed. They then share that preschool waitlists take approximately two years, and that many childcare facilities shut down during the pandemic leading to a shortage in childcare options. They ask if there are any considerations being made to encourage new childcare facilities to be developed to support the potential influx of families with children. They share their concerns over the potential changes and impacts to the currently great public school system due to the potential



- increase in housing. They ask if the County is in collaboration with the district to address this potential issue.
5. The commenter shares that their household has been living next to one of the potential housing sites for 8 years. They share their realization that this process takes a lot of effort, however, they believe it is set up for failure due to not addressing potential issues that residents will face. They believe that new developments need to include adequate parking considering the lack of public transportation and street parking that cannot support the potential increase in vehicles. They share that traffic is already an issue and predict it will get worse with the potential increase in housing. They share that traffic is particularly bad during pick up and drop off at the local schools near the Mauzy site. They express they will regret moving to Alamo if they have to live next to a high density, large building due to it ruining Alamo's aesthetic and bringing down property values. They believe the County needs to address the needs of current residents considering they have been paying taxes. They believe the County needs to prioritize current residents and minimize negative impacts. They share their worries about the potential detrimental effects that the prospective housing sites will have on their community. They ask why the County limit rezoning to something that is manageable in a small town and distribute the units in larger towns, and suggested towns like Danville, Diablo, San Ramon, and Walnut Creek. They also ask why their local representative is not representing their interests and ignoring all the potential negative effects.
6. The commenter requests that a lot not be rezoned to M-60 due to the belief that it will negatively impact their neighborhood, community, and county.
7. The commenter shared their concerns about a prospective high density apartment building planned at the Mauzy complex. They believe that the area doesn't have the infrastructure for dense housing because Alamo is a small town, not a city. They ask that the County stop this project. They believe that this is the reason many people are leaving the state of California, and believe that if state and local governments continue to act this way, the state will be left with an eroded tax base that is currently being used to subsidize policies like this.
8. The commenter shared that their concerns about changes made to the Draft Sites Inventory that now include the Mauzy School site. They share their confusion over the available information regarding what is planned and the number of units for the Mauzy School site. They share that Miranda Avenue already experiences traffic congestion and does not have the proper sidewalks for existing residents. They share that the potential addition of a large amount of units is worrisome. They ask what the plans are to address and mitigate traffic and ensure safety on Miranda Avenue. They do not believe that potentially adding 350 units on this site is unfair for residents who live near it considering the potential burdens that comes with the potential development of this many units.
9. The commenter shared that they experienced confusion figuring out the details and accommodations of a previous study session for their group of over 20 people to be able to participate. They share that their community's top concerns are evacuation safety along Danville Boulevard, during potential wildfires. They share that this corridor experiences traffic congestion and adding a large number of units will worsen it at a dangerous level, especially during a wildfire. They also have infrastructure, conservation, and environmental concerns. They



share that they are interested in learning more about a study session and what research and data is involved.

10. The commenter stated that they understand the need for housing, but sense that the goals, objective, and policies are aiming to house as many people as possible in a short time period without considering the consequences. They shares that there are goals missing from the draft, including needing to provide adequate parking for new residents, identify the potential increase to existing traffic and developing traffic mitigation, and aesthetics accommodation in existing neighborhoods. He believes that high density in all of the vacant sites in Alamo would double the amount of housing units in the area, leading to potential issues, including increase in traffic, lack of infrastructure, inadequate public transportation, and insufficient employment opportunities. They believe that it is critical for the County to ensure that current residents are prioritized and that potential negative impacts be considered and addressed. They provide their observations about the Draft Sites Inventory, including that developing all of the vacant land in Alamo would double the amount of housing units in Alamo which would worsen the existing traffic issues. They recommend scaling back the proposed density for the sites along Danville Boulevard. They believe that high density on the Mauzy site does not make any sense with the surrounding neighborhood landscape. They describe the existing traffic conditions on Miranda Avenue near the Mauzy site and share that adding over 300 units would add over 500 more cars on an already heavily congested street and is a safety issue for school-aged children. They share that the Alamo sites need more thought and analysis in regard to the proposed density.. They share their overall concern for high density in Alamo compared to surrounding towns and cities, like

Danville, Diablo, San Ramon, and Walnut Creek, that have larger land where there are not any planned units. They believe that the County needs to do a better job at representing Alamo by sharing housing growth needs with neighboring towns and cities.

11. The commenter represents Rodeo Marina LLC, which is requesting that 13 Pacific Avenue in Rodeo be included in the draft Housing Element Update. They are the owners of this site and believe it is a suitable site for housing, including affordable housing. They share that the site is in a community that has unmet housing needs. They site has an 8 inch sewer main and access to adequate commercial and water services read for housing development. The site is in proximity to public transportation, in proximity to schools, and near parks and open space. They believe that the site is an excellent opportunity for residential and commercial uses that includes recreational and open space amenities. They share that they have been approached by market-rate and affordable housing developers. They share that the property is considered for mixed-use designation in the Draft General Plan and they would definitely move forward to present the site to residential developers. They shared that if the site was included in the Housing Element and General Plan they would immediately move forward to present the site to developers.

12. The commenter shared that governmental agencies at the state and local level planned for what Alamo is today. Alamo's utilities and infrastructure was not designed for high density development and a large increase in population. They shares that existing public resources, like the park department, school districts, and safety departments create their budgets with the assumption that the Alamo will remain a semi-rural, low density area. They believe that this could also lead to traffic congestion, particularly in the downtown. They share that Alamo's




downtown operates from a single street, Danville Boulevard. They believe that if even half the potential number of units allowed by the General Plan designations, approximately 1,600 units, were developed, it would produce a large concentration of vehicular trips and require the significant expansion of Danville Boulevard. It contradicts what is currently trying to be done in the downtown; reduce traffic, become safer, and more pedestrian friendly.

13. The commenter believes that dense housing should be developed in urban centers in proximity to resources, like public transportation and employment opportunities. They shared that these resources can be found in Walnut Creek, Pleasant Hill, and Concord. They believe that rezoning infill urban areas is the most cost effective and smart choice. They share that environmental protections of rural and natural areas should supersede developer interests. They ask the County to stop rezoning rural areas in the County's unincorporated areas.
14. The commenter expresses their concern about the Draft Land Use Map for Alamo in the Envision 2040 Plan. To their understanding, there are 80 properties that are being designated high density with over 1,000 potential housing units. They express their understanding that housing is an important issue that impacts every community, they do not believe that Alamo has the capacity and ability to support them considering that the utilities and infrastructure availability. They believe that these changes in land use and density will completely change Alamo and significantly impact their surrounding areas. They believe that for decades, governmental agencies at the state and local level planned for what Alamo is today. Alamo's utilities and infrastructure was not designed for high density development and a large increase in population. Safety and parks department, along with the school districts

base their budgets based on the General Plan. They believe that Alamo was to remain semi-rural, low police response requirements and minimal public infrastructure. They believe that if the community decides that it wishes to grow, it needs to adopt a plan to accommodate that growth. Alamo would need wider roads, upsized utilities, increased public safety budgets, among other necessities. They share that they chose to move to Alamo because of its "small town" environment, low crime rates, and less traffic congestion. They believe that the proposed changes are unacceptable.

15. The commenter shared that those who were responsible of selecting the Mauzy site have never spent time in the neighborhood considering the surrounding low density housing. Also, it does not consider the existing traffic issues that impacts on Miranda Avenue and Granite Drive and they believe that these issues will only exacerbate with new housing. They share that they cannot think of one benefit that the proposed density on the Mauzy site would bring for existing residents. They believe the site should not be rezoned to M-60. They ask that the County's first priority be the existing community and that not addressing the impact on existing residents is a major shortcoming of the Housing Element. They state their understanding that affordable housing is a necessary social goal, however, they believe using the private sector to achieve it is a mistake. Increasing land use densities favor property owners by increasing their property's value. They share that affordable housing is best suited in urban areas with more resources. They believe that the critical need for infrastructure to develop housing is ignored by state and local policymakers. There are public fire, school, sanitary, storm drainage, flood control, and water special districts serving unincorporated area residents and have developed multi-year master



plans to serve the County's population based upon growth projections necessary to maintain existing facilities and to amortize the capital costs of new and expanded facilities. This is the same for private utilities serving the County. They believe the roads and freeways have been designed and built based on estimates of traffic flows and capacities will quickly be exceeded by the potential population growth.

16. The commenter lives next to the Mauzy school site and is asking for clarification about the density and zoning of the site.

17. The commenter share their concerns about the draft land use map for Alamo in the Envision 2040 plan. They do not believe that Alamo has the capacity to accommodate to a large increase in the population. To their understanding, over 80 properties are going to be designated and rezoned to high density resulting in potentially thousands of housing units. They believe housing is an important issue, but the large proposed number of units exceeds Alamo's ability to support them. They share that their household chose Alamo for its semi-rural character. They ask that if the community wants to grow, that their needs to be an adopted plan to accommodate for growth to consider all aspects of this type of development. They do not believe that the current draft is sustainable and that it does not consider the safety and quality of life of current residents.

18. The organization RichmondLAND provided their analysis on the following proposed Goals: HE-1, HE-2, HE-2, HE-4, HE-5, and HE-7, as well as their associated programs. In these analyses, the organization shares that while the Housing Element does propose continuing the Neighborhood Preservation Program loans and free weatherization programs to serve lower income households, as well as continuing code enforcement, there is a need for more innovative approaches. They

share that Housing Element Action 1.3 is to consider development of a vacant property registration, which they believe is a good start, however, they recommend including a Neighborhood Land Stabilization program. They believe that this is a stronger program that not only provides funding to address issues with vacant properties, but also substandard rentals and owners in properties that have fallen under deferred maintenance and retaining tax default. It would support community land trust acquisition and rehabilitation of residential properties in order to stabilize neighborhoods by avoiding displacement of existing tenants in substandard rentals and owner in properties that have fallen under deferred maintenance and retaining tax default. They do not believe that HE-P1.3 is appropriated addressed and supported by any action items in the Housing Element. They do not believe that working with local service providers to identify funding sources to subsidize affordable units at-risk of conversion to market-rate is sufficient. They stress the need for more innovative approaches. They believe that community land trusts are some of the most successful non-profits in the Bay Area doing the work articulated in this policy goal 1.3, and recommend that the County should explicitly commit to working with CLTs. They recommend including a Community Land Trust program that designs and implements strategies to enable land trusts that will preserve or create affordable housing opportunities to acquire public land, create an inventory of vacant and blighted properties, and create a Community Land Policy package to encourage and enable production and preservation of permanently affordable housing. They express their appreciate for the goal and policies under Goal HE-3, but anti-displacement services are a crucial part of the equation that are being left out. They recommend an Anti-Displacement Services Program that provides new anti-displacement services, including proactive and



affirmative enforcement to prevent discrimination against single female headed households with children who are at high risk of eviction, and disabled residents. They do not believe that the two action items under goal HE-4 will not make the difference that is needed. They recommend a Shared Equity Program that could benefit both individual households and be an investment for the County. They believe that the County should study existing shared equity programs in California and determine whether it is feasible to establish a shared-equity program as a way to provide more affordable housing. They share that having a plan for publicly owned land is an essential component of any site inventory. They note that the Surplus Land Act is not mentioned in the Housing Element, except to state that there was a Notice of Availability of Surplus Land in April 2022, of which some sites are still available and will continue to be marketed during the 8-year cycle. They recommend an Equitable Public Land Policy to follow the Surplus Land Act and have guidelines and preferential criteria for the disposition or use of publicly owned land. In this program the County would conduct a spatial inventory of publicly owned County land adopt the policy in consultation with Community Land Trusts, Limited Equity Cooperatives and other non-profit entities that prioritize permanently affordable housing while supporting homeowner equity attainment and renter stabilization, or immediate and long term housing solutions for unhoused residents. For Goal HE-7, they note that the County committed to identifying community groups and service providers in all disadvantaged communities and those at risk of gentrification by December 2023. They believe this effort should result in a longer-lasting Resident Planning Council for those communities. They recommend the County to review best practices of resident planning councils in other cities and counties, including staffing, funding sources and interface with government to be

included. If deemed feasible, pilot resident planning council would review and approve feedback to the County on proposed development projects in their neighborhoods and policies that may impact resident health and displacement. They believe anti-displacement is a priority for communities at risk of gentrification. They recommend an Anti-Displacement Zones program that begins with studying legal and programmatic feasibility of creating anti-displacement zones (ADZ) that implement anti-displacement strategies. They believe that Action 7.2, prioritizing projects that do not involve permanent relocation of residents, and these needs to be strengthened to ensure there are clear policies that address residents' right to return. They recommend developing local preference and right to return policies by implementing these policies for new affordable housing units, services, and financial assistance in compliance with State legislation and funding source requirements. In this process, they request that the Count develop outreach materials about existing anti-displacement resources and conduct annual outreach to residents in displacement vulnerable areas. They express their hope that the County sees there are clear gaps in the housing element. They urge the County to recommend each of the suggested programs be included within the already existing goals, to ensure that Contra Costa residents' housing needs are included considering this body of work will set the tone for the housing priorities for the next 8 years.

19. The commenter shared their backstory to why their family moved to Alamo, including feeling safe and sense of community that the town provides. They shares that they've observed traffic and pedestrian issues and are concerned that additional housing would increase existing traffic and safety issues. They also share their disappointment of the potential



removal of necessary services that Mauzy provides and hopes that is being considered.

20. The commenter proposed a vacant site near 3rd and 4th street in Rodeo, but under the condition that it also designates space for open and green space to maintain neighborhood quality. They also share that Rodeo needs a grocery store before anything else is developed. They share that the site on 7th and Parker, known as the Rodeo Gateway, is not the right site for a multi-family development due to it being surrounded by single family homes.

21. The commenter shared that they have been following the progress of the housing element. They believe that aging condominium sites should be designated for rezoning should be considered for the Housing Element Update. They share their experience in representing community associations and are familiar with these complexes often decaying and the struggles of the status of the unit being based on the owner's assessment. They believe these parcels could support far more dense housing if the zoning permits it, and they are already in residential neighborhoods. They shared that they counseled one project within walking distance of downtown Walnut Creek that was approximately seven acres with 135 units, a great deal of surface parking, and was mostly affordable housing. They believe this site could easily support up to 450 units in perhaps 5 or 6-story buildings. They state that owners of existing condominium buildings cannot realize enough revenue by selling the site without zoning that encourages increased density. In the case that they were identified as potential higher-density developments with the appropriate, they believe more owners' associations would be interested in selling to developers or partnering with them to build more units on the same site. They believe many existing condominium sites in

the county would be good candidates for redevelopment into higher-density projects, and they would be close to resources and transportation. This could be a more positive, faster approach than waiting for a church or a shopping center owner to decide to become a housing developer. They share that this approach also saves existing owners the extraordinary expense of major repairs for which little funding presently exists.

22. The commenter has been a resident of Discovery Bay since 1989. They question the Discovery Bay sites and their details. They believe that Discovery Bay does not have a successful shopping center, on the contrary, retail tenants are constantly changing and some have closed down. They question if staff overlooked the busy intersection of Discovery Bay Boulevard, Sand Point Road, and Willow Lake Road. He questions whether the site that a gas station was previously was cleaned up appropriately. They ask that the County not make any decisions until CEQA and NEPA studies are completed.

23. The Alamo Improvement Association provided recommendations for the County's Draft Housing Element Sites Inventory. These recommendations include:

- Removing the following sites: 1541 Ridgewood Rd. (corner of Danville Blvd.), 1524 Alamo Way (corner of Danville Blvd.), and 2962 Miranda Avenue (Mauzy School property). Representing a reduction of 36 Above Moderate and 10 Very Low units.
- Reducing the density of 3236 & 3240 Stone Valley Rd. West from 75 to 30 du/acre by redesignating the General Plan designation from Mixed-Use Medium to Mixed Use Low This represents a reduction of




70 Above Moderate and 11 Moderate units, with 47 Above Moderate and 8 Moderate units remaining.

- Keep other presently included sites at their currently proposed densities and unit allocations – Represents 72 Above Moderate, 48 Low, and 49 Very Low units.
- Include the following sites: 14.05-acre (11.93 net acre) Alamo Plaza property with a Mixed-Use Low General Plan designation at a maximum of 30 dwelling units per acre. This property could contain 95 Above Moderate, 25 Moderate, 15 Low and 10 Very Low units, for a total of 145. This could be accommodated on 5.58 gross acres (4.83 net acres) in the northwest corner area of this 14.05-acre property.
- They new total for the Sites Inventory, as recommended, would be 214 Above Moderate, 33 Moderate, 48 Low and 64 Very Low units for a total of 359 units. This is a decrease of 11 Above Moderate, an increase of 14 Moderate and an increase of 5 Low units, for a total increase of 8 units from the Sites Inventory of the November 17, 2022, Draft Housing Element.
- Two recommended changes to the November 28, 2022 General Plan Land Use Map for Alamo. Castle Hill and Diablo would reduce the maximum allowable number of new units from 2,969 currently proposed maximum net densities to 1,419 at the recommended maximum densities.
 - Changing the density at 1541 Ridgewood Rd. (corner of Danville Blvd.) and 1524 Alamo Way (corner of Danville Blvd.) from Residential Medium to Residential Low represents a reduction of

30 units between the maximum proposed allowable and maximum existing allowable units for these properties.

- Change areas in Alamo designated Mixed Use Medium to Mixed Use Low. This would result in a reduction of 1,550 units between the maximum proposed to the maximum existing allowable units for these properties.
- Add a policy that building roof heights in the mixed-use and commercial designations in Alamo are to be no higher than 35 feet above grade and architectural features such as chimneys and parapets be no higher than 40 feet above grade, with the exception of qualifying density bonus projects.
- Add a policy that all residential uses shall provide off-street parking consistent with parking ratios and standards, except in cases where off-street parking requirements are explicitly preempted by the State.
- Add a policy that rezoning detached single-family residential development, in Alamo, in the Residential Low General Plan designation shall be P-1 at a maximum of 2 units per acre, R-20, R 40, R-65 and R-100, or their equivalents in any revised version of the County's zoning ordinance.
- Add a policy that the lands shown as residential on the Land Use Map adjacent to the portion of Danville Boulevard. between Del Amigo Road and Rudgear Road shall be restricted to residential uses. New nonresidential uses under land use permits shall be prohibited except for places of religious worship and home occupations qualifying under the County's ordinances for a ministerial land use permit.

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- Add a policy that development and redevelopment in the Mixed-Use designated areas of central Alamo should emphasize pedestrian orientation, safety, and amenity and connection to the Iron Horse Trail.
 - Add a policy that development or redevelopment in the Mixed-Use designated areas of central Alamo should provide ample civic space for gathering, entertainment, and social interaction.

They share that they neglected to mention that staff confirmed at the December 30 County Planning Commission study session that the Mauzy School property is proposed to remain its current Public/Semi-Public General Plan designation and R-20 zoning. This is contrary to the indication in the draft Housing Element Sites inventory that shows that property to be rezoned to M- 60, a maximum of 60 dwelling units per acre.

24. The commenter requests the County to address the lack of proper consultation with the Alamo community during the preparation of the Envision 2040 General Plan. They ask that any rezoning be reasonable and be limited to the downtown and not extended along Danville Boulevard and Stone Valley Boulevard. They state that the County needs a level of local knowledge to recognize the community's history and unique features to guide housing element efforts. They express their opposition to a large number of units in Alamo's downtown.
25. The commenter expresses their concerns about land use changes according the Envision 2040 General Plan. They share that they understand that housing is an important issue, however, the proposed higher density housing for Alamo exceeds its current ability to support them. requests that the County reassess the consideration of the YMCA

parcels in Alamo, to avoid environmental devastation considering that it supports a fragile ecosystem of wildlife habitat along the creek. They suggest cautious development should include monitoring of all construction to avoid devastation of the environment and ecosystem. They share that other Alamo sites can increase population density and places a burden on infrastructure, traffic, emergency routes, and public safety. They believe that public safety and wildlife should be priorities. Before accommodating to higher density housing, critical infrastructure needs and budget need to be considered. Likewise, preserving natural wildlife habitat should be a priority. They ask that the County address and remedy existing traffic and infrastructure issues and prioritize preserving wildlife habitat.

26. The commenter shared that a recent experience with a Southwest flight reminded them of the proposed rezoning in Alamo. The issues they encountered while waiting for their flight and layover they believed was mayhem. They believe that the decision to rezone Alamo bring 341 to 723 dwelling units is equally mayhem. They believe that Alamo doesn't have the infrastructure to accommodate and traffic congestion would worsen. They observed that all but ten units will be build along Danville Boulevard, and that a survey that was conducted determined the intersection of Hemme and Danville Blvd was not able to handle the necessary traffic for access to the YMCA with two schools on that corner. They do not believe that Danville Blvd cannot handle approximately 642 to 1832 more cars on it. They admit to not wanting to see their community change, despite watching it change over a 30 year period. They believe that what is being proposed will create problems typically seen in a city; including traffic, loitering, noise, and a lack of safety. They share that Danville Boulevard already has traffic issues and widening the



corridor will not solve this issue. They do not believe that this is the solution to housing, but that it will make residents want to leave their community. They ask of their representatives to not create for me what they do not want for themselves.

27. The commenter requests that the rezoning in Alamo be reasonable and limited to the downtown area, not extended along Danville Blvd. and Stone Valley Blvd. They believe that are better locations for high density housing where potential residents would have access to resources, commute on an already congested thoroughfare. Commuting is necessary for any proposed additional residents in Alamo to their jobs since these residents generally do not exist in Alamo. They believe that a new higher-volume of residents would make an already-congested Danville Boulevard a literal a parking lot. They believe that the proposal for multi-family development in Alamo violates the Housing Element's HE-1 Goal. They express their opposition for a large number of residential units that would impose Danville Boulevard.

28. The commenter questions under what conditions is a site omitted. They question why some sites are in the EIR and not in the draft housing element. He requests if some tables can include the zip code or CDP information.

29. The commenter questions why housing was concentrated along Danville Boulevard and how the high density designation came to be. They suggest lowering the density and spreading out the proposed sites as a form of compromise. They share their understanding that these units need to be located appropriately, but they have an issue with designating them as high density. They believe that to keep the harmony of the neighborhood, new housing needs to be at a lower density level. They believe that if the approach is to divide over 100 units and

distribute them appropriately while keeping them low density the County would have less push back from residents. They feel that the County only focused on the East Side of Alamo without regard of how this would impact the surrounding neighborhoods.

30. The commenter asked the County to provide specific definitions, specifically for them word "room". They also ask if the County intends to add a definition list or define unclear terms. They state that they could not find proposed policies or actions for Goal HE-8. They ask if the county is considering enacting a "reach code" to require new residential buildings to be more energy efficient than the state requires. They share that they are a retired building energy consultant and believes that the energy efficiency requirements at the state level are sufficient. They share that what is more important regarding new building energy standards is ensuring compliance with the code and banning the use of fossil fuels (e.g. nat. gas) which the county did for new residences.

31. The commenter attended the Alamo MAC meeting and complimented how the information was presented. They are requesting additional information regarding what type of units that can count toward the allocation for Alamo.

32. The commenter expresses their opposition to the new plan and the allocation changes in Alamo. They believe that the current Draft Housing Element is inequitable for existing Alamo residents. They note inconsistencies between the County's Draft Housing Element and General Plan Update, including seven properties currently account for 42 percent of the proposed units, but the General Plan proposes that the far south area only account for 6%. The General Plan has proposes approximately 85% of the units in downtown Alamo plus areas outside of the Shopping Centers, however, the Housing Element is only



proposing 39 percent of units in those areas. They believe that this is a big misalignment from the General Plan and is inequitably allocated to the far south. They provide an observation that one of the sites, the Creekside Church site, is problematic considering that is located on a floodplain, is claimed as a sacred indigenous burial ground, and is adjacent to a wildlife refuge. They believe there needs to be a balanced allocation that is less impactful on the Alamo community. They express their shock by the County's rationale for why you and staff have made decisions related to the new parcels added to the plan late in the process. They believe the County is insisting on moving forward despite knowing that the late addition of specific parcels has not afforded the public the typical comment period to voice their opinions. They quote County staff saying that the County "accepted some of the recommendations of a long-established community group." They question the validity of the group and its members, including asking how many members live next to these additional parcels, how many are Native Americans who care about developing on an ancient Indian Burial property. They believe public comment periods and other forums are specifically created so that the public can be heard to prevent the very notion of long-established groups from having greater input than citizens. They are not fond of the County's selectiveness about which comments are heard and which are not. They feel that for the County to simply write this off as acceptable because they accepted recommendations from one particular group than opinions from other community members and groups is believed to be problematic.

33. The commenter lives near a proposed site along Danville Boulevard in Alamo. They state her opposition to high density in Alamo. They do not believe that Alamo has the capacity to support over 700 new housing

units. They have observed existing traffic issues in the area where the proposed units are located. They have voiced their concerns over this project before and were under the impression that the proposed sites were going to be dispersed throughout Alamo. They share that other Alamo residents have similar concerns about high density development. They believe that high density housing does not belong in Alamo. They share their observations that there are apartments available in neighboring towns, like Walnut Creek or San Ramon. They recommend that smaller parcels be reconsidered and that lower density designation should be the plan for Alamo. They believe that the decision to place most of the high density housing on the westside is unfair to Alamo's residents. They believe that the opinions of Alamo residents were never considered.

34. The commenter shared that they are a very concerned resident in Alamo, California and strongly oppose the rezoning to high density for sites located on the east side of Danville Boulevard to become low-income housing. They share various reason to support their opposition, including Alamo being a small community with limited resources, the proposed density drastically exceeds the current density, expanding density must be supported by expanding infrastructure, potential parking and traffic issues, among other reasons.

35. The commenters express their disappointment over potentially adding more housing in Westside Alamo. They believe this will impact the existing community and increase the weight of issues, including straining infrastructure and resources, and traffic and parking issues.

36. The commenter expresses their concern and opposition to rezoning parcels to high density along eastern Danville Boulevard for a second time. They believe this will impact the existing community and increase




the weight of issues, including overcrowding, straining infrastructure and resources, and traffic and parking issues. They believe that there are alternatives to high density in the County, including lowering the density and shifting the allocation to other areas with more resources.

37. 350 Contra Costa Action provided comments and suggestions for the draft housing element. They suggest the following:

- the Introduction's Goals should address global warming and community health and safety
- include a goal that phases out natural gas use and phases into electric heating systems
- consider a language change for item 2, instead of "preserve" use "expand"
- concentrate on improving enforcement of the building energy code and provide infrastructure for shift to electric private vehicles
- For the Housing Resources section, the ask that the County avoid being ambiguous in their text when talking about the state building energy standards since they apply to governing new buildings, building additions, and certain alterations to existing buildings.
- There is no requirement for an "energy budget" because optionally complying with the prescriptive compliance approach is sufficient
- Listed measures to meet the energy code do not receive compliance credit; it would be more appropriate to label them as features that affect compliance with the energy code.

- The County should note that the PACE program has seen implementation and equity issues among some vendors and customers of this program. They suggest that use of the PACE program needs to be done with adequate oversight.
- The Local Opportunities to Further Reduce Energy Use and GHG Emissions Report should include:
 - replacing natural gas heating systems with electric heating systems
 - require that all new Multi-Family projects install electrical systems capable of expanding EV charging to the number of dwelling units, as it becomes necessary to meet demand
 - Retrofit programs to evaluate costs and practicality of providing charging for every dwelling instead of providing a modest number of chargers in unassigned parking spaces.
- Goal HE-4 suggestions include:
 - Reducing construction costs for new housing by increasing residential and mixed-use zoning densities
 - Remove minimum parking requirements at properties in/close to central nodes and along arterial streets
 - Multifamily minimum parking requirements should not exceed one space per dwelling unit.
 - They suggest that the County work with other local jurisdictions to advocate to the state to provide more robust financial support and financing mechanisms for low income housing: new



construction, conversions from other uses, and rehabilitation of properties not adequately maintained.

- They suggest that the County review its building code to ensure there are no unreasonable impediments to using less expensive construction methods, such as modular and mass plywood
- They provide the following suggestions for Goal HE-8, including:
- The report should note that replacing gas cooking appliances and room gas space heaters with electric systems is an important method to reduce indoor air quality problems.

38. The commenter expressed their gratitude for the work that has been committed to developing draft Housing Element and General Plan Update. However, they share two major areas they would like to focus on:

- reduce the density to be realistic and critical in the consideration of where it is located and who is impacted with potential negative effects, such as traffic
- ensure that the Mauzy site remains a public benefit to the community, considering that it is not in proximity to resources for housing and is heavily car dependent

They express their agreement with the Alamo Improvement Association's suggestions, including locating higher density zoning around the downtown, reducing the maximum densities to retain the rural character of Alamo.


39. The commenter stated their opposition to the proposed development sites in Alamo. They also reiterate their previous comment.

40. The commenter believes that the current Draft Housing Element is inequitable for existing Southside and Westside Alamo residents. They note inconsistencies between the County's Draft Housing Element and General Plan Update. They believe that sites should be distributed throughout Alamo to prevent concentration, considering that, according to the commenter, almost 50 percent are located in the southern and western side of Alamo. This contradicts what the General Plan demonstrates where approximately 85 percent of the units are located in the downtown and adjacent to commercial centers. They also state that the Creekside Church site is problematic because it is located on a flood plain, rumored to be a sacred Indigenous burial ground, and adjacent to a wildlife refuge. They state their understanding that the Housing Element has a deadline, however, the removal of the previously mentioned sites would make the update more equitable if they were substituted with properties from downtown, the East Side (e.g. Bolla property), or the North Side that were originally included and removed.

41. The commenter shared that they moved to Alamo for the "small town" feeling it had. They expressed their sadness with the proposed housing sites deeming them as "planned expansion" of Alamo. They express their concerns over the potential of overcrowding, straining the town's infrastructure and limited resources, traffic issues worsening along Danville Boulevard, and potential safety issues. They believe that there are alternatives for housing in the County in areas that are less dense, have adequate infrastructure, and have more resources.



42. The commenter believes that the County and local officials have failed to provide reasoning to support increasing density and the population in Alamo. They share that none of the Alamo residents he has spoken to believe that this will improve their community. They would like Alamo to remain a rural community. They suggest looking at other areas that already have the infrastructure and resources to support an increase in housing units and population. They request that the County remove the plan to rezone Danville Boulevard.
43. The commenters state their opposition of the plan to rezone Danville Boulevard because they believe it will negatively impact their community. They suggest that the County be more interested in preserving the character of Alamo. They share their concerns over their community potentially facing issues like overcrowding and worsening traffic congestion issues.
44. The commenter believes that traffic congestion is a current issue that would worsen with the addition of a large number of housing units. They do not believe that it is a viable action to add multiple units on Danville Boulevard without widening the corridor and surrounding avenues. They express their objection to the proposed units in the area.
45. The commenter has been a resident of Westside Alamo for 37 years. They express their opposition to the County 2040 Plan due to existing issues that could worsen if this plan moves forward. They believe that there is not a need for low income housing in the area. They also believe that this is politically motivated with the intention to harm more affluent areas. They ask that the County take note of the Alamo Improvement Association's recommendations.
46. The commenter expresses their family's opposition of the proposed housing units along Danville Boulevard.
47. The commenters share that these plans may look good on paper, but that the reality is that existing residents experience traffic congestion. They state that this is poor planning and it should be considered. They express their opposition of the current draft.
48. The commenter shared that as a home flipper and remodeler these types of plans are good for business. They express their awareness of the consequences of allowing for any type of development. They question who is responsible of overseeing development. They believe that developers should be held to a high level if they are going to build in Alamo. They shared their top concerns, including schools, safety, infrastructure that already struggle while attempting to serve existing residents.
49. The commenter believes that the proposed housing units will increase traffic congestion and stall emergency routes. They believes that housing development should consider the impact it may have on the existing community in Alamo. They believe that there are infrastructure needs that need to be addressed by increasing their capacity.
50. The commenter believes that with thoughtful planning the community can improve resource, beautify Alamo, and strengthen the community. They share that along with new housing, remodeling old, dilapidated housing should occur. They express their opposition to high density zoning. They believe that Alamo does not have the capacity for this type of development and will only experience negative impacts like increase in crime, overcrowding, straining infrastructure and resources, and an increase in traffic congestion. They claim contrasts with making the community's downtown more pedestrian friendly. They ask that the County conducts for responsible growth that simultaneously preserves Alamo's character.



51. The commenters share that Site 32: 7th Street at Rodeo Avenue is a polluted property. It is an existing automobile junkyard has been there long before any environmental regulation were put in place. They believe this site could be better used as a type of park rather than building homes there.

52. The commenter has been an Alamo resident for almost 30 years. They state that Alamo residents are opposed to increasing density in Alamo because it will ruin their quality of life, will decrease property values, and lead to driving out existing residents. They request the increasing density be overturned.

53. The commenter shared that the portion of Danville where housing sites are proposed is impacted by traffic congestion. They ask that the County prevent worsening traffic congestion by not developing housing in the area.

54. The commenters shares that they are concerned about the Draft Land Use Map for Alamo in the Envision 2040 Plan. They believe that the proposed housing in Alamo exceeds its capacity to sustain these potential units. They do not believe that Alamo has the sufficient amount of infrastructure and utilities for high density residential development and an increase in the population. They share that it will also increase traffic issues and pose safety problems. They ask that the county recognize how this negative impacts the existing community. They share that this needs more thoughtful planning and consideration.

55. The commenter shared that traffic is already bad in the area and that adding more housing units would make it worse. The commenter's household do not believe Alamo does not have the infrastructure to support a significant amount of potential housing units.

56. The YIMBY Law, Californians for Homeownership, and California Renters Legal Advocacy & Education Fund organizations are a legal Coalition who shared their serious concerns about the County's failure to timely engage in the process of developing its revised housing element. They share that the deadline for the County to adopt the sixth cycle Housing Element update we want to ensure that the County understands its obligations under state law. The County is required to adopt its sixth cycle housing element update by January 31, 2023 and there is no grace period. They state that due to the County's inability to legally meet the deadline for adopting its sixth cycle housing element update, they may initiate litigation against the County on or shortly after February 1, 2023, to compel the County to comply with housing element law. This could lead to being ordered to adopt a housing element on a short timeline and other serious penalties, including suspending the County's authority to permitting. They offer the County an alternative to litigation if the County signs the acknowledgement provided by the organizations, without modification. They gave them a deadline to sign it by December 31, 2022.

57. The commenter shared that development on Danville Boulevard does not make sense because of traffic is already bad on that corridor. He shares that the area is experiencing a water shortage, a two-lane road, overcrowding, and parking issues.

58. The commenter believes that Alamo does not have the capacity to sustain a large number of potential housing units. They think that the prospective housing units will significantly impact the surrounding area given that Alamo does not have the infrastructure, utilities, resources, to sustain these changes. If the community decides that it wishes to grow, they need to adopt a plan to accommodate that growth by ensuring



there is proper infrastructure, utilities, public safety budgets, and assessing public safety risks. They suggest changing from R-20 to RM at the New Life Church are unacceptable due to potential increases in traffic and public safety problems.

59. The commenter expresses opposition to rezoning to high density along Danville Boulevard. They do not believe that the area has the resources to sustain high density development. They believe these kinds of projects are better off in areas with infrastructure that can support them.

60. The commenters reiterate that Rodeo desperately needs a Town Square. They share that the area is centrally located and would be perfect area for a town square so residents can have a sense of community and togetherness. They believe they need an area large enough to host community events, such as farmers & holiday markets, festivals, etc. They share that this can showcase Rodeo's long history to give a sense of pride. They suggest it be a requirement by CCC before any type of housing gets built.

61. The Alamo Improvement Association (AIA) believes that 30 dwelling units per acre is the highest appropriate scale and density for Alamo's downtown. They state that staff indicated that including the Alamo Plaza property in the Sites Inventory would not be credible because it is a "thriving shopping center", however, a significant portion of the center is vacant. The northwestern portion could be redeveloped for housing while still maintaining all of the important services the plaza provides. They believe that the General Plan Land Use Map designation, Mixed-Use Medium, contradicts what staff mentioned. They provide recommendations for improving the Draft Housing Element, including

- Remove the Mauzy School site. They would like clarification to know if the school is requesting to build housing on its property for teachers and staff. They state that the school can always seek to do so under normal procedures without having to be included in the Sites Inventory.
- Reduce the density from the maximum 17 dwelling units per acre to maximum 7 dwelling units per acre for 1541 Ridgewood Rd., 1524 Alamo Way, 1262 Danville Blvd. and a parcel containing 1264, 1268, 1270 and 1272 Danville Blvd.
- Reduce the density from maximum 75 dwelling units to maximum 30 dwelling units per acre for 3240 and 3236 Stone Valley Rd. West.
- Add the Alamo Plaza property to the Sites Inventory at 30 du/acre and allocate about 40% of the maximum allowable units over all four affordability categories.
- Maintain all other properties in the current draft Sites Inventory at their presently proposed densities and unit allocations.

AIA believes that recommended changes that would produce the same number of units as the current Draft Sites Inventory, but it comes with a broader distribution of affordability and more stable edge conditions. They request that these changes be made prior to submission of the draft Housing Element to HCD.

62. The commenter expressed their concerns and opposition to the proposed number of housing units in the area. They believe that the area does not have the capacity to support a large number of high density residential units due to limited infrastructure, resources, and



utilities. The commenter believes the changes from R-20 to RM at the New Life Church are unacceptable due to potential increases in traffic and public safety problems. The commenter shares that they have lived in Alamo since 1968 and witnessed growth since then giving them the assumption of how this will negatively impact the Alamo community.

63. The commenters share that they attended the town hall meeting on September 8th and observed the overwhelming opposition to the draft Housing Element and County General Plan. They share that the revised plans result in more parcels being rezoned, more housing units and higher density in Alamo, rather than less as recommended at the meeting. They believe the proposed plans threaten Alamo's charm and the small-town environment. They share that increased density, increased traffic, overwhelming the existing infrastructure and congestion would be the result of the County's plans. They share that Danville Boulevard is already a mess during commute times. They share that there will be a call to widen Danville Blvd to help relieve the congestion and as you know Alamo strongly resists such a move that led to significant changes. They share that Alamo has inadequate public transit and infrastructure to support high density zoning.

64. The commenter opposes the proposed housing units along Danville Boulevard. They share that traffic is already a hazard on school days and the infrastructure of the area cannot support a large number of units.

65. The commenter shared their concerns about the Draft Land Use Map for Alamo shown in Envision 2040. To their understanding, 80 properties are being designated for higher density rezoning with a potential of over 1,000 housing units. They express their understanding that housing is an important issue, the larger number of units proposed for Alamo exceeds the community's ability to support them. Not only the downtown, but

parcels north on Danville Blvd., show land use densities that will completely change Alamo. They believe that three Church sites are being changed and will significantly impact the areas around them. They state that for decades, they believe that governmental agencies at the state and local level planned for Alamo to be what it is today. Public utilities have not been designed to have the capacity for high-density residential development and doubling the population. The safety department, parks department, and school districts based their budgets upon the assumption set forth in the County's own General Plan that Alamo would remain semi-rural community. They asked the following questions:

- Why is this happening now?
- Is there a higher governing body requiring this be implemented?
- What are the consequences if this is not approved, if any?
- If this can be rezoned that easily what prevents this happening elsewhere in Alamo?
- When would this plan begin if approved?

66. The commenter believes that Alamo residents purchased their homes in Alamo for the semi-rural lifestyle that defines Alamo's character. They believe that the proposed housing units will overwhelm Alamo's public services, utilities, infrastructure, and resources. They believe that it will create even more traffic that can lead to dangerous conditions, as well as pose safety issues, particularly regarding public safety and evacuation routes.

67. The commenter shares their opposition to mass development along Danville Boulevard because it will increase traffic, increase crime, and will




change the landscape of the surrounding area. They state that they are not opposed to townhomes but are opposed to high density development. They shares that high density should be located on the northside of Alamo because it is closer to public transit.

68. The Greenbelt Alliance, East Bay for Everyone, et al. express their appreciation over the work and progress invested into the production of the Draft Housing Element. They believe that County can and must go further, they acknowledge that the County is planning for more housing than it ever has and they appreciate the proposals to rezone high-opportunity areas, such as those for Cherry Lane, Kingston Place, and at Mauzy School. They thank the County for acknowledging SB 330. They provided suggestions to strengthen to work to produce more resilient and vibrant communities, including:

- Improving the programs to have clear goals with stronger language with respect to solar, VMT, climate mitigation, and ventilation.
- They believe the County has included sites that are infeasible or undesirable and is double counting RHNA units on some parcels
- They note that the Sites Inventory disproportionately plans for housing in lower income communities with higher levels of pollution and nonwhite residents, which do not share important resources with higher resource communities. They suggest several tests, programs, and sites to help Further Fair Housing.
- For programs and actions, they believe that they can be strengthen and that the program and action language and set clear with measurable goals with dates.
- Add stronger language to reduce VMT

- permit ministerial approval of fourplexes
- complying with the SB 379, requires implementation of real-time issuance of solar permits
- create a public data and milestone portal to track Housing Element progress
- Create a pilot program to reduce fees for subsidized affordable housing
- pursue funding sources for Community Land Trusts
- HE-P8.2 should include “Develop and execute plans for retrofitting existing buildings to all electric energy use, reducing health risks from methane/natural gas, to be accomplished by 2035.”
- They believe that the language for HE-A8.2 needs to be strengthened by itemizing the climate actions and outcomes sought through the County's interim climate action plan
- They provide additional recommendations for specific goals and policies, the constraints section, the sites inventory, and provide suggestions for fair housing.
- They observed that many of the existing and proposed (site 79) apartment buildings and schools are located close to freeways or refineries, with higher levels of PM 2.5 pollution that can lead to higher levels of stress, asthma, obesity, and lower cognition. They request that the County add a program to subsidize MERV 13 air filter installation, and room-size air purifier installation in existing




apartments and schools in polluted areas, and create an educational program about the benefits of ventilation and how to keep air clean

- They observe that a high number of Racially Concentrated Areas of Affluence (RCAAs) have seen a great number of proposals aiming to redevelop existing single family house to build a bigger house on the same property. They believe the County could meet with applicants proposing these types of developments and ensure that developers are aware of the options for adding additional units to these applications, as well as state law that requires stricter criteria for denial of "housing development projects" of more than one unit.
- add higher standards for capacity bike parking to accommodate several types of bikes in new developments to encourage biking for everyday needs, and encourage developing a program to help older buildings renovate to add these amenities
- Consider lowering parking minimums to one space per unit or be consistent with state law.
- They note that the element does not discuss the impact of community groups located in Racially Concentrated Areas of Affluence who oppose denser housing and the subsequent impact on land use, which has changed little in any of these areas in the past 30 years.
- Amend development standards to ensure consistency with SB 478, and those new standards should also apply to developments with more than 10 units to ensure densities can be achieved
- Reduce front setbacks to improve pedestrian travel times, increase the viability of ground floor retail, and increase shade available on sidewalks
- Amend the Housing Element to include an analysis of compliance with all PSA and CEQA laws including PSA completeness law, CEQA laws including PRC 21080.1, 21080.2, and 21151.5, and PSA approval law. If the County is not operating in compliance, the Housing Element should be amended to include program(s) for compliance with PSA and CEQA laws. The Housing Element should explicitly acknowledge that PRC 21080.1 & 21080.2 require the issuance of CEQA-exemption determinations within 30 days of completeness, and that said determinations serve to trigger the PSA's 60-day deadline for approval of CEQA-exempt housing
- Add zip code, CDP designations, and numbered site information to Table A and Table B for site inventory
- Amended to clearly establish the legal basis for counting the existing homes or should instead withdraw the sites if the requirements cannot be met.
- Remove Sites 1, 2, 4, 5, 16, 17, 18, 19, 20, 23, 24, 28, 31, 32, 33, 35, 42, 49, 50, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82, 85, 87, 88, 89, and 91.
- Include additional documentation for Parcel 184342008, 172040025, 172040026, 172040034, and 172040036, such as plans for access to the property (184342008) and document how it plans to develop these parcels for dense housing or document its plan to comply with the Surplus Land Act.



- They believe that Single Family zones should be able to support the construction of a fourplex
 - They believe that the following sites can increase their density to 30 dwelling units per acre: the Parking lot adjacent to Monte Vista High in Alamo, 920 Stone Valley Road, Athenian School, 3180 and 4155 Walnut Blvd., Single family home zone near La Casa Via, St Luke's Lutheran Church, vacant parcel between Ward Dr and Hillview Dr., Parcel 183-110-003, large, mostly unimproved parcels along Shady Glen Rd. near San Miguel Dr., and the Unitarian Universalist Church in Kensington
 - All of the parcels surrounding Kensington Circus commercial parcels along Arlington Ave in Kensington should be rezoned for mixed use with low parking minimums should be rezoned for mixed use
 - Any residential infill parcel which is over 0.5 acres, has under 0.2 FAR, with structures onsite that are more than 40 years old would be a good candidate for rezoning to townhome level density
 - They provided a set of charts and maps that have been reproduced and they encourage the County to encourage the County to publish both charts for the Housing Element and for all parcels being rezoned in the General Plan
 - They observe that the sites inventory counts more units in Vine Hill and Mountain View (430) than it does in Alamo (16,500 people, \$187,000 AMI), which does not have any nearby refineries.
 - They have observed that Kensington single family parcels are being downzoned preventing redevelopment in an area where there are not any prospective sites
 - Adjust the minimum dwelling units per acre for all infill single family parcels throughout the County to 7 du/ac.
 - Permit ministerial approval of sixplexes
 - Mixed use densities in RCAA's/areas under 20 on EnviroScreen should be equal or greater than mixed use densities outside of these areas
 - Single family zones in RCAA's should get t as much new capacity proportionate to their share of the population, as single family zones in other areas.
 - They believe that RCAA's that are larger than half an acre, with less than 0.2 FAR, especially along bike trails or close to amenities, are appropriate sites for at least townhome density development.
 - Meet with applicants proposing same-density replacement of housing to suggest ways to increase unit count (ADU, JADU, lot split, duplex).
They conclude their comments with expressing their anticipation for their continued engagement with the County and HCD throughout the 6th Cycle RHNA process.
69. The Far Hills Mobile Park Partnership share that they are amenable to the inclusion of their site in the Draft Housing Element's inventory, as well as the rezoning from commercial to mixed use. They share that the



Draft Housing Element's description of the site is inconsistent with the way it is described in the General Plan Update and in prior conversations County staff had with Far Hills concerning the site. They list change requests for the County to comply with, including:

- change the proposed general plan land use designation from Residential Medium-High to Mixed Use to conform to the Draft General Plan Land Use Diagram and Staff representations
- change the proposed zoning designation from M-125 to Mixed Use to conform to the Draft General Plan Land Use Diagram and Staff representations
- revise and change the realistic units from 650 lower-income units to 650 units since development has not been proposed for the site, and it is unknown whether, or how many, units will be proposed and whether any proposed units will be market rate, affordable, or a combination of the two.
- Revise to refer to the existing Mobile Home Park. Under state law, mobile home units are treated differently in certain aspects than traditional residential units and thus it is not accurate to state that there are 90 residential units on the site. (See, e.g., Gov. Code § 66300(i)(4).)
- Strike the notation at the bottom table due to Far Hills not being able to commit to developing affordable housing.

They applaud the County's efforts to achieve its regional housing needs allocation and the tremendous amount of work that has gone into development of the Draft Housing Element. They express they are pleased to have its site included in the Inventory, and ask for

relatively minor technical clarifying changes to ensure future flexibility for the Site to increase the likelihood that the Site will be redeveloped with housing sometime in the near future.

70. The commenter shares that they were at the Alamo MAC meeting in December and that they live adjacent to proposed sites in the Draft Housing Element. They share that they are aware of the difficult the County may be in. They quotes comments made by another commenter related to the objection to high density development in Alamo. They state that their neighbors and them object to the additional proposed properties and want it to be noted for the record. They all share concerns regarding the flood plain, traffic congestion, the sacred Indian Burial Ground, and more. They are confident that the County can identify more suitable options and locations for these new housing units.
71. Public Advocates offered recommendations to improve the County's draft housing element to achieve the best possible outcomes and get approval from HCD. They share that they have seen recurring issues on which the State is basing Housing Element certification, including:
- integration of the goal to Affirmatively Further Fair Housing into all components of the Housing Element plan
 - robust, area-specific analysis of factors that contribute to insufficient housing and particularly insufficient housing for protected communities; and
 - programs to affirmatively further fair housing that identify clear "metrics and milestones for determining what fair housing results will be achieved," including time bound actions with "specific commitments [from local actors], metrics, and milestones".



They believe that the County's current Draft Housing Element fails to meet these standards. They urge the County to further develop the analysis of Fair Housing Issues, to engage in further dialogue with the community, and adopt specific policies that will support acquisition of land by Community Land Trusts, protect households headed by single women, adopt an equitable Surplus Land Policy that goes above and beyond the Surplus Land Act, and study with plans to adopt a shared equity model for supporting first-time homeowners. They detail ways in which they could improve current Housing Element Draft to meet the threshold set by HCD by incorporating an AFFH lens, ensure that the programs will help your specific jurisdiction and community, and ensure that the policies and programs will be sufficiently detailed to meet the requirements. These recommendations include:

- focusing on affirmatively furthering fair housing, developing a robust area-specific analysis and programs, and creating concrete, measurable specific plans and policies.
- further study and analyze the housing disparities by protected characteristics, including an identification of the historical, cultural, and policy causes of those disparities
- develop policies and programs that directly respond to the identified causes
- adopting policies supersede the Surplus Land Act to prioritize the sale of Surplus Land to Community Land Trusts (CLTs) and other developers who will guarantee permanent, deeply affordable housing. Also, policies that support CLTs and community members in the purchase of land, and policies that

guarantee the protection of community members who are at particular risk of displacement, such as households headed by single women

- determine what has contributed to the overlaps between racial and ethnic demographic geographies and develop forward-looking policies that directly address them
- assess whether the displacement risk is caused by place-based investment in particular communities that put them at risk, or, instead, place-based disinvestment in particular communities that makes the cost of home maintenance or repair greater than the value
- be informed by active outreach to impacted communities—including the general public and community advocacy organizations to determine, what the major contributing factors to increased displacement are
- use outreach analysis to develop specific, targeted policies that prevent the identified causes of displacement risk
- include how local knowledge and expertise plays into the analysis of both policies that have exacerbated race-and ethnicity-based disparities in negative housing outcomes and its analysis of policies and programs that will relieve some of those burdens
- Develop anti-displacement and neighborhood stabilization programs e programming that is more directly responsive to the concerns of your community

- Adopt policies that achieve funding for CLTs, create a as a pilot program that develops a database of abandoned and tax delinquent properties and acquiring at least three to be sold to CLTs or other permanently affordable developers, and providing affirmative and proactive anti-discrimination enforcement that will protect households headed by single women with children. The County can explain within your Housing Element why alternative policies more directly respond to the Fair Housing issues faced by your jurisdiction.
- conduct further research and analysis, relying on local knowledge and interactions with your community members, advocacy organizations, and other community groups to give HCD the opportunity to determine whether your policies and programs are sufficiently responsive to the area-specific trends
- reconsider program goals and replace them with plans to develop programs that will address the needs of your communities and commit to developing, passing, and implementing a policy for the disposition of Surplus Land that favors deeper, permanent affordability and/or Community Land Trusts; or commit to setting aside funding to support land acquisition by small non-profit developers who make a predetermined set of guarantees
- The County referred to members of the community as having “mental retardation.” This language no longer tracks with state or federal legal language referring to this community, where the standard has been updated to “individuals with an intellectual or developmental disability” and is outdated and damaging

- The language used demonstrates that the County has not performed a full range of outreach with the disabled community. They recommend working with any of the following organizations: Disability Rights California, The Arc East Bay, Monument Impact, Disability Rights Education and Defense Fund, or the State Council on Developmental Disabilities, for further education on disability issues and information about community organizations specific to your jurisdiction who you should involve in your process.

72. The commenter states that the Draft Housing Element reflects the desires of a small and influential minority in Alamo for the sites to be located in West Alamo. They believes the county has failed to comprehend the magnitude of problems that the targeted development of Alamo’s downtown area will create and how it will exacerbate existing problems already experienced by West Alamo. They believes the location of the housing needs to be fair and equitable and that the current rendition of the Housing Element Sites Inventory for Alamo dated December 1, 2022, is not fair nor equitable. They ask that at a minimum the County should reduce the proposed maximum density of RHNA Parcels: APN 191093043 and APN 191093044, located at 3240 and 3236 Stone Valley, from 75 dwelling units per net acre to a maximum of 30 dwelling units per acre. This would be consistent with the proposed densities for other proposed RHNA sites in Alamo, and, according to them, it would be a 43% increase in density above the existing maximum density in Alamo.
73. The commenters stated their opposition to development that they believe will reduce their property values in Alamo. They believe that crime is already increasing and this will only increase it more and



decrease the personal safety of residents. They also oppose the development because they believe it will reduce current property values.

74. The commenters stated their opposition to the proposed housing sites in Alamo and ask that residents continue to be included in this process.

8. Response to Written Comments

The County received ongoing public comments during the drafting of the Housing Element. All comments received were considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions were included and/or revised to incorporate the feedback received.

Revisions included:

- Edits to information about sites in Appendix A including Site 89, the Mauzy School site.
- Reduction of units on Sites 2, 15, 16, 17, 18, 31, 35, 38, 73, 80 in Appendix A.
- Added community names, zip codes and site number in the Appendix A exhibits (where applicable) to the sites lists in Appendix A.
- Edits to Policies HE-P2.4 and HE-P8.2 and Actions HE-A1.1, HE-A1.3, HE-A2.1, HE-A2.3, HE-A2.4, HE-A2.5, HE-A2.6, HE-A2.7, HE-A3.2, HE-A4.1, HE-A5.1, HE-A5.3, HE-A5.5, HE-A6.1, HE-A6.2, HE-A7.1, and HE-A8.2 in Section 6.6 Housing Plan to address comments primarily related to affirmatively furthering fair housing, promoting ADUs, mechanisms for creating affordable housing, maintaining affordability of lower income

housing units, and addressing energy conservation in residential development.

- Revised Section 6.2 Housing Needs Assessment in the Assessment of Fair Housing subsection with updated information on Racially Concentrated Areas of Affluence (RCAAs) in the unincorporated county.
- Revised Section 6.2 Housing Needs Assessment in the Assessment of Fair Housing subsection to reflect changes to unit numbers on sites (as described in a bullet above).
- Added analysis required for emergency shelter zoning per Assembly Bill 2339 to Section 6.3 Housing Constraints.
- Revised Section 6.4 Housing Resources to reflect reductions to units on sites (as listed in an earlier bullet).
- Revised Section 6.4 to address comments related to energy conservation.

The Draft Element, as revised, will remain available on the County's website for additional public review and comment during the 90-day HCD review period.

6.2 Housing Needs Assessment

This section analyzes the demographic, socioeconomic, housing characteristics, and market data of Contra Costa County and the unincorporated county to determine the nature and extent of housing needs for current and future residents.

The data sources used to compile the Housing Needs Assessment include the 2020 Census, the 2015-2019 American Community Survey (ACS) 5-year estimate conducted by the U.S. Census Bureau, the California State Department of Finance (DOF), and supplemented with current market data and secondary sources of information. The Association of Bay Area Governments (ABAG) prepared a data package that was approved by the California Department of Housing and Community Development (HCD) for use in ABAG Housing Elements. It is noted in the data source at the bottom of tables in this section where this data package was used.

A. POPULATION AND EMPLOYMENT TRENDS

1. Population Trends

Contra Costa County is the ninth-most populous county in California, with approximately 1,153,561 residents per the 2020 DOF population estimates. 104,536 new residents have arrived in the county (a 9-percent increase) since 2010. Contra Costa County projects that the county will have 1,224,400 residents by 2030 and 1,338,400 by 2040 (see Table 6-1).

The DOF estimated the 2020 population of the unincorporated area of Contra Costa County was 174,257, representing an increase of 10 percent since 2010, tracking with the increase in the county as a whole. In Table 6-1, the 2010 and 2020 population and population projections for 2030 and 2040 for unincorporated Contra Costa and the entire county are shown.

TABLE 6-1 POPULATION GROWTH TRENDS AND PROJECTIONS

Geography	2010	2020	Projected 2030	Projected 2040	Percentage Change between 2010 and 2040
Total Unincorporated	159,785	174,257	173,500	182,500	+14.2%
Total County	1,049,025	1,153,561	1,224,400	1,338,400	+27.6%

Data Source: California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2011-2021. Sacramento, California, May 2021. (ABAG Housing Element Data Package 2021).

When looking at the demographic profile of the unincorporated area as a whole, it is fairly similar to the entirety of Contra Costa County, but trending a little older and Whiter than the county as a whole. However, the unincorporated communities vary significantly in terms of key demographic characteristic, such as racial/ethnic composition, age, and sex. Table 6-2 shows housing tenure by household type (owners versus renters) and Table 6-3 shows race and ethnicity in the unincorporated county.

Between 2000 and 2019, the White population decreased by 26.2 percent, and the Black or African American population decreased by 14.3 percent. The Hispanic or Latino population increased by 58.8 percent, the Asian population increased by 40 percent, and the “other” population category increased by 400 percent.



A community's current and future housing needs are partly determined by the age characteristics of residents. Typically, each age group has distinct lifestyles, family type and size, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. As a result, evaluating the age characteristics of a community is important in determining the housing needs of residents.

Table 6-4 provides the age characteristics of residents in the unincorporated portion of the county. Between 2010 and 2019, the largest percentage increase in age groups was for the 65 to 74 age group. The second-largest percentage increase was in the 75 to 84 age group, highlighting a greying population.

A high proportion of young adults generally indicates a need for rental units and first-time homebuyers or first move-up opportunities, including condominiums, town homes, or single-family homes. Middle-age residents typically occupy larger homes and are usually at the peak of their earning power. The U.S. Department of Housing and Urban Development (HUD) and the Comprehensive Housing Affordability Strategy (CHAS) show that senior residents (age 62 and older) in unincorporated Contra Costa County are mostly homeowners, with 86 percent owning homes and 14 percent renting (see Table 6-2).

TABLE 6-2 HOUSING TENURE BY HOUSEHOLD TYPE IN UNINCORPORATED CONTRA COSTA COUNTY

	Married-Couple	House-holders Living Alone	Female-Headed House-holds	Male-Headed House-holds	Other non-Family House-holds	Seniors	Total
Owner Occupied	28,251	7,625	3,809	1,912	1,958	14,687	58,242
	48.5%	13.1%	6.5%	3.3%	3.4%	25.2%	100.0%
Renter Occupied	7,318	4,747	2,939	1,113	1,870	2,456	20,443
	35.8%	23.2%	14.4%	5.4%	9.1%	12.0%	100.0%

For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other. For the purposes of this table, senior households are those with a householder who is aged 62 or older.

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011 and U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. (ABAG Housing Element Data Package 2021).

Nationwide trends, however, indicate that as the baby boom generation ages, the demand for move-down housing or specialized residential developments, such as assisted-living facilities or active adult communities, will continue to grow. Input from service providers who work with seniors in the unincorporated county confirms this assumption.

TABLE 6-3 RACE AND ETHNICITY IN UNINCORPORATED CONTRA COSTA COUNTY

Year	Percentage White	Percentage Hispanic or Latino	Percentage Asian	Percentage Black or African American	Percentage Other*
2000	65%	17%	10%	7%	1%
2010	55%	23%	12%	6%	4%
2019	48%	27%	14%	6%	4%
% Change between 2000 and 2019	-26.2%	+58.8%	+40.0%	-14.3%	+400.0%

* Includes American Indian, Native Alaska, Native Hawaiian, other Pacific Islanders, 'other' race, and persons of two or more races.

Data Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002 (ABAG Housing Element Data Package 2021).

TABLE 6-4 POPULATION BY AGE IN UNINCORPORATED CONTRA COSTA COUNTY

Age Group	2010	2019	Percentage Change between 2010 and 2019
Age 0-4	9,394	9,355	- <1%
Age 5-14	21,864	22,907	+4.7%
Age 15-24	19,451	21,393	+9.9%
Age 25-34	18,019	20,937	+16.1%
Age 35-44	21,313	23,860	+11.9%
Age 45-54	26,881	25,750	-4.2%
Age 55-64	22,132	25,447	+14.9%
Age 65-74	12,279	16,975	+38.2%
Age 75-84	6,073	7,887	+29.8%
Age 85+	2,379	2,983	+25.3%
Total	159,785	177,494	+11.0%

Data Source: U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001 (ABAG Housing Element Data Package 2021).



2. Employment Trends

Employment has an important impact on housing needs. Different jobs and income levels determine the type and size of housing a household can afford. Employment growth in the region also typically results in an increase in housing demand, particularly in areas that function as a “bedroom community.”

Contra Costa County has a fairly fast-growing workforce, with growth in its employment base driven primarily by the need to provide health, education, and professional services to an increasing local population. Between 2010 and 2020, there was a 13.7-percent increase in employment in unincorporated Contra Costa County, and there is a projected 16-percent increase in employment between 2010 and 2040 in unincorporated Contra Costa County. ABAG expects that Contra Costa County will continue to provide “bedroom communities” for the workforce of other Bay Area counties. The county is expected to gain an estimated 65,530 more employed residents than jobs between 2020 and 2040. ABAG estimates that unincorporated Contra Costa County will add approximately 2,850 new jobs between 2020 and 2040. Table 6-5 shows employment trends in Contra Costa County between 2010 and 2040 projections.

TABLE 6-5 EMPLOYMENT GROWTH TRENDS AND PROJECTIONS

Geography	2010	2020	Projected 2030	Projected 2040	Percentage Change between 2010 and 2040
Total Unincorporated*	69,890	78,370	78,800	81,220	+16%
Total County	455,540	526,530	552,720	592,060	+30%

Data Source: ABAG’s Plan Bay Area 2040 (ABAG Housing Element Data Package 2021).

Table 6-6 shows the types of occupations held by residents in unincorporated areas and the county as a whole. According to the ACS, the two largest occupational categories for both the county and unincorporated areas were “Health & Educational Services” and “Financial & Professional Services.” These categories accounted for 28.1 and 25.8 percent of employed residents in the county’s unincorporated areas, respectively. Relatively higher-paying jobs are in both categories, except for certain sales positions, translating into higher incomes for the residents engaged in these activities.

TABLE 6-6 EMPLOYMENT PROFILE

Occupations of Residents	Unincorporated County		Total County	
	Persons	Percentage	Persons	Percentage
Agriculture & Natural Resources	735	0.8%	3,720	0.7%
Construction	7,481	8.6%	39,996	7.2%
Financial & Professional Services	22,521	25.8%	138,321	24.7%
Health & Educational Services	24,643	28.1%	174,990	31.3%
Information	2,243	2.6%	14,048	2.5%
Manufacturing, Wholesale & Transportation	13,112	15.0%	79,885	14.3%
Retail	8,957	10.2%	56,651	10.1%
Other	7,771	8.9%	51,755	9.3%
Total	87,463	100%	559,366	100%

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030. (ABAG Housing Element Data Package 2021).

Table 6-7 details the 2021 Occupational Employment and Wage Statistics for jobs in Alameda and Contra Costa Counties. Wages range from the low end in food service (average \$38,872 annually) to the high wages of management

occupations (average \$158,446).¹ Contra Costa County's major employers include finance, government, medical, and heavy industry, as shown in Table 6-9. There are also significant service sector jobs.

TABLE 6-7 WAGE STATISTICS FOR ALAMEDA AND CONTRA COSTA COUNTIES

Occupational Title	Mean Annual Wage
Food Preparation and Serving	\$38,872
Healthcare Support	\$40,799
Farming, Fishing, and Forestry	\$42,154
Personal Care and Service	\$42,532
Building and Grounds Maintenance	\$48,311
Transportation and Material Moving	\$48,835
Production Occupations	\$51,926
Office and Administrative Support	\$55,056
Sales	\$59,555
Community and Social Service Occupations	\$68,136
Educational Instruction and Library	\$70,691
Protective Services	\$71,366
Arts, Design, Entertainment, Sports, and Media Occupations	\$77,908
Construction	\$79,163
Business and Financial Operations	\$97,088
Life, Physical, and Social Science	\$103,059
Architecture and Engineering	\$109,102
Healthcare Practitioners and Technical Occupations	\$121,183
Computer and Mathematical Occupations	\$124,151
Legal Occupations	\$146,544
Management	\$158,446

Data Source: These survey data are from the 2020 Occupational Employment and Wage Statistics (OEWS) survey. The wages have all been updated to the first quarter of 2021 by applying the US Department of Labor's Employment Cost Index to the 2020 wages.

¹ <https://www.labormarketinfo.edd.ca.gov/data/oes-employment-and-wages.html>

TABLE 6-8 MAJOR EMPLOYERS

Employer Name	Location	Employee Size Class	Industry
Broadspectrum America	Richmond	500-999	Oil Refiners (manufacturers)
C&H Sugar Co	Crockett	500-999	Sugar Refiners (manufacturers)
Longs Drug Store	Walnut Creek	500-999	Drug Millers (manufacturers)
Los Medanos College	Pittsburg	500-999	Junior-Community College-Tech Institutes
Martinez Arts Outpatient Clinic	Martinez	500-999	Surgical Centers
Nordstrom	Walnut Creek	500-999	Department Stores
Oakley Union School District	Oakley	500-999	School Districts
Robert Half Intl	San Ramon	500-999	Employment Agencies & Opportunities
San Ramon Regional Medical Center	San Ramon	500-999	Hospitals
Santa Fe Pacific Pipe Lines	Richmond	500-999	Pipe Line Companies
Shell Oil Prod US Martinez	Martinez	500-999	Oil & Gas Producers
Sutter Delta Medical Center	Antioch	500-999	Hospitals
US Veterans Medical Center	Martinez	500-999	Outpatient Services
Chevron Research & Technology	San Ramon	5,000-9,999	Service Stations-Gasoline & Oil
Chevron	San Ramon	10,000+	Oil Refiners (manufacturers)



Employer Name	Location	Employee Size Class	Industry
BART	Richmond	1,000–4,999	Transit Lines
Bio-Rad Laboratories	Hercules	1,000–4,999	Physicians & Surgeons Equip & Supplies-manufacturers
Chevron Richmond Refinery	Richmond	1,000–4,999	Oil Refiners (manufacturers)
Contra Costa Regional Med Center	Martinez	1,000-4,999	Hospitals
John Muir Health Concord	Concord	1,000-4,999	Hospitals
Kaiser Permanente Antioch	Antioch	1,000-4,999	Hospitals
Kaiser Permanente Martinez	Martinez	1,000-4,999	Clinics
Kaiser Permanente Walnut Creek	Walnut Creek	1,000-4,999	Hospitals
La Raza Market	Richmond	1,000-4,999	Grocers-Retail
USS Posco Industries	Pittsburg	1,000-4,999	Steel Mills (manufacturers)

Data Source: California Employment Development Department (2021)

Contra Costa County, WCCUSD, MDUSD???Based on 2020 data from Contra Costa County, a total of 526,530 Contra Costa County residents were in the labor force, with the unemployment rate estimated at 7.7 percent. Given this estimate is based on a five-year average and recent employment growth, the actual unemployment rate is anticipated to be lower than 7.7 percent. According to the State Employment Development Department, the unemployment rate in the county was 6.7 percent in July 2021. Table 6-9 shows the employment trends and projections by countywide, unincorporated county, and individual cities.

TABLE 6-9 EMPLOYMENT TRENDS AND PROJECTIONS – CONTRA COSTA COUNTY

Area Name	2010	2020	2030	2040
Unincorporated County	69,890	78,370	78,800	81,220
Antioch	40,900	47,110	48,550	51,190
Brentwood	19,360	21,910	22,210	23,050
Clayton	4,960	5,470	5,420	5,400
Concord	57,230	64,960	74,460	85,510
Danville	18,240	20,410	20,450	20,970
El Cerrito	11,360	12,870	13,070	13,590
Hercules	11,740	15,080	17,000	19,330
Lafayette	10,330	11,770	12,010	12,540
Martinez	17,110	19,080	19,090	19,570
Moraga	6,470	7,330	7,440	7,730
Oakley	14,180	17,930	19,960	22,470
Orinda	6,970	7,840	7,910	8,170
Pinole	8,280	9,490	9,750	10,240
Pittsburg	26,090	31,860	34,500	37,940
Pleasant Hill	16,000	17,900	17,950	18,460
Richmond	42,490	50,680	53,830	58,280
San Pablo	11,460	13,430	14,050	15,010
San Ramon	32,820	38,060	39,470	41,870
Walnut Creek	29,660	34,980	36,800	39,520
Contra Costa County - Total	455,540	526,530	552,720	592,060

Data Source: ABAG Housing Element Data Package 2021

B. HOUSEHOLD CHARACTERISTICS

Income level and cost burden are key factors in determining the type of housing needed by the residents of unincorporated Contra Costa County. This section details the various household characteristics affecting housing needs. The Census defines a “household” as any group of people occupying a housing unit, including single persons living alone, families related through

marriage or blood, or unrelated persons that share living quarters. Table 6-10 shows that in unincorporated Contra Costa County, 20.1 percent of the households are single persons living alone, 58 percent are families, and 21.9 percent are unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community.

TABLE 6-10 HOUSEHOLD TYPE

Geography	Female -Headed Family Households	Male – Headed Households	Married – Couple Family Households	Other Non-Family Households	Single – Person Households	Total
Unincorporated Contra Costa County	6,748	3,025	35,569	3,828	12,372	61,542
	11.0%	4.9%	57.8%	6.2%	20.1%	100.0%
Contra Costa County	48,256	19,180	217,370	23,731	86,232	394,769
	12.2%	4.9%	55.1%	6.0%	21.8%	100.0%
Bay Area	283,770	131,105	1,399,714	242,258	674,587	2,731,434
	10.4%	4.8%	51.2%	8.9%	24.7%	100.0%

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001. (ABAG Housing Element Data Package 2021).

HCD publishes area median incomes on an annual basis, based on HUD data. The goal of the Housing Element is to accommodate the needs of all households across all income groups. The median income for a Contra Costa household of four in 2021 is \$125,600. Table 6-11 shows income levels for extremely low, very low, low, and moderate incomes in the county. Table 6-12 shows housing tenure (owner- versus renter-occupied households) by geographic area and Table 6-14 shows workers by earnings for unincorporated Contra Costa.

TABLE 6-11 2021 INCOME LEVELS – CONTRA COSTA COUNTY

Household size	Extremely low	Very low	Low	Moderate
1	\$28,800	\$47,950	\$76,750	\$105,500
2	\$32,900	\$54,800	\$87,700	\$120,550
3	\$37,000	\$61,650	\$98,650	\$135,650
4	\$41,100	\$68,500	\$109,600	\$150,700
5	\$44,400	\$74,000	\$118,400	\$162,750

Data Source: U.S. Department of Housing and Urban Development, 2021. (ABAG Housing Element Data Package 2021).



TABLE 6-12 HOUSING TENURE

Geography	Owner Occupied	Renter Occupied	Total
Unincorporated Contra Costa	43,555	17,987	61,542
	70.8%	29.2%	100.0%
Contra Costa County	260,244	134,525	394,769
	65.9%	34.1%	100.0%
Bay Area	1,531,955	1,199,479	2,731,434
	56.09%	43.91%	100.0%

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003. (ABAG Housing Element Data Package 2021).

TABLE 6-13 WORKERS BY EARNINGS, BY JURISDICTION AS PLACE OF WORK AND PLACE OF RESIDENCE - UNINCORPORATED CONTRA COSTA

Earnings Group	Place of Residence	Place of Work
Less than \$9,999	8,667	4,877
\$10,000 to \$24,999	12,650	6,348
\$25,000 to \$49,999	19,356	10,169
\$50,000 to \$74,999	12,656	7,339
\$75,000 or more	31,832	15,587
Totals	85,161	44,320

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519. (ABAG Housing Element Data Package 2021).

1.- Existing Households by Income and Tenure

In 2019, the countywide median income was approximately \$99,700. However, homeowners earn a median income of \$122,227 – or about 86 percent higher than the renter median income of \$65,583 (Table 6-11). As is the case for many communities, renter households are most predominant in income levels below \$75,000; homeowners are most predominant in the higher-income groups. Income is the most important factor affecting the housing opportunities available to a household, determining the ability to balance housing costs with other basic necessities of life. Housing choices, such as tenure (owning versus renting), and location of residence are very much income-dependent.

In the unincorporated county, approximately 13.2 percent of the households are extremely low income, as defined by HUD (households earning 30 percent or less of median family income (MFI). ABAG projects an increase in the population of 9.8 percent between 2020 and 2040. Presuming extremely low-income households continue to be 13.2 percent of the population, then by 2040, there will be 25,256 extremely low-income households in the unincorporated area.

Table 6-14 shows the breakdown of households in the unincorporated county by income and tenure. Table 6-15 shows household size by tenure.

TABLE 6-14 HOUSING BY TENURE AND INCOME - UNINCORPORATED COUNTY

Housing Type	Extremely Low-Income Households	Very Low-Income Households
Rental	4,601	3,031
Ownership	3,591	3,993
Total	8,192 (13.2%)	7,024 (11.3%)

Data Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

TABLE 6-15 HOUSEHOLD SIZE BY TENURE - UNINCORPORATED COUNTY

Group	Owner Occupied	Renter Occupied	Total
1-Person Household	7,625	4,747	12,372
2-Person Household	16,175	4,649	20,824
3-Person Household	7,429	3,187	10,616
4-Person Household	6,967	2,982	9,949
5 or More Person Household	5,359	2,422	7,781
Totals	43,555	17,987	61,542

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009. (ABAG Housing Element Data Package 2021).

2. Overpaying for Housing

Because of the high cost of housing in the Bay Area, many households overpay for housing. According to HUD, households should spend less than 30 percent of their income on housing, including utilities, taxes, and insurance. However, an estimated 19.8 percent of the households in Contra Costa County have a cost burden of more than 30 percent. Approximately 15.1 percent have a cost burden of 50 percent or more. Table 6-16 outlines the cost burden by income level in the unincorporated county.

TABLE 6-16 COST BURDEN BY INCOME LEVEL - UNINCORPORATED COUNTY

Income Group	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing
0%-30% of AMI	1,441	1,367	4,633
31%-50% of AMI	2,368	2,372	2,261
51%-80% of AMI	3,518	2,393	1,203
81%-100% of AMI	3,157	1,595	486
Greater than 100% of AMI	28,376	4,466	731
Totals	38,860	12,193	9,314

Data source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table 6-17 presents that, throughout the unincorporated county, a total of 72.2 percent of lower-income renters are either overpaying or severely overpaying for housing, compared to 56.9 percent of lower-income homeowners. Extremely low-income households experience cost burden at the highest rate, with 76.4 percent of extremely low-income renters and 69.8 percent of extremely low-income owners either overpaying or severely overpaying.



Table 6-17 show that, throughout the unincorporated county, 19.9 percent of the total households spend more than 30 percent of their income. In comparison, 27.4 percent of households that fall into the lower-income households spend this much on housing. Approximately 36.5 percent of the County's lower-income households are severely cost burdened. Extremely low-income households constitute 13.4 percent of the County's households, of which, more than three-quarters overpay for housing, and almost all are severely cost burdened. A distinction must be made, however, that not all lower-income households, even extremely low-income households, are cost burdened.

A comparison of renters and homeowners experiencing overpayment puts risk of displacement into better perspective and assists in the establishment of policies and programs to reduce this risk. Renters make up 29.2 percent of the total county households, with almost one-quarter of renters (24.3 percent) reporting overpayment of 30 percent of their income (Table 6-18). However, approximately 31.9 percent of lower-income renter households are overpaying. In total, nearly three-quarters (72.2 percent) of lower-income renter households report some degree of overpayment. The most at-risk of displacement population are extremely low-income rental households, of whom 15.8 percent are overpaying and 60.6 percent are severely overpaying.

TABLE 6-17 LOWER-INCOME HOUSEHOLDS OVERPAYING - UNINCORPORATED COUNTY

Income Category	Percent of Households in Income Category		
	Renters	Owners	Total
Overpaying (30% - 50% of Income Used on Housing)			
Extremely low-income	15.8%	18.0%	16.6%
Very low-income	46.0%	24.5%	33.6%
Low-income	44.8%	27.5%	33.7%
Total lower-income overpaying	31.9%	23.7%	27.4%
Total households overpaying	24.3%	18.0%	19.9%
Severely Overpaying (>0% of Income Used on Housing)			
Extremely low-income	60.6%	51.8%	56.9%
Very low-income	33.4%	31.8%	32.5%
Low-income	11.0%	19.8%	16.8%
Total lower-income severely overpaying	40.3%	33.2%	36.5%
Total households severely overpaying	22.8%	12.1%	15.3%

Data source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

When looking at tenure across all income levels, renters experience cost burden at a significantly higher rate. Approximately 18.0 percent of homeowners in the unincorporated county are cost burdened and 12.1 percent are severely cost burdened, for a total of 30.1 percent of homeowners. In contrast, 24.3 percent of renters are cost burdened and 22.8 percent are severely cost burdened, for a total of 47.1 percent of renters (Table 6-18).

TABLE 6-18 COST BURDEN BY TENURE - UNINCORPORATED COUNTY

Tenure	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing
Owner-Occupied	70.0%	18.0%	12.1%
Renter-Occupied	52.9%	24.3%	22.8%
Total Households	64.8%	19.9%	15.3%

Data source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

C. HOUSING STOCK CHARACTERISTICS

This section of the Housing Element addresses various housing characteristics and conditions that affect the living environment of residents. Housing factors evaluated include housing stock and vacancy rates, tenure, age and condition, housing costs and affordability, and overcrowded households.

1. Housing Type and Tenure

In 2020, single-family homes and multi-family dwelling units made up approximately 79.7 percent and 15.9 percent of the housing stock of the unincorporated county, respectively. According to the U.S Census Bureau's ACS 5-year estimates (2015-2019), the homeownership rate in unincorporated Contra Costa was 71 percent; 29 percent of homes were renter-occupied (Table 6-17-19). Table 6-18-20 summarizes various characteristics of the housing stock in unincorporated areas of the county.

TABLE 6-17-19 HOUSING TENURE

Geography	Owner Occupied	Renter Occupied
Unincorporated Contra Costa County	43,555	17,987
Contra Costa County	260,244	134,525
Bay Area	1,531,955	1,199,479

Data source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003. (ABAG Housing Element Data Package 2021).

TABLE 6-18-20 HOUSING STOCK IN 2021 IN UNINCORPORATED CONTRA COSTA COUNTY

Housing Type	Number of Units	% of Total
Single-Family	51,696	79.7%
Detached	48,669	75.1%
Attached	3,027	4.7%
Multi-family	10,319	15.9%
2-4 Units	2,711	4.2%
5+ Units	7,608	11.7%
Mobile Homes/Other	2,816	4.3%
Total Units	64,831	100%

Data Sources: California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2021. Sacramento, California, May 2021.



2. Vacancy Rates

Vacancy rates are a useful indicator of the housing market's overall health and ability to accommodate new residents within the existing housing stock. Table 6-~~19-21~~ outlines vacancy rates by tenure according to the 2015-2019 ACS.

The ACS 5-year estimates for 2015-2019 indicate the countywide vacancy rate is an estimated 4.6 percent. The unincorporated county had a slightly higher vacancy rate (5.8 percent). The increase can be attributed to a higher percentage of recreational/occasional use units in unincorporated areas of the county, such as Bethel Island and Discovery Bay. As shown in Table 6-~~20-22~~, the vacancy rate was higher in the unincorporated county (26.1 percent) for homes in the seasonal or occasional use category compared to the countywide rate (11.5 percent) and the Bay Area rate (21.6 percent).

TABLE 6-~~19-21~~ OCCUPANCY STATUS

Geography	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Unincorporated Contra Costa	61,542	3,806	5.8%
Contra Costa County	394,769	18,950	4.6%
Bay Area	2,731,434	172,660	5.9%

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002. (ABAG Housing Element Data Package 2021).

Of the 3,806 vacant housing units in unincorporated Contra Costa, 357 units are for rent, 563 units are for sale, 130 units are rented but not occupied, and 166 units are sold but not occupied. There are also 992 units that are for seasonal or occasional use. See Table 6-~~20-22~~ for a breakdown of vacant units by type in unincorporated Contra Costa County, Contra Costa County, and the greater Bay Area.

TABLE 6-~~20-22~~ VACANT UNITS BY TYPE

Geography	For Rent	For Sale	For Seasonal or Occasional Use	Other Vacant	Rented, Not Occupied	Sold, Not Occupied	Total
Unincorporated Contra Costa	357	563	992	1,598	130	166	3,806
	9.4%	14.8%	26.1%	42.0%	3.4%	4.4%	100.0%
Contra Costa County	4,321	2,012	2,188	8,469	741	1,219	18,950
	22.8%	10.6%	11.5%	44.7%	3.9%	6.4%	100.0%
Bay Area	41,117	10,057	37,301	61,722	10,647	11,816	172,660
	23.8%	5.8%	21.6%	35.7%	6.2%	6.8%	100.0%

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004. (ABAG Housing Element Data Package 2021).



3. Housing Age and Condition

Housing age is an important indicator of housing condition within a community because, like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Thus maintaining and improving housing quality is an important goal for the County.

A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order.

The 2011 American Housing Survey found that in the Oakland/Fremont Metropolitan Statistical Area (MSA), an estimated 15,200 residential units had severe² physical problems, and 30,200 had moderate³ physical problems. Unincorporated Contra Costa County has an estimated 6.4 percent of the total housing units in the Oakland/Fremont MSA. Therefore, an estimated 2,906 units have severe or moderate physical problems. The American Housing Survey estimates that an additional 22,000 occupied housing units may have other rehabilitation needs such as missing roofing material, holes in the roof, cracks in the foundation, or broken/boarded windows. More recent ACS and American Housing Survey data are unavailable at the MSA or more specific scale. Per an interview with the county Building Department in December 2021, approximately 20 residential units per year in the unincorporated county are not inhabitable and are in imminent need of replacement.

Table 6-~~21~~23 provides a breakdown of the housing stock in unincorporated areas of the county by the year built.

² A unit has severe physical problems if it has any of the following five problems: Plumbing. Lacking hot or cold piped water or a flush toilet, or lacking both bathtub and shower, all inside the structure (and for the exclusive use of the unit, unless there are two or more full bathrooms). Heating. Having been uncomfortably cold last winter for 24 hours or more because the heating equipment broke down, and it broke down at least three times last winter for at least 6 hours each time. Electric. Having no electricity, or all of the following three electric problems: exposed wiring, a room with no working wall outlet, and three blown fuses or tripped circuit breakers in the last 90 days. Hallways. Having all of the following four problems in public areas: no working light fixtures, loose or missing steps, loose or missing railings, and no working elevator. Upkeep. Having any five of the following six maintenance problems: (1) water leaks from the outside, such as from the roof, basement, windows, or doors; (2) leaks from inside structure such as pipes or plumbing fixtures; (3) holes in the floors; (4) holes or open cracks in the walls or ceilings; (5) more than 8 inches by 11 inches of peeling paint or broken plaster; or (6) signs of rats in the last 90 days.

³ A unit has moderate physical problems if it has any of the following five problems, but none of the severe problems: Plumbing. On at least three occasions during the last 3 months, all the flush toilets were broken down at the same time for 6 hours or more (see “Flush toilet and flush toilet breakdowns”). Heating. Having unvented gas, oil, or kerosene heaters as the primary heating equipment. Kitchen. Lacking a kitchen sink, refrigerator, or cooking equipment (stove, burners, or microwave oven) inside the structure for the exclusive use of the unit. Hallways. Having any three of the four problems listed above. Upkeep. Having any three or four of the six problems listed above in “upkeep.” See also “Bars on windows of buildings,” “Common stairways,” “Equipment,” “External building conditions,” “Flush toilet and flush toilet breakdowns,” “Heating equipment and heating equipment breakdowns,” “Overall opinion of structure,” “Primary source of water and water supply stoppage,” “Water leakage during last 12 months,” “Selected deficiencies.



TABLE 6-21-23. HOUSING AGE-YEAR BUILT BY TENURE IN UNINCORPORATED CONTRA COSTA COUNTY

Year Built	Number of Units	% of Total Occupied Units
Built 1939 or earlier	4,684	7.2%
Built between 1940 - 1959	15,654	24.0%
Built between 1960 - 1979	17,788	27.2%
Built between 1980 - 1999	18,229	27.9%
Built between 2000 - 2009	6,809	10.4%
Built 2010 or later	2,184	3.3%
Total Units	65,348	100.0%

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034. (ABAG Housing Element Data Package 2021).

Based on the data on housing age, there is a strong likelihood that many homes will require reinvestment or renovations to ensure the housing stock is maintained in good working order. That is because roughly 60 percent of the housing stock was built before 1980 and another 28 percent was built between 1980 and 1999.

The Department of Conservation and Development currently offers the Neighborhood Preservation Program, which provides zero and low-interest loans for the rehabilitation of housing owned and occupied by lower-income households in the unincorporated areas.

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost

burden and overcrowding. This section summarizes the cost and affordability of the housing stock to county residents.

Sales and Rental Data

Home sales prices vary significantly by location in Contra Costa County. Tables 6-22-24 and 6-23-25 show the results of a point-in-time sales and rental survey from October 2021. Home prices are generally higher in the central sub-region than in the east and west sub-regions. Condominiums or townhomes are typically more affordable than single-family homes and represent alternative homeownership opportunities, especially for low- and moderate-income households.

Like home sales prices, rental rates also vary by size and location of the units. The vacancy rate in unincorporated Contra Costa County was 5.8 percent, as compared to 4.6 percent in the county, and 5.9 percent for the Bay Area (see Table 6-20-22). This trend indicates a tightening of the rental market. As long as vacancy rates remain below 5.0 percent, rents are likely to continue increasing.

Source: Codebook for the American Housing Survey, Public Use File: 1997-2011, March 2013

TABLE 6-22-24 2021 MEDIAN SALES PRICES IN UNINCORPORATED CONTRA COSTA COUNTY

Housing Type	Number of Bedrooms	East	West	Central
		Median Price	Median Price	Median Price
Condos	1	\$238,000	\$269,500	N/A
	2	\$515,000	\$385,000	\$425,000
	3	\$467,500	N/A	\$510,000
	4	N/A	N/A	N/A
	5+	N/A	N/A	N/A
Single-Family Residential	1	\$502,500	\$385,112	N/A
	2	\$532,500	\$700,000	\$242,5000
	3	\$639,999	\$750,000	\$2,322,500
	4	\$750,000	\$7,480,00	\$2,400,000
	5+	\$799,000	\$780,000	\$2,525,000
Townhomes	1	N/A	N/A	N/A
	2	\$775,000	\$415,000	\$661,500
	3	\$775,000	\$520,000	\$2,200,000
	4	N/A	N/A	N/A
	5+	N/A	N/A	N/A

Source: Redfin, October 2021.

East includes Bay Point, Bethel Island, and Discovery Bay. West includes Montalvin Manor, Crockett, East Richmond Heights, El Sobrante, Kensington, North Richmond, Rodeo, and Tara Hills. Central includes Vine Hill, Pacheco, Diablo, Blackhawk, and Alamo.

N/A: Not Available. There were no listings that matched the number of bedrooms for that housing type.

TABLE 6-23-25 MEDIAN RENTS IN UNINCORPORATED CONTRA COSTA COUNTY*

Number of Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms
Monthly Rent	\$1,691	\$2,280	\$4,200

*This represents the range of median rents across Unincorporated County.

Data Source: RealPage.com and Zillow.com from October 2021

Table 6-24-26 shows rental costs in the Unincorporated County, Contra Costa County and the Bay Area based on a survey of listings that ranged in size from two to four bedrooms. As shown in Table 6-12, about 29.2 percent of Unincorporated County's households are renters. Typically, renters tend to live in multifamily units, the overall housing stock for the Unincorporated County is 14.9 percent multifamily and about 79.7 percent single family. Based on the stock, single family units may be used for renting. According to Real Page and Zillow in October 2021, the median rent for a 2 bedroom was \$2,280 while a 3 bedroom was \$4,200. According to Table 6-26X, in 2019, about 44.0 percent of households paid between \$1,500 – \$2,500 for rent. Additionally, according to the 2015-2019 ACS, between 2009 and 2019, the rent increased annually by 3.6 percent in the Unincorporated County, 4.5 percent in Contra Costa County and 5.5 percent in the Bay Area. Overall, rental trends in the Unincorporated Contra Costa County show a steady increase in price with the majority of households paying rents for 1- 2 bedroom units.

TABLE 6-24-26 RENTAL PRICE RANGES

Geography	Rent less than \$500	Rent \$500-\$1000	Rent \$1000-\$1500	Rent \$1500-\$2000	Rent \$2000-\$2500	Rent \$2500-\$3000	Rent \$3000 or more
Unincorporated Contra Costa	4.1%	11.3%	26.6%	25.9%	18.8%	7.0%	6.2%
Contra Costa County	5.4%	10.1%	23.9%	29.8%	17.5%	7.5%	5.8%
Bay Area	6.1%	10.2%	18.9%	22.8%	17.3%	11.7%	13.0%

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056. (ABAG Housing Element Data Package 2021).



5. Housing Affordability by Household Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the county with the maximum affordable housing costs to households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding or a housing cost burden.

In evaluating affordability, the maximum affordable price refers to the maximum amount that a household in the upper range of their respective income category can reasonably pay based on state income limits for the county. Households in the lower end of each category can afford less in comparison. Table 6-~~25-27~~ shows the annual income for extremely low-, very low-, low-, and moderate-income households by household size and the maximum affordable housing payment based on the state and federal standards of 30 percent of household income. Cost assumptions for utilities, taxes, and property insurance are also shown.


The income and housing cost figures in Table 6-~~25-27~~ determine the maximum affordable home price and rent. The affordable housing prices and rents can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

Extremely Low-Income Households: Extremely low-income households earn 30.0 percent or less of the county median family income. Given housing costs in Contra Costa County, extremely low-income households cannot afford any homes or apartments at market rates. Affordable housing for such households is generally limited to housing offered by the Housing

Authority of Contra Costa County and non-profit housing providers. The County Board of Supervisors adopted a policy requiring housing developed with County subsidy to target some units to be affordable to extremely low-income households. The County HOME and Community Development Block Grant (CDBG) subsidized projects generally have 10.0 percent of the units at this level. However, some extremely low-income households are people experiencing homelessness or at risk of experiencing homelessness. These households may be under-employed or living on social security income. The Housing Authority provides additional housing opportunities through public housing, housing choice vouchers, and HUD Shelter + Care. Mental Health Services Act (MHSA) funds a rental subsidy program.

Very Low-Income Households: Very low-income households earn 50.0 percent or less of the county median family income. Given the relatively high costs of single-family homes and condominiums in the county, the housing choice of very low-income households is generally limited to the rental housing market.

As shown in Table 6-~~23-25~~, average apartment rents in the county are \$1,691 for a one-bedroom unit, \$2,280 for a two-bedroom unit, and \$4,200 for a three-bedroom apartment (RealPage.com and Zillow.com, October 2021). Rents are higher in Central County than in East or West County. After deductions for utilities, a very low-income household can only afford to pay between \$1,250 and \$1,929 in rent per month, depending on the household size. In practical terms, this means that a one-person household cannot afford an average-priced one bedroom without overpaying. A very small number of one-bedroom units may be affordable to very low-income households in some areas of the county.



Low-Income Households: Low-income households earn 80.0 percent or less of the county's median family income. The maximum affordable home purchase price for a low-income household ranges from \$360,686 for one person to \$556,420 for a five-person family.

A low-income household can afford to pay between \$1,919 and \$2,960 in rent each month, depending on household size. A low-income person and small low-income family households can theoretically afford a one-bedroom condo in selected communities. A low-income single person can afford the rent of a one-bedroom apartment. A small low-income family household can theoretically buy a low-end one-bedroom single-family house in West or East County. Central County remains largely unaffordable to low-income households.

Moderate-Income Households: Moderate-income households earn 81.0 to 120.0 percent of the county's median family income. The maximum affordable home price for a moderate-income household ranges from \$563,704 for a one-person household to \$869,641 for a five-person family. With a maximum affordable rent payment of between \$2,999 and \$4,626 per month, moderate-income households can afford many of the units listed for rent.



TABLE 6-~~25-27~~ HOUSING AFFORDABILITY MATRIX (2022)

Income Group	Income Levels		Monthly Housing Costs		Maximum Affordable Price	
	Annual Income	Affordable Payment ²	Utilities Own/Rent	Taxes & Insurance ³	Ownership ⁴	Rental ⁵
Extremely Low						
One Person	\$30,000	\$750	\$150	\$1,998	\$133,935	\$600
Small Family ¹	\$38,600	\$965	\$225	\$2,342	<u>\$140,984</u>	\$740
Large Family	\$46,300	\$1,158	\$300	\$2,649	\$188,743	\$858
Very Low						
One Person	\$50,000	\$1,250	\$150	\$2,797	\$234,974	\$1,100
Small Family	\$64,300	\$1,608	\$225	\$3,369	\$302,177	\$1,383
Large Family	\$77,150	\$1,929	\$300	\$3,882	\$362,566	\$1,629
Low						
One Person	\$76,750	\$1,919	\$150	\$3,866	\$360,686	\$1,769
Small Family	\$98,650	\$2,466	\$225	\$4,741	\$463,605	\$2,241
Large Family	\$118,400	\$2,960	\$300	\$5,530	\$556,420	\$2,660
Moderate						
One Person	\$119,950	\$2,999	\$150	\$5,591	\$563,704	\$2,849
Small Family	\$154,200	\$3,855	\$225	\$6,960	\$724,661	\$3,630
Large Family	\$185,050	\$4,626	\$300	\$8,192	\$869,641	\$4,326

Data Source: Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; HCD 2022 Income Limits.

Notes:

1. Small Family = three persons; Large Family = five or more persons
2. Monthly affordable payment based on payments of no more than 30% of household income
3. Property taxes are based on the average rate for Contra Costa County of 0.85%, and insurance is based on Zillow Affordability Calculator assumptions.
4. Affordable home price is based on down payment of 20% of annual household income, annual interest of 5.375%, a 30-year mortgage, and monthly payment of 30% of gross household income.
5. "Maximum Affordable Price, Rental" assumes tenant pays utilities. For a rental that includes the cost of utilities, maximum affordable price is shown in the column, "Affordable Payment."

Maximum affordable home prices are for illustrative purposes only and are not to be used for determining specific program eligibility.

6. Overcrowded Households

To avoid extraordinary housing costs, many lower-income households rent smaller apartments or live with friends or relatives to economize on housing costs. For the purposes of this report, overcrowding is defined as households with more than one occupant per room⁴. Overcrowding can be either moderate or severe. Moderate overcrowding is 1.01 to 1.5 persons per room, and severe overcrowding refers to more than 1.5 persons per room. Housing overcrowding is a regional issue due to the lack of housing production versus demand, though local housing market factors and local socioeconomic issues influence the rate of overcrowding.

Table 6-26-28 shows that 3.2 percent of unincorporated county households are considered moderately overcrowded, and 1.4 percent of households are considered severely overcrowded. These percentages are similar to the county as a whole, where 3.5 percent of households are considered moderately overcrowded, and 1.5 percent of households are severely overcrowded.

⁴ The U.S. Census includes in the count of rooms whole rooms and rooms such as living rooms, dining rooms, bedrooms, kitchens, finished basements or attics, recreation rooms, permanently enclosed sun porches which are suitable for year-round use, and lodger's rooms.

TABLE 6-26-28 OVERCROWDING SEVERITY

Geography	1.00 occupants per room or less	1.01 to 1.50 occupants per room	1.50 occupants per room or more	Total
Unincorporated Contra Costa	58,724	1,978	840	61,542
	95.4%	3.2%	1.4%	100.0%
Contra Costa County	374,726	13,950	6,093	394,769
	94.9%	3.5%	1.5%	100.0%
Bay Area	2,543,056	115,696	72,682	2,731,434
	93.1%	4.2%	2.7%	100.0%

Data Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

D. SPECIAL HOUSING NEEDS ANALYSIS

Certain groups have greater difficulty in finding decent, affordable housing due to their special needs or circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among others. As a result, certain segments of residents in Contra Costa County may experience a higher prevalence of lower incomes, housing cost burden, overcrowding, or other housing problems.



“Special needs” groups include the following: senior households, mentally (including developmentally disabled) and physically disabled persons, large households, single-parent households (female-headed households with children in particular), unhoused persons, and agricultural workers. This section provides a detailed discussion of the housing needs facing each particular group and programs and services available to address their housing needs.

Determining the housing issues of special-needs groups is easier than defining the magnitude. The US Census Bureau’s ACS 5-year estimates (2014-2018) is the most current data available and the primary source used to estimate the size of a particular group. Recent information from service providers and government agencies is used to supplement the ACS data.

Table 6-27-29 summarizes the special-needs groups residing in unincorporated areas of the county.

TABLE 6-27-29 SPECIAL-NEEDS GROUPS IN UNINCORPORATED CONTRA COSTA COUNTY

Special-Needs Group	Persons	Households	Percentage of Unincorporated County
Seniors (65 years and older)	---	17,143	27.8%
Owners	---	14,687	33.7%
Renters	---	2,456	13.6%
Disabled	19,743	---	11.3%
Developmentally Disabled	1,430	---	0.8%
Single-Parent Households		9,773	15.8%

Special-Needs Group	Persons	Households	Percentage of Unincorporated County
Large Households	---	7,781	12.6%
Owners	---	5,359	8.7%
Renters	---	2,422	3.9%
Agricultural Workers	1,310	---	0.7%
Unhoused Persons	2,277	---	N/A

Data Sources:

Seniors: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Disabled: Table S1810

Developmentally Disabled: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Single Parent Households: Table B11001

Large Households: Table B25009

Agricultural Workers: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Unhoused Persons: ABAG and Contra Costa County Homeless Count have differing estimates. Unhoused number is for the entire County, and not just the unincorporated area. This may represent an undercount—please refer to discussion on the unhoused in Section 7 below.

(ABAG Housing Element Data Package 2021).

1. Senior Households

Senior households have special housing needs primarily due to three major concerns – physical disabilities/limitations, income, and health care costs. According to the CHAS data (2013-2017), 27.8 percent (17,143) of households in the unincorporated areas of Contra Costa County were headed by seniors, defined as persons 65 years and older, and approximately 15.7 percent of the total population is seniors (Table 6-4). Some of the special needs of seniors are as follows:

- Limited Income - Many seniors have limited income available for health and other expenses. According to CHAS 2013-2017, because of their retired status, 30.0 percent of elderly households in unincorporated Contra Costa County are extremely (30 percent of AMI) or very low (30 to 50 percent of AMI).
- Disabilities - Of the senior population, 32.4 percent have a disability limitation. Because of physical and/or other limitations, senior homeowners may have difficulty carrying out regular home maintenance or repair activities.
- Cost Burden - Because of an increasing supply of affordable rental housing and low to no mortgage payments, 14.5 percent of senior households in the county experience housing cost burden.

As shown in Table 6-30, 11.1 percent of senior households who are homeowners are considered extremely low-income, compared to 35.4 percent of senior households who are renters. In total, approximately 43.6 percent of senior households are lower income.

TABLE 6-30 SENIOR HOUSEHOLDS BY INCOME AND TENURE - UNINCORPORATED CONTRA COSTA COUNTY

Income Category	Owners	Renters	Total
0% - 30% of AMI	11.1%	35.4%	14.5%
31% - 50% of AMI	14.2%	24.4%	15.7%
51% - 80% of AMI	13.3%	13.5%	13.4%
81% - 100% of AMI	7.8%	9.3%	8.0%
Greater than 100% AMI	53.7%	17.4%	48.5%
Total	85.7%	14.3%	100.0%

Data Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table 6-31 shows the overpayment status for the senior-headed households in unincorporated Contra Costa County. The Department of Housing and Urban Development (HUD) defines overpayment (cost burdened) as a household that spends more than 30 percent of their income, on housing costs, including utilities. Severely overpaying (severely cost burdened) occurs when a household spends 50 percent or more of their income on housing costs. Table 6-31 shows the number of households overpaying, paying 30-50 percent on housing costs, and the number of households severely overpaying, paying 50 percent or more on housing costs. Approximately 18.7 percent of senior households are overpaying and 18.0 percent are severely overpaying, with overpayment rates highest among the lowest-income groups.

TABLE 6-31 SENIOR HOUSEHOLDS BY INCOME OVERPAYING FOR HOUSING – UNINCORPORATED CONTRA COSTA COUNTY

Income Category	0% - 30% of Income Used for Housing	30% - 50% of Income Used for Housing	≥50% of Income Used for Housing
0% - 30% of AMI	26.2%	17.5%	56.3%
31% - 50% of AMI	47.0%	27.8%	25.3%
51% - 80% of AMI	56.9%	20.4%	22.7%
81% - 100% of AMI	63.4%	22.5%	14.1%
Greater than 100% AMI	81.4%	15.1%	3.4%
Total	63.3%	18.7%	18.0%

Data Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release



Various programs can address the special needs of seniors, including, but not limited to, congregate care, supportive services, rental subsidies, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. The Contra Costa County Advisory Council on Aging has adopted Best Practice Development Guidelines for Multi-Family Senior Housing projects. These guidelines provide a framework to help guide the planning, design, and review of new senior housing developments in the county. The guidelines are an information tool for local community groups, architects, planners, and developers. Senior housing with supportive services can be provided for those who require assistance with daily living.

Social and supportive services are available in Contra Costa County through various agencies and organizations, including the County Area Agency on Aging and John Muir Senior Services Program. Multiple service providers offer an array of assistance, including Alzheimer's service programs, respite care, day programs, addiction services, financial assistance, and Meals on Wheels. The County Area Agency on Aging, in particular, offers information services for seniors on a variety of topics, including health, housing, nutrition, activities, help in home, employment, legal matters, transportation, financial or personal problems, paralegal advice, day activities for the disabled, and health screening.

2. Disabled Persons


Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to potentially limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The U.S. Census Bureau defines six types of disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties. According to the ACS, a total of 5,000 persons with disabilities resided in the unincorporated county areas, representing approximately 2.8 percent of the population. The most common disability type is ambulatory difficulty (5.2 percent of the population), followed by cognitive difficulty (4.2 percent), and independent living difficulty (3.7 percent) (Table 6-32). Countywide, persons with disabilities are more likely to live below the poverty line. The median wage for a disabled worker is \$31,327 versus \$48,691 for a non-disabled person.

TABLE 6-32 DISABILITY BY TYPE

Disability	Percent of Population
Hearing difficulty	3.0%
Vision difficulty	1.6%
Cognitive difficulty	4.2%
Ambulatory difficulty	5.2%
Self-care difficulty	2.1%
Independent living difficulty	3.7%

Data Source: ACS 2015-2019



Persons with developmental disabilities may have communication and learning disorders and may have a harder time learning basic life skills. A more in-depth analysis is provided in Section 3.

The living arrangement of disabled persons depends on the severity of the disability. Many live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services are typically provided by both public and private agencies.

Independent Living Resources (ILR), an area non-profit organization, is dedicated to helping people with any disability live everyday, independent lives. Services include accessibility services, assistive technology, information and referral, attendant referral, advocacy, housing assistance, and peer counseling services for persons with disabilities. ILR also offers advocacy services, which aim to maintain or increase access to services, benefits, and other social services. ILR advises clients regarding their rights under Section 504 of the federal Rehabilitation Act of 1972 for disabled individuals. ILR's housing referral services assist clients by maintaining a registry of accessible, adaptable, affordable apartments and houses, information on how to adapt a living environment to a disabled individual's needs, and assistance obtaining a low-income housing subsidy.

However, there is a scarcity of appropriate housing for persons with disabilities. There is a need for more accessible, adaptable, and affordable housing. The County requires that all newly constructed housing using federal funds include 5 percent of the units to be accessible to the physically impaired and an additional 2 percent accessible to hearing and vision

impaired. Federally funded rehabilitation projects must include accessibility improvements to the extent practicable. Due to the non-standard design and construction requirements, accessible units are more expensive to construct. In addition, the disabled tenants generally have incomes well below the extremely low-income limits. Therefore, they need extremely low rents or rent subsidies. The combination of higher construction costs and lower rent revenues require greater subsidies to provide these units. Housing choice is further limited because to mitigate the higher construction costs and lower rents, developers typically want to provide only one-bedroom units. This makes it difficult for a disabled individual with a live-in caregiver, or a family unit, to find suitable housing.

ILR of Contra Costa County and Solano County assists disabled residents in getting past housing barriers such as accessibility issues, high costs, and discriminatory practices. ILR provides information and education to help disabled residents navigate homeownership and renting. Even with these efforts, there is still a shortage of housing affordable to those whose income is limited to state and federal assistance programs. The County's Neighborhood Preservation Program makes accessibility improvements to owner-occupied homes.

The County has provided HOME funds to several projects in the county for disabled populations. The most recent projects include Heritage Point (North Richmond), Aspen Court (Pacheco), and Rodeo Gateway (Rodeo). The County Health Services Department, in cooperation with the Department of Conservation and Development (DCD), uses MHSA funds to support permanent supportive housing.



Transportation service for persons with disabilities is available through the regional transportation agencies, including County Connection LINK, East Bay Paratransit Consortium, Tri-Delta Transit Dial-A-Ride, and WestCAT Dial-A-Ride. Under these programs, door-to-door and dial-a-ride paratransit services are offered to individuals with disabilities.

3. Developmental Disabilities

Senate Bill 812, which took effect in January 2011, amended the State housing element law to require an evaluation of the unique housing needs of persons with developmental disabilities. A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include ~~mental retardation~~, cerebral palsy, epilepsy, and autism. This term does not include solely physical disabilities. There are a significant number of persons with developmental disabilities who also require adaptations in their housing to address physical disabilities. Most developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals may require a supervised group living environment. Historically, the most severely affected individuals lived in an institutional environment where on-site medical attention and physical therapy were provided. Many adults living in institutional settings have recently transitioned to community-based housing and services. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living at home with a parent/guardian as a child to an appropriate level of independence as an adult. As of January 2019, The State Department of Developmental Services (DDS) provides community-based services to approximately 346,000 persons

with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB) serves Alameda and Contra Costa Counties. RCEB works in partnership with many individuals and other agencies to plan and coordinate services and support for people with developmental disabilities. A community-based Board of Directors, which includes individuals with developmental disabilities, family members, and community leaders, provides guidance and leadership.

In addition, the Housing Consortium of the East Bay (HCEB) provides housing outreach and support services; develops affordable housing, partners with other nonprofit and for-profit companies to secure set-asides within larger rental communities, and owns and operates special-needs affordable housing. HCEB staff, in partnership with the Regional Center of the East Bay, provided housing need support for individuals with developmental disabilities in Contra Costa County. By age, the estimated unincorporated developmentally disabled individuals are as follows: from 0 to 18 years, 727 individuals, and over age 18, there are 703 individuals. This total of 1,430 represents less than one percent of the unincorporated population.

There are a number of housing types appropriate for people living with a development disability: licensed and unlicensed single-family homes, Housing Choice vouchers (Section 8), and affordable housing with rent restrictions may all be appropriate options. Unless an individual is able to receive significant subsidies, homeownership is not a viable option in Contra Costa County. Considerations for housing siting and development include proximity to transit and services, and physical accessibility to the unit. The County will continue to support housing developments and opportunities such as these:

- Magnolia House in Lafayette for older adults – owned by Las Trampas, Inc.
- ABC Apartments in El Sobrante – owned by California Autism Foundation
- Arboleda Apartments in Walnut Creek – owned by Satellite Affordable Housing Associates

4. Single-Parent Households

Because of their relatively lower incomes and higher living expenses, single-parent households are more likely to have difficulty finding affordable, decent, and safe housing. These households often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care/childcare, health care, and other supportive services necessary to balance the needs of their children with work responsibilities.

An estimated 9,773 single-parent families lived in the unincorporated areas of the county according to the 2015-2019 ACS, representing 15.8 percent of all households (Table 6-10). Countywide, there were a total of 67,436 single-parent families, comprising 12.2 percent of all households in the county. Single-mother families still represent the majority (71.5 percent) of all single-parent families countywide, with an increasing number of single fathers struggling to balance work and childcare. According to the 2015-2019 American Community Survey estimates, approximately 50.8 percent of female-headed households have children. Of this population, 32.0 percent are below the poverty line, or considered extremely low-income. In contrast, just 5.6 percent of female-headed households without children are below the

poverty line. In total, 43.6 percent of female-headed households and 36.8 percent of male-headed households, compared to 56.4 percent and 63.2 percent, respectively, who are homeowners.

Supportive services for single- and low-income mothers are available through various non-profit organizations in the county, including Brighter Beginnings, Contra Costa Crisis Center (211database.org), and others. In addition, the County's Health Services Department offers many programs through its Family, Maternal & Child Health, and Community Wellness sections.

Battered women with children comprise a sub-group of single-parent households that are especially in need. In Contra Costa County, the largest agency serving victims of domestic violence is STAND! For Families Free of Violence. STAND! provides 24 emergency beds to battered women and their children in Contra Costa. STAND! also provides a variety of services to victims of domestic violence, including a crisis line, legal advocacy, employment assistance, and a batterer's treatment program.

The County's Alliance to End Abuse is a public/private partnership designed to reduce domestic violence, family violence, sexual assault, elder abuse, and human trafficking in Contra Costa County. The Alliance's objectives are implemented through a comprehensive, coordinated, and community-wide approach that interrupts the progressive cycle of violence. The Alliance develops and delivers direct services through its partners and advances policy change.



5. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special-need group because of the often limited supply of adequately sized, affordable housing units in a community. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. An estimated 7,781 large households lived in the unincorporated area, 31.1 percent (2,422) of which were renter households.

The housing needs of large households are ideally met through larger units. According to the ACS 5-year estimates, the unincorporated areas in the county had 43,555 owner-occupied and 17,987 renter-occupied units. However, many of these units are single-family homes and are expensive; they are not likely to be occupied by lower-income renter households. Therefore, overcrowding is more prevalent among large renter households.

To address overcrowding, communities can provide incentives to facilitate the development of affordable apartments with three or more bedrooms to meet the needs of large households. Oftentimes, the shortage of large rental units can be alleviated through the provision of affordable ownership housing opportunities, such as condominiums coupled with homeownership assistance and self-help housing (through Habitat for Humanity and other similar organizations). Also, Section 8 rental assistance provided by the Housing Authority of Contra Costa County (HACCC) can enable large families to rent units they otherwise cannot afford.

The HACCC currently manages 1,168 public housing units for families in the county. With a total of 248 units for families, Bayo Vista in Rodeo is the largest public housing development in the unincorporated areas.

6. Agricultural Workers

In 2019, the total gross value of agricultural products and crops in Contra Costa County was \$106 million, a significant increase since 2012 when the gross value was estimated at \$90 million (in 2012 dollars). According to the 2017 Census of Agriculture, 602 farms were operating in Contra Costa County, the majority (73.2 percent) of which were less than 50 acres in size (see Table 6-2833).

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities generally year-round. When the workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the actual size of the agricultural labor force is problematic because the government agencies that track farm labor do not consistently define farmworkers (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

TABLE 6-28-33 FARM LABOR IN CONTRA COSTA COUNTY

Length of Employment	2002	2007	2012	2017
Permanent	730	578	509	450
Seasonal*	1,874	1,295	1,540	860
Total	2,604	1,873	2,049	1,310

Data Sources: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

* Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

(ABAG Housing Element Data Package 2021).

According to the 2017 Agricultural Census, 1,310 workers were employed on farms in Contra Costa County, which is less than the 2,049 workers employed on farms in Contra Costa County in 2012. Based on discussions with various agencies, the County understands that the majority of the farmworker population in the unincorporated areas consists of resident-households requiring permanent affordable housing rather than migratory workers with seasonal housing needs. Contra Costa County's agricultural land is predominately located in far east Contra Costa County.

Farmworkers are generally considered to have special housing needs because of their limited income and the seasonal nature of their employment. While no local survey is available that documents the specific housing needs of farm labor in Contra Costa County, the Bureau of Labor Statistics states the median hourly wage for agricultural workers in 2020 was \$13.98 per hour (\$28,900 per year).

Under the County's Zoning Code, farmworker housing is permitted in the agricultural zoning districts (A-2, A-3, A-4, A-20, A-40, and A-80). Action HE-A7.6 is included in the Housing Plan to address full compliance with the Employee Housing Act for households of six or fewer.

To meet the housing needs of farmworkers, the County has provided CDBG and/or HOME funding for various developments in East County that provide affordable homeownership and rental opportunities for extremely low- and very low-income households, including many farmworker families. The County recognizes the importance of providing affordable housing to the farmworker population.

7. Unhoused Persons

The County Health Services Department (HSD) develops plans and programs to assist people experiencing homelessness throughout Contra Costa County. In 2014, the County published an update to the "Ending Homelessness in Ten Years: A County-Wide Plan for the Communities of Contra Costa County" (Ten Year Plan). The 2014 "Forging Ahead Towards Preventing and Ending Homelessness" plan aims to provide permanent housing and prioritize prevention through coordinated assessments, performance standards, and communication.

The Contra Costa Council on Homelessness, appointed by the Board of Supervisors, provides advice and input on services, program operations, and program development efforts in Contra Costa County for unhoused people. The Council on Homelessness establishes the local process for applying, reviewing, and prioritizing project applications for funding in HUD Homeless Assistance Grant Competitions, including the Continuum of Care (CoC) Program and the Emergency Solutions Grant (ESG) Program. The Contra



Costa Council on Homelessness provides a forum for the CoC to communicate about implementing strategies to prevent and end homelessness.

In January 2020, the County Homeless program staff, coordinating with Contra Costa Interfaith Housing (CCICH), conducted a count of people and families experiencing homelessness. This count identified 2,277 unhoused people throughout the county. Of those, 707 were sheltered, and 1,570 individuals were without shelter. Of the 2,277 unhoused, 217 were counted in unincorporated areas of the county. Due to the transient nature of unhoused people and the sometimes difficult to determine borders between the cities and county, it is difficult to precisely determine how many of the unhoused people are from, or sleeping in, the unincorporated county.

Additionally, based on 2021 data from Contra Costa County Health, Housing & Homeless Services about persons living in the unincorporated county accessing services through the CoC for calendar year 2020, patterns of service are shown. Out of the 7,102 households served, 27 lived in the unincorporated county.

Under the County's Zoning Code, emergency shelters and transitional housing designed to meet the needs of those experiencing homelessness or formerly unhoused people are permitted in all residential zones subject to a land use permit. In addition, these facilities are allowed in most commercial and industrial districts with a land use permit. Emergency shelters are permitted without a conditional (land) use permit or other discretionary action within the "C," General-Commercial Zoning District. See Table 6-~~29-34~~ for an inventory of facilities with available beds in the county.


TABLE 6-29-34 CONTRA COSTA HOMELESS FACILITY INVENTORY

Facility Name	Region	Target Population	Total Year-Round Beds
Interim Housing (Emergency Shelters)			
Bay Area Crisis Nursery	Concord	Young children, 0 to 5 years	20
Bay Area Rescue Mission	Richmond	Families with children	63
Calli House Youth Shelter	Richmond	Transition-age youth	15
Concord & Brookside Adult Interim Housing, including Special Needs, Veteran, and Respite	Concord and Richmond	Single men & women (152) veterans, and medically fragile (31 beds)	160
East County Shelter	Antioch	Single men & women	20
GRIP Emergency Shelter	Richmond	Families with children	75
Mountain View House	Martinez	Families with children	25
Rollie Mullen Center	Confidential	Domestic Violence	24
Winter Nights Shelter	Various	Mixed	0
Transitional Housing			
Bissell Cottages	Richmond	Transition Aged Youth	8
Contra Costa Trans Housing	N/A	N/A	73
Discovery House	Martinez	Substance Abuse Recovery	40
Maple House	N/A	Single Women	4
MOVE	Confidential	Domestic Violence	22
Pittsburg Family Center	Pittsburg	Families with children	20
Project Independence	Richmond	Transition Aged Youth	25
REACH Plus	Scattered Site	Mixed	86
Shepherd's Gate	Brentwood	Women with Children	25
Transitional Housing	Richmond	Mixed	19
Veteran Transitional Housing	N/A	Veterans	12



Facility Name	Region	Target Population	Total Year-Round Beds
Permanent Housing			
ACCESS	Scattered Site	Single men and women	88
Garden Parks Apartments	Pleasant Hill	HIV/AIDs, Small families	29
Giant Road Apartments	San Pablo	Single men and women	86
Hope Solutions	Richmond	Single men and women	152
HUD VASH	Scattered Site	Veterans	180
Idaho Apartments	Richmond	Single men and women	4
Lakeside Apartments	Concord	Single men and women	122
Mary McGovern House	Concord	Single men and women	13
Permanent Connections	Scattered Site	Single men and women	24
Project Coming Home	Scattered Site	Single men and women	42
Shelter Plus Care	Scattered Site	Mixed	413
Transitional Housing Partnership	Scattered Site	Mixed	34
Transitional Living Apartments	West Contra Costa County	Homeless Youth	13
Villa Vasconcellos	Walnut Creek	Senior men and women	70
West Richmond Apartments	Richmond	Single men and women	4

Data Source: Contra Costa County Homeless Program, 2014; updated 2021



As a means to help meet the special needs of the unhoused, the Contra Costa Crisis Center operates a 24-hour hotline (211 Contra Costa) that connects unhoused individuals and families to resources available in the county, including housing, job training, substance abuse treatment, mental health counseling, emergency food, healthcare, and other services.

HSD provides emergency and transitional shelter and supportive services designed to enable unhoused persons to achieve greater economic independence and a stable living environment. HSD coordinates the activities of and provides staff support to CCICH, which consists of representatives from local jurisdictions, homeless service providers, advocacy and volunteer groups, the business and faith communities, residents at large, and previously or currently unhoused persons.

8. Extremely Low-Income Households

As discussed previously, an extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Solano County was \$125,600 in 2021. Based on the above definition, an extremely low-income household of four earns less than \$41,100 a year. Employees earning the minimum wage in California (\$14 per hour) and working 40 hours a week would be considered extremely low income, as their total annual earnings would be \$29,120.

Households with extremely low incomes have a variety of housing situations and needs. This population includes persons who are homeless or at risk of homelessness, persons with disabilities, farmworkers, college students, single parents, seniors living on fixed incomes, and the long-term unemployed. This population also includes minimum wage workers or part-

time employees. For some extremely low-income residents, housing may not be an issue—for example, domestic workers and students may live in in-law units at low (or no) rents. Other extremely low-income residents spend a substantial amount of their monthly incomes on housing or may alternate between homelessness and temporary living arrangements with friends and relatives. Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or exacerbated by a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions and also face the risk of displacement. Some extremely low-income households could have members with mental or other disabilities and special needs.

According to HUD, as discussed previously, 13.2 percent of households in the unincorporated county are extremely low-income. Of these households 56.2 percent are owners and 43.8 percent are renters (Table 6-14). When looking at extremely low-income households overpaying, 18.4 percent of extremely low-income households were overpaying and 62.3 percent were severely overpaying, for a total of 80.7 of all extremely low-income households overpaying to some degree (Table 6-16). In comparison, 66.2 percent of very low-income households and 50.5 percent of low-income households in the unincorporated area are overpaying for housing to some degree.

In contrast to significantly lower levels of overpayment as income level increases, extremely low-income households experience overcrowding at a similar rate as very low- and low-income households. According to HUD data,



8.2 percent of extremely low-income households in the unincorporated county area overcrowded, compared to 7.2 percent of very low-income households and 8.6 percent of low-income households. In contrast, a combined 5.1 percent of all moderate- and above moderate-income households are overcrowded.

The disproportionate rate of overpayment among extremely low-income households demonstrates a need for a larger supply of affordable housing options and housing assistance for this population. However, the similar rates of overcrowding suggest that larger housing units are needed in general for all lower-income households, not just for extremely low-income households. The County has included Action HE-A4.2 to address the housing needs of extremely low-income households in the unincorporated area. Contra Costa County Health, Housing, & Homelessness (H3) Services: also provides a range of services to residents experiencing or at risk of homelessness, including, but not limited to:

- Drop in centers in Richmond and Walnut Creek open to all homeless residents in the county and extremely low-income residents in the county that offer meals, bathrooms, mail, laundry, showers, and case management.
- Coordinated Outreach Referral and Engagement (CORE) Team to assist individuals and families by connecting them to healthcare, basic needs, and shelter referrals.
- 211 Help Line to provide resources and information.

Catholic Charities East Bay also offers assistance with rental payments, utilities, and security deposits for Contra Costa County residents, as well as operates the Housing Problem Solving program that includes tenant

advocacy, mediation, and relocation assistance to prevent homelessness for extremely low-income households and families.

E. LOSS OF ASSISTED HOUSING

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower- and moderate-income households in the long term. Periodically, the county faces the risk of losing some of its affordable units due to expiration of covenants and deed restrictions. As the tight housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

El Sobrante Silvercrest is a 179-unit senior complex in El Sobrante, and Park Regency is an 892-unit family complex in unincorporated Walnut Creek. They are at risk of converting to market rate within ten years of the beginning of the Housing Element planning period, or 2033. El Sobrante Silvercrest receives HUD funding to allocate 134 units for lower-income families. The Park Regency development allocates 49 affordable units for lower-income seniors in exchange for assistance through the County tax-exempt bond program. The affordability restriction on El Sobrante Silvercrest is set to expire in 2032 and for Park Regency in 2022. The analysis below provides the options for preserving and/or replacing the affordable units in the two complexes. Table 6-30-35 lists all assisted projects with terms with expiration dates for the government subsidies in the unincorporated County.

Preservation and Replacement Options: To maintain the existing affordable housing stock, the County must either preserve the existing assisted units or replenish the affordable housing inventory with new units. Depending on the

circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: (1) transfer of project to non-profit ownership; (2) providing rental assistance to tenants using non-federal funding sources; (3) issuing tax-exempt bonds for refinancing; and (4) facilitating the purchase of affordability covenants. With regard to replacement, the most direct option is the development of new assisted multi-family housing units. These options are described herein, specifically in relation to the preservation/replacement of at-risk units in El Sobrante Silvercrest and Park Regency.

1. **Transfer of Ownership:** Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured for 55 years, and the project would become potentially eligible for a greater range of governmental assistance. There are a number of non-profit housing providers in Contra Costa that would be suitable candidates to receive the transfer ownership of the affordable units in El Sobrante Silvercrest and Park Regency. Examples of qualified entities are well-established non-profit housing providers active in Contra Costa County, including BRIDGE Housing Corporation (San Francisco), Resources for Community Development (Berkeley), Eden Housing, Inc. (Hayward), and Satellite Affordable Housing Associates (Berkeley), which could be suitable candidates for the transfer of ownership.

Two-bedroom multi-family units (condos) in Contra Costa County have been selling for an average of \$441,666 across areas of the county in 2021 (see Table 6-~~2224~~). Assuming an average sales price, acquisition of 121 units would equate to \$80,825,000.

2. **Rental Assistance:** Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 183 at-risk units. These rent subsidies can be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit.

The feasibility of this alternative is highly dependent on the availability of non-federal funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. Table 6-~~3035~~ shows the rental subsidies required to preserve at-risk units. The calculations assume that extremely low-income households would be the likeliest recipients of rental subsidies. They also are based on the fact that El Sobrante Silvercrest has studio and one-bedroom units, and Park Regency has units ranging from studios to two bedrooms. The distribution of unit sizes within each project is an estimate. The total cost for rental subsidies would range from \$339 to \$733 per unit per month, which equates to \$1,079,004 annually.

TABLE 6-~~3035~~POTENTIAL RENT SUBSIDIES

Per Unit Affordable Rent	Studio ¹	1 Bedroom ²	2 Bedroom ³
Very Low Income (50% AMI) (A)	\$1,199	\$1,370	\$1,541
Per-Unit Fair-Market Rent (B)	\$1,538	\$1,854	\$2,274
Monthly Per-Unit Subsidy (C=B-A)	\$339	\$484	\$733
Annual Subsidy/Unit (C*12)	\$4,068	\$5,808	\$8,796
Total “At Risk” Units	68	70	45
Total Annual Subsidy	\$276,624	\$406,560	\$395,820

Source Data: HCD 2022 Income Limits; HUD 2022 Fair Market Rents for Contra Costa County



1. Assumes 1-person household paying 30 percent of household income on rent and utilities.
 2. Assumes 2-person household paying 30 percent of household income on rent and utilities.
 3. Assumes 3-person household paying 30 percent of household income on rent and utilities.
3. ***Tax-Exempt Bond Refinancing:*** An effective way to preserve the affordability of the 49 low-income restricted units in El Sobrante Silvercrest under the bond program is to refinance the remaining mortgage on the project. When refinanced, the project would be required by the 1986 Tax Reform Act to commit its 20-percent low-income units for the greater of 15 years or as long as the mortgages are outstanding. The costs to refinance the project would include the difference in interest rates on the remaining debt between the previous and renegotiated loan packages, an issuance cost to be paid up front by the County, and administrative costs. To provide the property owner with an incentive to refinance, the County may be able to refinance the project with a new tax-exempt bond issue at an interest rate lower than the rate on the initial bond. Other assistance, such as rehabilitation loans or grants, may also be available.
4. ***Purchase of Affordability Covenants*** Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing with a Section 8 subsidy received to market levels. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the County can ensure that some or all of the units remain affordable.
5. ***Construction of Replacement Units:*** The construction of new low-income housing units is a means of replacing the at-risk units should they be

converted to market-rate units. The cost of developing housing depends on various factors, including density, size of the units (i.e., number of bedrooms), location, land costs, and type of construction. The average construction cost for a residential rental unit is approximately \$427,000 (including land costs), based on assessments from recent multi-family developments in the county. Based on this estimate, it would cost approximately \$78 million to develop 49 new assisted units should El Sobrante Silvercrest convert to market rate.

Cost Comparisons: The transfer of ownership of El Sobrante Silvercrest or Park Regency to non-profit housing providers is a means of preserving the at-risk units. However, the high costs of acquiring the properties (approximately \$78 million) may prevent such transfers. While there is not currently a need for rental subsidies required to preserve the 183 assisted units, the long-term affordability of the units cannot be ensured. Other financial incentives may also be necessary to convince property owners to maintain the affordable units. However, the option of constructing 183 replacement units is as costly and potentially constrained by various factors, including growing scarcity of multi-family residential land, rising land costs, and community opposition.

The County should continue to monitor the rents at El Sobrante Silvercrest and Park Regency and implement Action HE-A2.2 in the Housing Plan in compliance with state law and be prepared to work with the El Sobrante Silvercrest owners to refinance the project with a new tax-exempt bond issued at a lower interest rate in exchange for extended affordability terms if market rents increase above the affordable rents. This is likely the best option to preserve the at-risk units in El Sobrante Silvercrest. The County has past experience with this approach and considers it to be an effective means




to preserve affordable housing units. Per requirements of Action HE-A2.2, the County will also work with the owners of Park Regency and pursue all options to maintain affordability of the units at Park Regency.



TABLE 6-31-36 INVENTORY OF ASSISTED RENTAL HOUSING

Project Name	Total Units	Assisted Units	Household Type	Funding Source(s)	Expiration of Affordability
(ABC) A Better Chance Apartments 462 Corte Arango, El Sobrante	14	4	Disabled	HCD, HUD Section 811; HOPWA	2062
Aspen Court Apartments 121 Aspen Drive, Pacheco	12	5	Disabled with HIV/AIDS	HUD Sections 8 and 811; HOPWA; HOME	2065
Avalon Bay Apartments Contra Costa Centre 101 Harvey Drive, Walnut Creek	447	111	Family	Tax-exempt bonds	2065
Bay Point Family Apartments 2471 Willow Pass Road, Bay Point	193	191	Family	LIHTC	2073
Bella Monte Apartments 2420 Willow Pass, Bay Point	52	51	Family	LIHTC, HCD, tax-exempt bonds, HOPWA, HOME; CDBG	2060
Crockett Senior Housing/Carquinez Vista Manor 1212 Wanda Street, Crockett	37	35	Senior	HUD Section 202; CDBG; HOME	2056
Coggins Square Apartments Contra Costa Centre 1316 Las Juntas Way, Walnut Creek	87	86	Family	HOME; bonds; LIHTC, HUD	2077
Community Heritage Senior Apts. 1555 3rd St., North Richmond	52	52	Senior	HUD Section 202	2060
Creekside Terrace 5038 San Pablo Dam Road El Sobrante	57	56	Family	HUD Sections 8, 236, & 241	2044
De Anza Gardens 205 Pueblo Avenue, Bay Point	179	81	Family	LIHTC	2058
El Sobrante Silvercrest 4630 Appian Way, El Sobrante	50	49	Senior	HUD Sections 8 & 202	2032
Elaine Null Court 112 Alves Lane, Bay Point	14	14	Disabled	Bonds; HOME; LIHTC	2074



Project Name	Total Units	Assisted Units	Household Type	Funding Source(s)	Expiration of Affordability
Heritage Point 1500 Fred Jackson Way, North Richmond	42	41	Family	LIHTC; CDBG; bonds	2074
Hidden Cove Apartments 2901 Mary Anne Lane, Bay Point	88	87	Family	LIHTC; bonds	2074
Hilltop Commons 15690 Crestwood Dr., San Pablo	322	169	Family	LIHTC; bonds	2074
Meadow Wood at Alamo Creek 3000 Damani Ct., Danville	120	118	Senior	DVAHP	2043
Mission Bay (Willow Pass) Apts. 1056 Weldon Lane, Bay Point	120	119	Family	LIHTC	2053
Montevista Senior Apartments 13728 San Pablo Avenue, San Pablo	82	67	Senior	LIHTC	2070
Park Regency 3128 Oak Road, Walnut Creek	892	134	Family	bonds	2033
Rodeo Senior Apartments 710 Willow Avenue, Rodeo	50	49	Seniors	HUD, Section 202; HOME	2062
Villas at Monterosso 1000 Casablanca Terrace, Danville	96	96	Family	bonds	2037
Willowbrook Apartments 110 Bailey Road, Bay Point	72	71	Disabled/ Senior (62+)	LIHTC, HUD Sections 8 & 221	2071
Totals	3,078	1,686			

Sources: California Housing Partnership Preservation Database, 2021; Contra Costa County, 2021.

HOME: Home Investment Partnership Act funds

HOPWA: Housing Opportunities for Persons with AIDS

LIHTC: Low-Income Housing Tax Credit

CDBG: Community Development Block Grant

DVAHP: Dougherty Valley Affordable Housing Program

Domestic Violence Assistance Housing Program



F. FUTURE HOUSING NEED

Future housing need refers to the share of the region's housing growth that has been allocated to a community. In brief, ABAG calculates future housing need based on projected household growth, plus a certain amount of units needed to account for normal and appropriate level of vacancies and the replacement of units lost to conversion or demolition.

In December 2021, ABAG adopted its final regional housing needs allocation (RHNA) based on both existing need and projected need for housing. ABAG published the Regional Housing Needs Plan San Francisco Bay Area, which explains in detail the process to allocate the Bay Area regional housing needs. This document provides detailed information on the RHNA process.

Table 6-32-37 provides a breakdown of the County's share of future regional housing needs by four income categories: very low, low, moderate, and above moderate. As indicated, the share of regional housing needs allocated to the unincorporated areas is 7,610 new units over the 2023-2031 RHNA period. Through this Housing Element, the County must demonstrate the availability of adequate sites to accommodate these projected new units.

In January 2007, Assembly Bill (AB) 2634 took effect, which requires Housing Elements to include an analysis of extremely low-income needs and address those needs in proposed programs. According to California Government Code Section 65583(a)(1), Contra Costa County may "presume that 50 percent of the very low-income households qualify as extremely low-income households." Based on this assumption, 1,036 units should be planned for for extremely low-income households and 1,036 units for very low-income households.

TABLE 6-32-37 REGIONAL HOUSING NEED ASSESSMENT

Geography	Very Low Income (<50% of AMI)	Low Income (50%-80% of AMI)	Moderate Income (80%-120% of AMI)	Above Moderate Income (>120% of AMI)	Total
Unincorporated Contra Costa	2,072	1,194	1,211	3,133	7,610
Contra Costa County	13,346	7,685	7,807	20,205	49,043

The Final RHNA was adopted December 16, 2021.

Data Source: ABAG Housing Element Data Package 2021; and ABAG December 2021.

G. ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

To comply with AB 686, the County has completed the following outreach and analysis.



1. Outreach

As discussed in the “Public Participation” section of the Housing Element in Chapter 1, Introduction, the County took diligent efforts to encourage public and stakeholder participation in the Housing Element update process. These efforts included two stakeholder focus group sessions held in October and November 2021, a Board of Supervisors study session in December 2021, and a virtual community meeting on February 9, 2022. The County is also part of the Contra Costa County Consortium that prepared an Analysis of Impediments to Fair Housing in 2019 that included extensive outreach as part of that effort.

Beginning in 2017, the County participated in stakeholder outreach meetings as part of the Analysis of Impediments community participation process. Meetings were held in September 2017 as well as January, February, March, May, and June 2018. The process included community-based organizations, housing developers, social services organizations, government agencies, legal service providers, and others. The primary concerns raised during these meetings included a lack of affordable housing and the challenges of accessing and securing housing. Stakeholders also identified community opposition as a key barrier to increasing affordable housing supply, thus furthering displacement of target populations. Strategies identified to address fair housing issues included improving coordination between and within governments to reduce barriers to affordable development and improve transit access.

The purpose of the stakeholder focus group meetings was to engage with service providers and developers to gather first-hand experience and knowledge regarding gaps in housing services and barriers to housing to develop policy and program solutions to assist in addressing gaps. The

County emailed each organization to invite them to attend the focus groups and provided a Zoom link upon receipt of an RSVP. Ten developers attended and participated in the developer focus group meeting held on October 18, 2021. Attendees discussed the challenges of constructing affordable housing given labor and material costs, state requirements, and land costs. Participants expressed that the most feasible way to create affordable homeownership opportunities is through acquiring and remodeling units, rather than building new units. Where new affordable units are wanted, developers emphasized a need for RHNA sites to be identified in high-scoring TCAC areas that are eligible for funding to facilitate securing TCAC funding for new projects.

Fourteen service providers attended the service provider focus group meeting on November 3, 2021. The primary fair housing issue that service providers identified is the gaps in housing services and systems that put certain populations at risk of homelessness. For example, young persons are too old for foster care services but are typically not eligible for Section 8 vouchers or other assistance programs, leaving them with few housing options. Additionally, aging in place has become more complex as seniors often have “flat” incomes and are in need of increasingly more supportive care. However, there is insufficient supportive housing to meet the need and affordable housing near services that would allow seniors to age in place. Stabilizing housing across age ranges and severity of need is vital to ensuring ongoing housing opportunities for all populations. The feedback from these meetings supports the findings of this Assessment of Fair Housing that many lower-income households have been pushed into lower-resource communities in the county or out of the county entirely. Several programs have been developed to address these issues based on stakeholder feedback and fair housing findings, as identified in Table 6-38-44




On February 9, 2022, the County held a virtual workshop that included a breakout room discussion on fair housing. There were seven participants, including four residents from unincorporated Walnut Creek, unincorporated North Richmond, and other locations within the county. There were several commonly expressed key issues related to fair housing brought up by participants. Frequently mentioned were gaps in access to services that often result from the interrelationship of income, housing affordability, and access to resources and services. Participants emphasized that more affordable housing is typically in areas with low-resource accessibility, such as adjacent to industrial uses or vehicular transportation routes, and conversely areas with high-resource opportunities are associated with housing affordable to moderate- and above moderate-income residents. Several programs have been developed to address these issues based on breakout session feedback and fair housing findings, as identified in Table 6-~~34~~48.

According to participant input, comparable to other communities in the ABAG area, this pattern of income-related housing segregation in Contra Costa County has historically been influenced by policies of exclusionary zoning and inequitable review processes associated with higher-density, affordable housing proposals, supported by a specific example of a denied project in the Canyon area. Further discussion related to the stigmatism of affordable and/or high-density housing proposals during the entitlement process suggested that affordable housing is viewed as substandard and therefore not acceptable in more resource-strong areas of the county. Combined with racial bias and compounded by persistent NIMBYism⁵, the

inequitable distribution of affordable housing and its potential for housing displacement was a shared sentiment of the breakout group participants. The example of an area in unincorporated Walnut Creek was given, where one side of the block near BART is low density and in an area designated as high resource by TCAC/HCD mapping, while the other side is high density and designated a low resource area. The consensus was that there is a need to make sure state and local policies actually “move the needle” on fair housing discrepancies, including linking density bonuses with long-term affordability and rezoning land for high density, which will be addressed by policies and programs as identified in Table 6-~~38-44~~.

The challenges of lower-income populations in securing housing in the county, particularly for renters, is a fair housing issue identified by participants in the breakout session, specifically considering the need for rental leniency on the rental application and screening process. Rental requirements to engage in 12-month leases, inflexibility by landlords about payment expectations, and the practice of approvals being subject to a stringent background check, especially in cases where applicants may not have an established financial record or have experienced a situation that negatively impacted their background check, often lead to housing displacement, as was the case for one of the participants. Housing quality problems and poor condition of rental properties, as well as potential ownership units affordable to lower-income households, were also mentioned, suggesting the need for stronger maintenance and rehabilitation efforts in the county.

⁵ NIMBYism or “not in my backyard,” is characteristic of opposition to locating something within one’s own neighborhood.



Comparable to feedback from previous outreach efforts during the General Plan/Housing Element process, the necessity to identify ways to implement more widespread outreach efforts with the intent to connect underrepresented and low-income groups into the planning effort was reiterated in this breakout session dialogue.

The collection process for this qualitative data is described in greater detail in the Public Participation section of this Housing Element and the feedback informed this assessment of fair housing and associated programs identified in Table 6-3~~28~~.

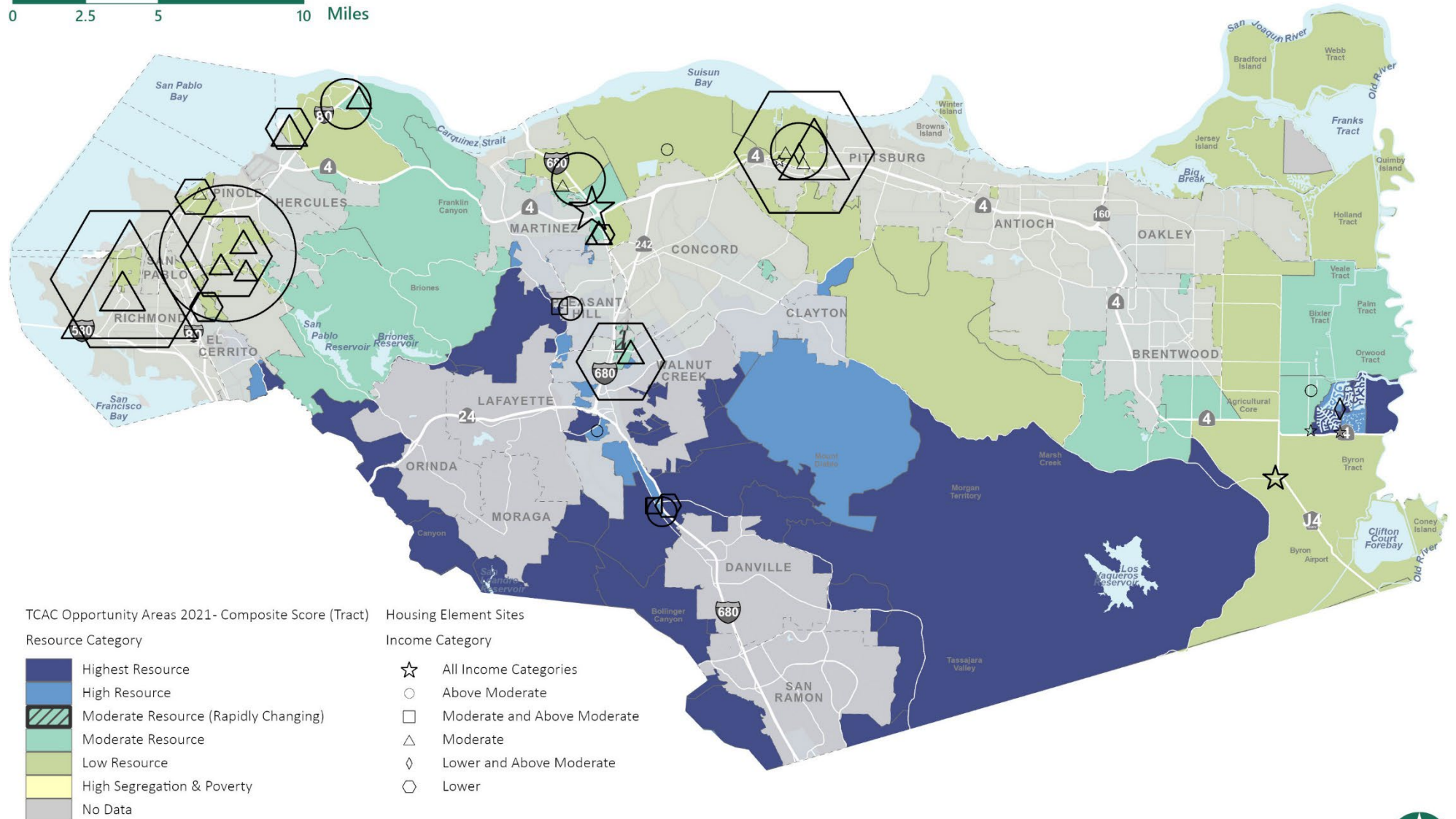
2. Fair Housing Issues

State Government Code Section 65583 (10)(A)(ii) requires the County to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 TCAC/HCD Opportunity Maps, there are no areas of high segregation in the unincorporated area of Contra Costa County (Figure 6-2). The Opportunity Map identifies the central and southern portions of the county as largely high and highest resource, western and northern portions as low resource, and areas of moderate resource scattered in the northwest and eastern areas. Discovery Bay is the only area with high and highest resource designation outside -central Contra Costa County.



FIGURE 6-2 TCAC RESOURCE AREA DESIGNATIONS, 2021

0 2.5 5 10 Miles



Data Source: TCAC/HCD 2021



Patterns of Integration and Segregation

Income

As discussed earlier in the Housing Needs Assessment of this Housing Element, a lower-income, four-person household in Contra Costa County is any that earns less than \$109,600 annually (Table 6-11). As shown in Table 6-3338, only six unincorporated areas have a median income in the moderate- or above moderate-income range. These areas largely correspond with the areas TCAC and HCD have designated as high and highest resource areas and have the greatest anticipated economic outcomes for residents, reflecting distribution of opportunity in more affluent areas. The communities with the highest median income are those in central Contra Costa County, including; Alhambra Valley/Reliez Valley/Briones; Alamo/CastleHills; and Diablo; the western community of Kensington; and the eastern community of Discovery Bay. As shown in Figure 6-3, these findings correspond with the areas with the lowest rates of poverty and highest median incomes.

In 2014, the highest rates of poverty were concentrated in the North Richmond vicinity and Bay Point. However, there was still a presence of extremely low-income households in the north central communities, including the vicinity of Alhambra Valley, Reliez Valley, Briones, and Contra Costa Centre (see Figure 6-4). However, in 2019, the concentration of poverty in the Bay Point area had decreased slightly, shifting east, while the percentage of the population below the poverty line in central Contra Costa County noticeably dropped (see Figure 6-3). During this time period, poverty continued to persist in the most western portion of the county, including North Richmond. As demonstrated in Table 6-3338, however, lower-income

communities continue to be those along the San Francisco and Suisun Bay, where industrial uses are more prevalent, and there is greater density than in central communities.

TABLE 6-3338 MEDIAN INCOME BY UNINCORPORATED AREA

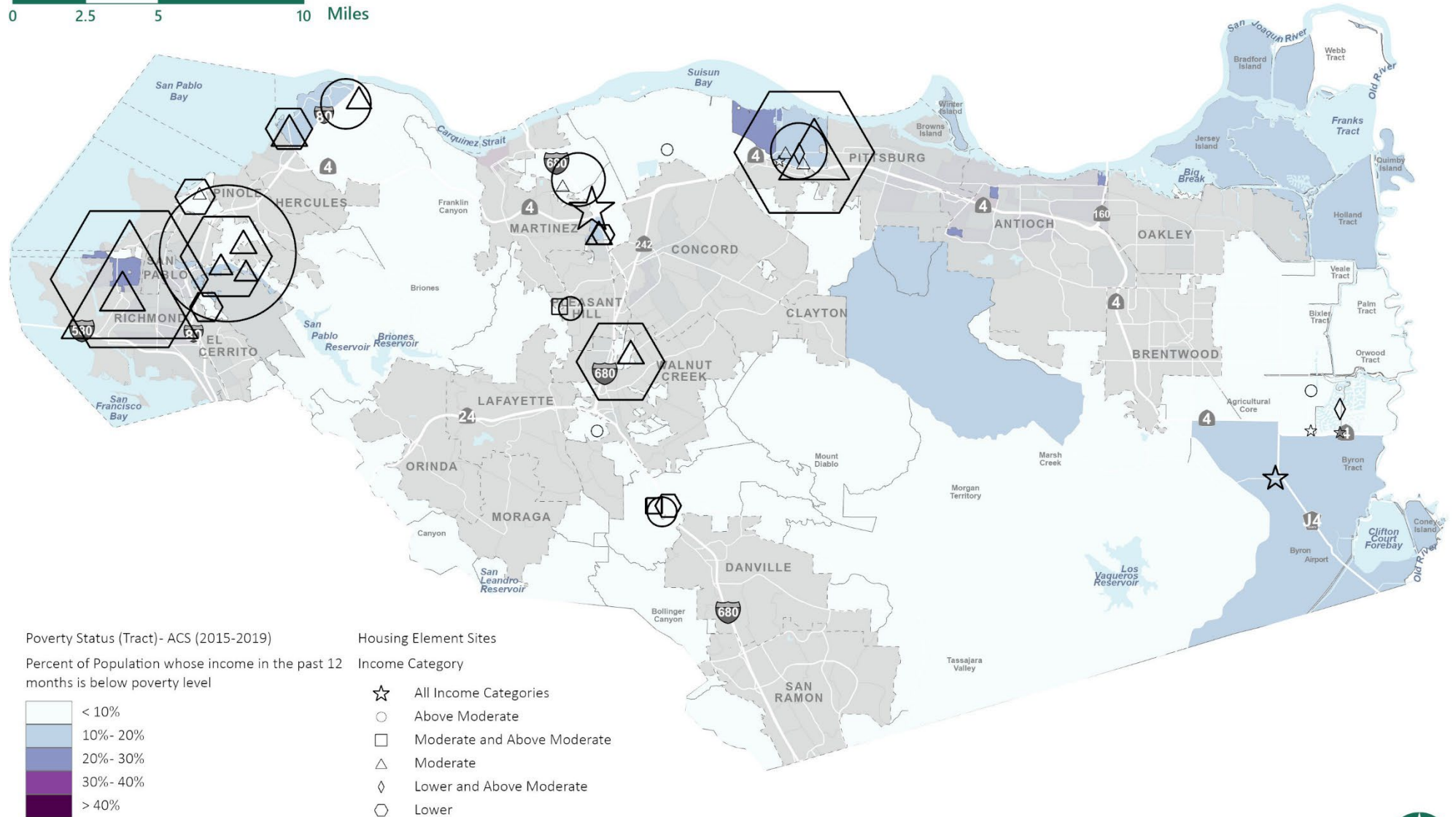
Geographic Area	Median Income	Income Category
Contra Costa County	\$88,456	Very Low
Alhambra Valley/Reliez Valley/Briones	\$160,395	Moderate
Alamo/Castle Hills	\$187,647	Above Moderate
Bay Point	\$50,752	Extremely Low
Bethel Island	\$66,029	Extremely Low
Byron	\$68,750	Extremely Low
Canyon	\$109,677	Moderate
Clyde	\$85,736	Very Low
Contra Costa Centre	\$96,375	Very Low
Crockett	\$73,638	Very Low
Diablo	\$164,052	Moderate
Discovery Bay	\$109,773	Low
East Richmond Heights	\$75,455	Very Low
El Sobrante	\$82,655	Very Low
Kensington	\$145,665	Moderate
Knightsen	\$90,165	Very Low
Montalvin Manor/Tara Hills/Bayview	\$74,666	Very Low
North Richmond	\$50,313	Extremely Low
Pacheco	\$75,700	Very Low
Port Costa	\$90,833	Very Low
Rodeo	\$70,217	Extremely Low

Data Source: 2013-2017 ACS, HCD State Income Limits, 2022
 *Income category designation for a 4-person household in Contra Costa County



FIGURE 6-3 RATE OF POVERTY IN CONTRA COSTA COUNTY, 2019

0 2.5 5 10 Miles

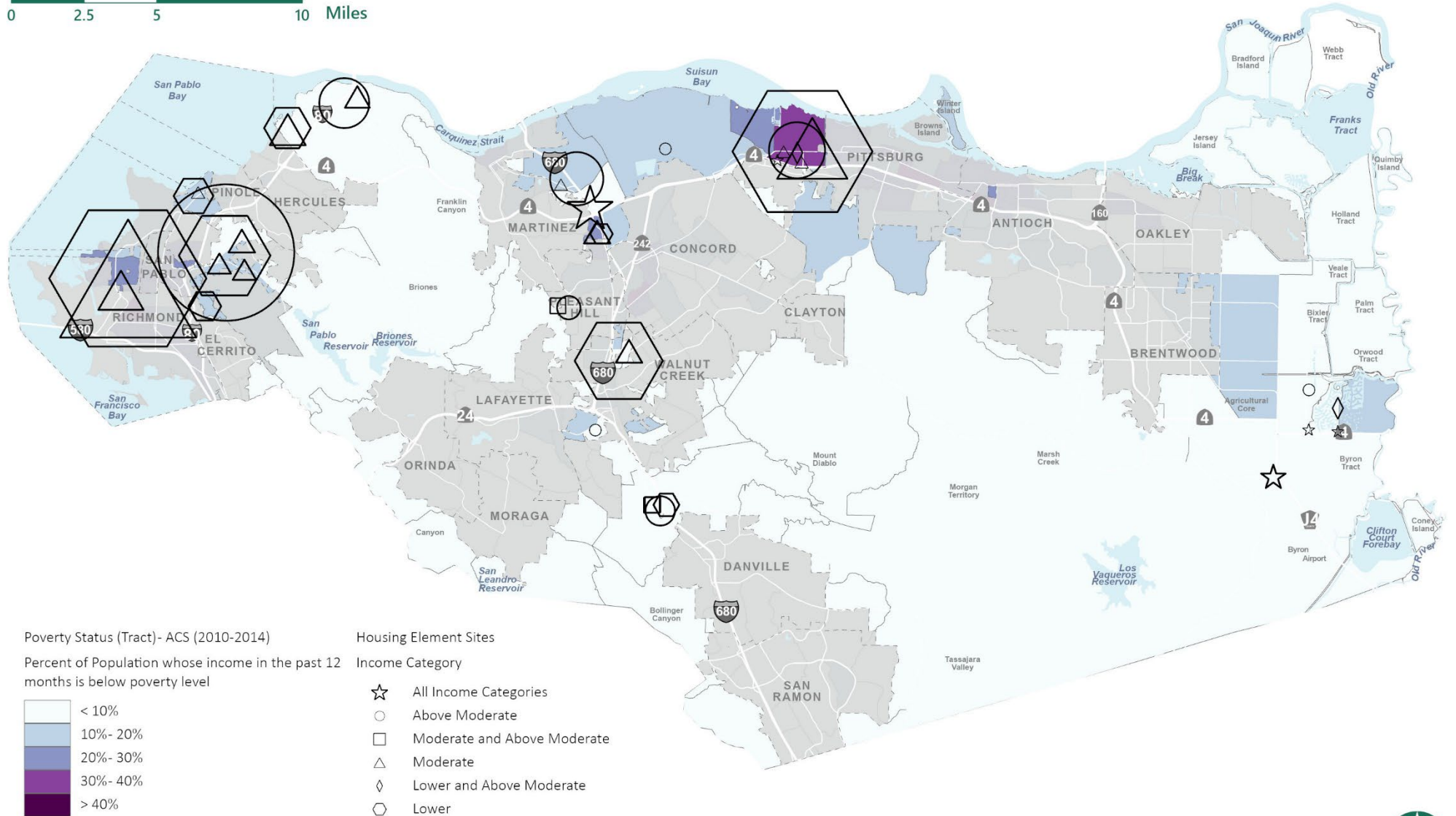


Data Source: 2015-2019 ACS



FIGURE 6-4 RATE OF POVERTY IN CONTRA COSTA COUNTY, 2014

0 2.5 5 10 Miles



Data Source: 2010-2014 ACS



Those neighborhoods with moderate- and above-moderate median incomes correspond with those identified by the Urban Displacement Project as “stable/advanced exclusive,” meaning that they are affordable only to high or mixed high-income households and show signs of rapid increase in housing costs. Bay Point and eastern communities are considered to range from “low-income/susceptible to displacement” to “at risk of gentrification” or “at risk of becoming exclusive.” These indicate that, while lower-income households may have concentrated in coastal communities for more affordable housing costs, all communities are expected to become unaffordable without intervention.


In the Bay Area region, many areas with a concentration of poverty, low median incomes, and poor anticipated economic outcomes for residents have a history of redlining. The national practice of redlining in the 1930s made it difficult for residents within identified neighborhoods to get loans for homeownership or maintenance, resulting in cycles of disinvestment and preventing residents from building generational wealth. Redlined neighborhoods had concentrations of Black and African American residents and other minority populations. While racially restrictive covenants have been illegal for decades, the patterns of concentrated poverty that developed during this period, and a legacy of lost generational wealth, can still be seen throughout the Bay Area. While historic redlining maps are not available for Contra Costa County, the income patterns showing and public feedback received regarding concentrations of lower-income households in western and northern communities align with a history of industrial uses that reflects the patterns found in areas that do have formal redlining maps, such as Emeryville, Oakland, Berkeley, and San Francisco. In addition, outreach participants emphasized that NIMBYism has significantly impacted the type and distribution of affordable housing resources and resulting

concentrations of lower-income populations in the western portion of the county.

The distribution of wealth in Contra Costa County and the Bay Area has resulted in areas of exclusivity, presenting barriers to economic and housing mobility for lower-income households that would facilitate future integration. To address the obstacles to economic mobility for lower-income residents and proactively counter the anticipated gentrification in many lower-income communities, the County will implement Action HE-3.1 to provide financial assistance and other incentives for affordable rental and ownership opportunities, Action HE-A3.2 to support the development of affordable housing on County-owned land in Bay Point, North Richmond, and Rodeo, Action HE-A3.5 to encourage construction of accessory dwelling units (ADUs) as a potential affordable housing option in high resource and potentially exclusive areas such as the Alhambra Valley, Reliez Valley, Briones, Alamo, and Castle Hill areas, expand homeownership opportunities for lower-income households (Action HE-A5.1), and Action HE-A8.1 to target place-based revitalization through community-based programs rather than development in areas of concentrated poverty.

Race and Ethnicity

As presented in the Housing Needs Assessment of this Housing Element, unincorporated Contra Costa County is an ethnically and racially mixed jurisdiction that has become increasingly diverse in the last two decades. Since 2000, the White population has decreased by approximately 17 percent, while the Hispanic or Latino population has increased by approximately 10 percent. However, while the unincorporated area is diverse, it is not necessarily integrated. Figure 6-5 shows how the predominant population varies notably across the county. In the



communities closer to the bay, diversity is higher, with a predominant population of Hispanic or Latino in Bay Point, North Richmond, Tara Hills, Montalvin Manor, and Rollingwood and predominantly Asian in the eastern portion of Rodeo, southwest of the cities of San Ramon and Danville, and between the cities of Pittsburg and Concord. In contrast, the center and eastern portions of the county, including the communities of Diablo, Discovery Bay, Reliez Valley/Briones, Alamo/Castle Hill, Saranap, San Miguel, Acalanes Ridge, La Casa Via, Shell Ridge, Mountain View, and Alhambra Valley are predominantly White. The patterns of concentrations of non-White populations in Contra Costa County reflect those found throughout the Bay Area, with minority populations predominantly in dense urban and historically industrial areas near the bay, with a larger presence of White persons in inland, suburban communities. The Contra Costa County *Analysis of Impediments to Fair Housing* (“County AI”) found that Contra Costa County is “slightly more heavily non-Hispanic White” compared to the greater San Francisco-Oakland-Hayward Metropolitan Statistical Area (“Region”), where many areas have slightly higher percentages of non-Hispanic Asian or Pacific Islanders.

While there are concentrations of minority populations throughout the unincorporated county, none qualify as racially and ethnically concentrated areas of poverty (R/ECAPs). A R/ECAP, as defined by HUD, is an area where 50 percent or more of the population identifies as non-White and 40 percent or more of individuals live below the poverty line. In the region, there are several R/ECAPs in incorporated jurisdictions, including one in the City of Concord, one in the City of Berkeley, and multiple in the City of Oakland. While no unincorporated areas meet this criterion or these criteria, North Richmond has a median household income of \$50,313, falling in the very low-income category, and is 65 percent Hispanic or Latino, and Bay Point is

\$50,752, also in the very low-income category, and is 58 percent Hispanic or Latino. These communities, and others, have been identified by the County as disadvantaged communities under Senate Bill (SB) 1000. These include Bay Point, Crockett, Rodeo, North Richmond, Montara Bay, Vine Hill, and Mountain View. All of these communities have been identified based on a variety of indicators that may be present, such as ozone concentration, traffic density, cleanup sites, solid waste sites, impaired water bodies, limited English-speaking households, and more. While most of these indicators are not based on racial and ethnic concentrations, the areas in unincorporated Contra Costa County with concentrations of minority populations typically align with indicators that determine disadvantaged communities. These findings are supported by the *Analysis of Impediments* that identified R/ECAPs in North Richmond and Bay Point, as well as in incorporated areas including Richmond, San Pablo, Pittsburg, Antioch, and Concord. The County has developed programs and policies to improve the conditions in these communities and, in turn, affirmatively further fair housing by promoting integration, housing choices, and place-based revitalization efforts (see Table 6-39~~8~~ and other General Plan elements).

Unlike R/ECAPs, there are several areas in unincorporated Contra Costa County that are possible considered racially concentrated areas of affluence (RCAAs). A RCAA was is defined in 2019 in the by HUD’s *Cityscape periodical* by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* HCD as a census tract in which the percentage of a population that identifies as White is 1.25 times the percentage that identifies as White in the ABAG region as a whole (49.1 percent or more), and the median income is at least 1.5 times greater than the COG or State AMI, whichever is lower, based on the 2015-2019 ACS- (\$112,852 or greater), as a census tract in which 80 percent or more of the population is White and has a median



income greater than \$125,000 annually. By this definition, several communities in central unincorporated Contra Costa County are considered to be entirely or partially RCAAs. These include Vine Hill (south of the Stockton Subdivision Railroad, and north of State Route 4, and west of Solano Way), Reliez Valley, Alhambra Valley, #Briones, Saranap, Acalanes Ridge, Castle Hill, Alamo, Diablo, Blackhawk, Discovery Bay, and Kensington. These communities are all located inland, in lower to medium density areas. Additionally, many central areas of Contra Costa County are predominantly affluent and White, though do not meet the criteria of RCAAs. Median incomes fall within the moderate and above moderate ranges, from a low of approximately \$110,000 in Discovery Bay to a high of \$245,000 in Diablo, with the majority of communities between \$125,000 to \$193,750. The proportion of residents in these communities that identify as White ranges from approximately 60.0 percent in Vine Hill to 87.0 percent in the communities of Diablo and Alamo. The RCAA communities are predominantly single-family residential, with home-ownership rates above 80.0 percent in the central communities and between 90.0 to 95.0 percent in the southern central communities, and Kensington. In comparison, communities that are not considered a R/ECAP or RCAA, such as, but not limited to, Rodeo, North Richmond, and Bay Point, have significantly lower rates of homeownership, lower proportions of residents that identify as White, and lower median incomes. For example, in Rodeo, 51.2 percent of households are owners, 27.9 to 41.5 percent of residents identify as White, and the median income ranges from \$32,933 to \$95,875. These differences exist between unincorporated RCAAs and other communities, with a distinct pattern of differences existing between central and southern unincorporated communities, as compared to northern and western communities along the bays.

Growth in the areas that have been identified as RCAAs was fueled by the arrival of families following WWII, and in particular the completion of the I-680 through Walnut Creek to the southern boundary of Contra Costa County. Improved roadway connectivity supported the ability to commute to locations in San Francisco, the inner East Bay, and Solano County from communities that previously had been semi-rural in nature. Further, the topography in these areas supported development of large site single family residential homes and lower overall densities, which resulted in higher home prices leading to other conditions that result in RCAA designations. Similar development and socioeconomic conditions can be found throughout the Bay Area, where cities and communities further from the San Francisco, San Pablo, and Suisun bays typically have more single-family development and higher median incomes. Patterns of RCAAs that reflect those found in Contra Costa County can also be seen in Alameda, Santa Clara, and San Mateo Counties. In all of these counties, the areas closest to the San Francisco Bay generally include higher density development and easy access to transit, both of which often improve accessibility for lower- and moderate-income households.

Historically, past practices such as redlining and racially restrictive covenants, neither of which were unique to Contra Costa County, supported development patterns that resulted in higher cost communities, and therefore concentrations of affluence. The County is committed to facilitating income-integrated and inclusive communities, combating historic practices. Therefore, the County has included Action HE-A7.1 to take a variety of actions to identify and alleviate discrepancies in opportunities in disadvantaged communities and improve access to areas of higher opportunities, and Actions HE-A2.1, HE-A2.3, HE-A2.4, HE-A2.5, HE-A4.1, HE-

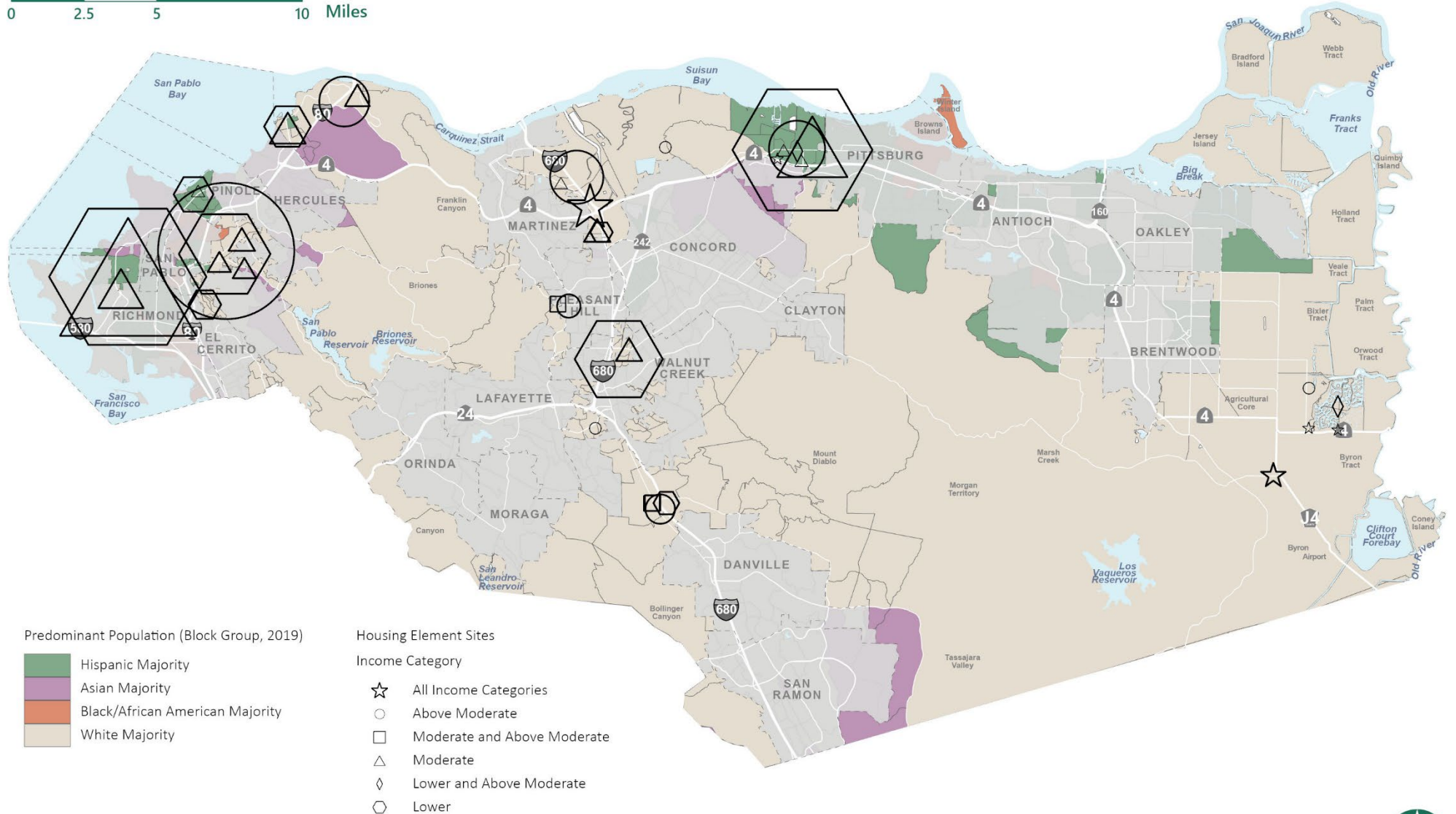


A5.1, HE-A5.3, and HE-A5.5 to promote, incentivize, fund, and support integration of affordable housing and higher density housing, and ADUs in higher resource areas, including RCAAs.



FIGURE 6-5 PREDOMINANT POPULATIONS

0 2.5 5 10 Miles



Data Source: 2015-2019 ACS





Familial Status

According to the County AI, there is a higher percentage of children in Contra Costa County than in the region as a whole. This corresponds with a higher representation of families with children and a lower percentage of seniors. While the percentage of children peaked in the early 2000s and has since declined, the dominance of families in Contra Costa County is reflected by a higher proportion of the housing stock consisting of multi-bedroom single-family detached homes than in the region overall. The rate of households who are married couples with children is higher in suburban communities such as Diablo, Discovery Bay, Blackhawk, and Alamo, among others. In more urban communities with higher housing densities, the rate of adults living alone or without a spouse (such as roommate situations) increases. Examples of communities with a more balanced rate of household types include District 1 and District 5 communities, including North Richmond, Tara Hills, and Bay Point. The concentration of female-headed households is highest in Rodeo and the portion of Crockett west of Interstate 80, where more than 40 percent of households are female, single-parent households. In this area, approximately 19 percent of households live below the poverty line. Despite the dominance of families with children in Contra Costa County, this area in Rodeo and Crockett indicates a possible concentration of female-headed households living below the poverty line and a greater need for affordable housing with multiple bedrooms for families. However, fair housing cases reported by HUD indicate that there is not an issue with discrimination based on familial status in this area of the county, supporting the finding these households may be concentrated here due to affordability or housing type. To encourage the construction of housing types geared toward families, the County has included Action HE-A4.1 to work with housing developers to provide housing for large households.

Disability

As stated in the Housing Needs Assessment, nearly 20 percent of unincorporated County residents report having a disability. According to the County AI, ambulatory difficulties are the most common disability type for unincorporated county residents, followed by independent living difficulties, cognitive difficulties, hearing difficulties, self-care difficulties, and, least commonly, vision difficulties. Approximately 11 percent of the noninstitutionalized population in the unincorporated County have a disability, compared with nearly 10 percent of the region's population. The institutionalized population includes residents of nursing homes, prisons, jails, mental hospitals, and juvenile correctional facilities. This minor difference is reflected in the disability-specific comparison, with a slightly higher percentage of each individual disability in Contra Costa County than in the region. Persons with disabilities in Contra Costa County are more likely to earn a wage below the poverty line than non-disabled workers, indicating that a higher percentage of persons with disabilities may result in a higher rate of poverty, particularly for extremely low-income persons that need accessible housing options or supportive services.

While the percentage of the population with a disability varies slightly throughout the county, there are no significant concentrations of this population. In most populated County areas, disability rates range from less than 10 percent in Rodeo, Bay Point, and many central areas of the county to 17 percent in Crockett. The areas with the lowest poverty rates in the center of the county are mainly undeveloped and recreational, so they do not accurately represent patterns in the county. Given that the disability rate in populated areas has minimal variation, it is likely that persons with disabilities have similar accessible housing options throughout the county.



and therefore have housing options in all communities. Disability rates and patterns have not shifted notably since 2010.

While the disability rate is slightly higher in Contra Costa County than in the region, the patterns of concentration are similar between the two. More urban areas with a higher density of population, often along the bay and in downtown areas, have slightly higher rates of disability in both the Bay Area and the county. This may be due to a concentration of accessible housing, proximity to transit, and the availability of resources in these areas. Contra Costa County largely reflects disability patterns found throughout the region.

Access to Opportunity

Mobility

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology to advance equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. Figure 6-6 depicts the areas in Contra Costa County where transit is available and shows areas with higher scores of connectivity, access to jobs, and frequency of service. Overall, Contra Costa County has a transit score of 5.0 compared to 7.1 in Alameda County, 3.9 in Solano County, and 6.8 in the San Francisco-Oakland-Hayward Metro Area. The slightly lower score in Contra Costa County than Alameda County and the urban MSA is likely due to the concentration of populations along the bay and in the center of the county. Limited to no transit services are available in the eastern areas, or connections running east-west. There are several public transportation options available to residents of Contra Costa County: County Connection, West-Cat, Tri-Delta Transit, Alameda-Contra Costa Transit District, and BART.

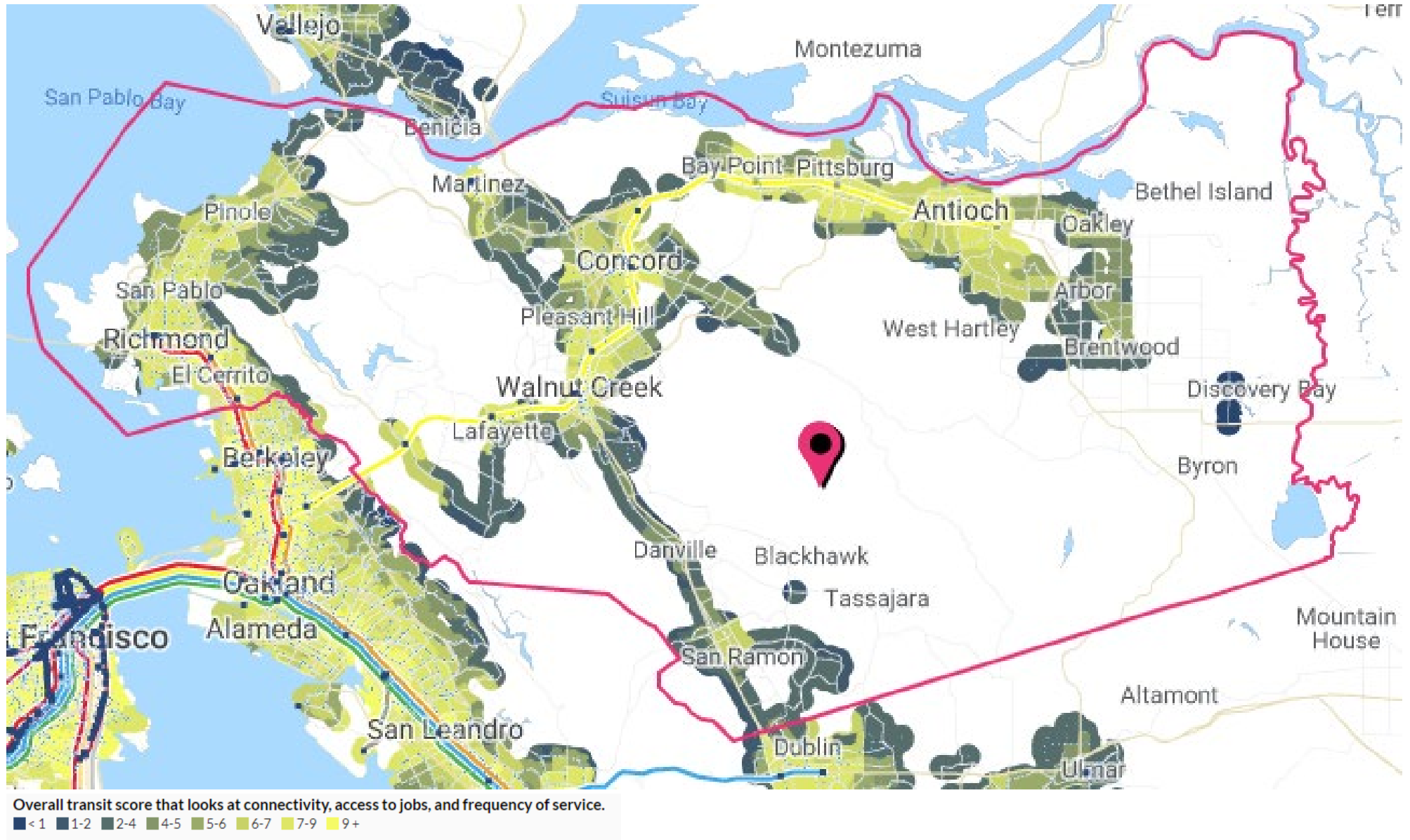
The County Connection is a fixed-route bus service that serves central County cities and communities from Martinez in the north to Pleasanton in the south. West-Cat serves Pinole, Hercules, Tara Hills, Rodeo, and Crockett, Tri-Delta Transit serves Bay Point to the west to Brentwood in the east. The Alameda-Contra Costa Transit District operates routes in the western county, with routes extending from Tara Hills in the north to Milpitas to the south, as well as with western connections to Palo Alto and San Francisco. BART is a regional light-rail system with several stops in Contra Costa County, connecting residents to destinations throughout the Bay Area. All three transportation options offer discounts for youth, seniors, and persons with disabilities.

As shown in Figure 6-6, the areas with the highest transit scores are in the western county, where Alameda-Contra Costa Transit District operates, and along BART corridors. As described in the analysis of patterns of integration and segregation, the highest concentrations of non-White and lower-income persons are in the western county, where there are several transit options. Therefore, it can be concluded that racial and ethnic groups and income classes have relatively equal access to transportation options. Given the higher transit scores in the west, it may be concluded that populations in the western area have better access to transit than residents of more affluent communities in the central county.

The Contra Costa County Transportation Authority is in the process (2023) of developing five action plans, each targeting a different area of the county, to identify transportation and mobility needs, and strategies to address those needs. Many strategies focus on improving active transportation options. Increasing availability of transit, particularly in southern portions of the county where it is currently more limited, and increasing paratransit and community based transportation options.



FIGURE 6-6 TRANSIT SCORES, CONTRA COSTA COUNTY



Data Source: Center for Neighborhood Technology, AllTransit.cnt.org, 2021



Employment Opportunities

HUD developed two indices to analyze access to employment opportunities that were included in the County's AI. The jobs proximity index identifies census tracts based on their proximity to employment opportunities and the labor market engagement index scores labor force participation and human capital in each tract, with consideration of unemployment rates and educational attainment. For both indices, a higher score indicates stronger job proximity or labor force participation.

According to these indices, labor market engagement is highest in the central portion of the county, aligning with areas of affluence and concentrations of White, non-Hispanic populations. The lowest engagement scores are found in northwestern communities, including North Richmond, Rodeo, and Rollingwood.. These communities have higher concentrations of Hispanic and Black residents, revealing potentially disproportionate access to employment opportunities by race and ethnicity. In Contra Costa County, the highest labor force engagement rate among non-Hispanic Black residents is found in areas with the lowest concentration of residents that identify with this racial and ethnic group, while, in contrast, the lowest labor force engagement rate for this group is in areas with the highest concentration. This pattern is the opposite for Asians and Pacific Islanders.⁶, which have the highest labor force engagement rate in areas of the highest concentrations.

In support of the labor force engagement index findings, HUD's jobs proximity index indicates that the census tracts with the closest proximity to employment opportunities are in the central portion of the county (see Figure 6-7). HUD's jobs proximity index measures the accessibility of an area to all jobs within a statistical area, weighting large employment centers more heavily than individual jobs. The communities with the furthest proximity to jobs in the northwest and northeast portions of the county have higher concentrations of non-White residents than central portions of the County. While there are jobs available in these areas, there are few large employers given the density of population, which may require residents to commute to other areas of the county or into the greater Bay Area for employment. In contrast, large employers in suburban areas, such as the Kaiser Permanente Medical Center in Walnut Creek and Contra Costa County departments located throughout the central corridor of the county, offer a variety of jobs to residents in this area.

This pattern of close proximity of jobs to areas that are predominantly White can be found throughout the Bay Area, with the closest examples in the cities of Berkeley, San Francisco, Dublin, and Livermore. Minority populations throughout the region are often concentrated in areas with low labor market engagement and job proximity scores, with Asian and White residents having greater access to employment opportunities.

The Workforce Development Board of Contra Costa County offers a variety of services to help all job seekers, including youth aged 16-24, to identify job opportunities, improve resume and interviewing skills, and other job search

⁶ Contra Costa County Consortium, 2019. *Analysis of Impediments to Fair Housing*. p. 107. <https://www.contracosta.ca.gov/DocumentCenter/View/59623/Final-BOS-Approved-AI-6-11-19>

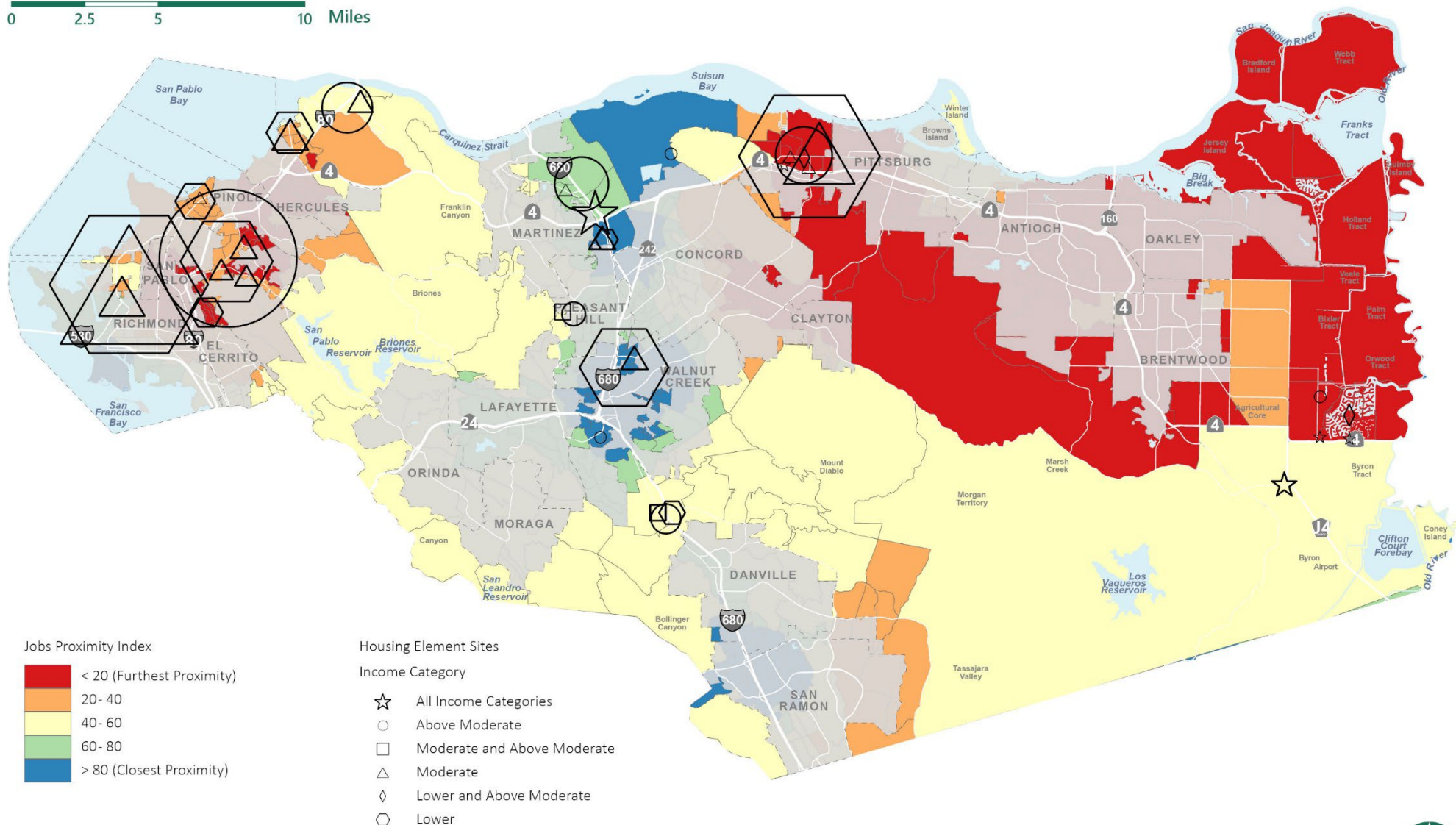


and training services. Contra Costa Employment and Human Services also encourages businesses to hire formerly incarcerated people, a group that is disproportionately unemployed and has difficulties securing housing. To further promote these programs and services and improve access to employment opportunities for lower-income and non-White residents, particularly in areas identified as having more limited access, the County has included Action HE-A8.1 to promote services provided by the Workforce Development Board and facilitate improved access to these services in communities of need.



FIGURE 6-7 JOB PROXIMITY INDEX SCORES

0 2.5 5 10 Miles



Data Source: HUD, 2014-2017



Educational Opportunities

School quality is often tied with housing, with neighborhoods with higher median incomes and home values often having access to higher-performing schools than lower-income neighborhoods. Income distribution influences home values, property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to solid school opportunities indicate fair housing and equal access to opportunities. According to the AI's analysis of HUD's School Proficiency Index, areas in Contra Costa County with greater affluence have higher school proficiency. In turn, areas with lower median incomes (typically the coastal communities) have lower index scores. In eastern and northern communities, schools are generally lower performing than in central and southern areas of the county. The AI overlaid race and ethnicity with school proficiency and found that non-Hispanic Black and Hispanic residents are concentrated in neighborhoods with low school proficiency scores.⁷ The discrepancy between the location of lower-income households in low resource areas and higher-income households in high resource areas, particularly concerning educational resources, even within the same block group, was identified and discussed in outreach sessions.

Each year, the California Department of Education (DOE) publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. There are approximately 21 schools in unincorporated communities of Contra Costa County, including 15 elementary schools, three middle schools, one high school, one continuation high school, and one charter school. Performance scores were not available for Gateway Continuation High School; however, it is worth noting that continuation schools typically serve students who struggle with traditional school environments and present a valuable opportunity for students who may otherwise not complete high school.

Of the remaining 20 schools, in 2019, the DOE reported that all but three fall below statewide grade standards in either English Language Arts or Mathematics, or both. The only schools that scored at or above statewide grade standards include:

- John Swett High in Crockett scored 23.8 points above state standards in English Language Arts.
- Discovery Bay Elementary in Discovery Bay scored 31 points above state standards in English Language Arts and 26 points above state standards in Mathematics.
- Old River Elementary in Discovery Bay scored 2.2 points above state standards in English Language Arts.

⁷ Contra Costa County Consortium, 2019. *Analysis of Impediments to Fair Housing*. p. 98-102. <https://www.contracosta.ca.gov/DocumentCenter/View/59623/Final-BOS-Approved-AI-6-11-19>



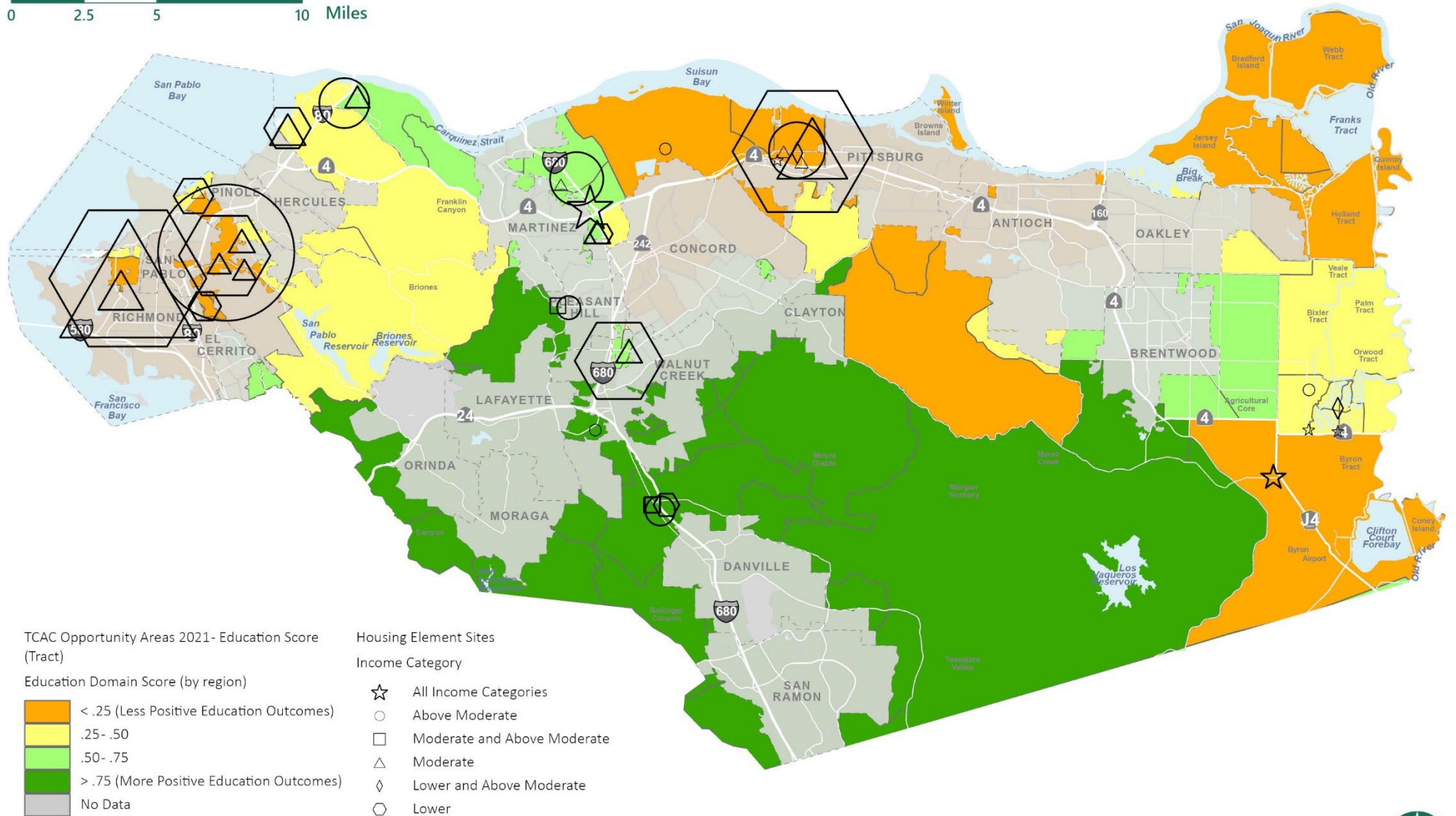
With the exception of John Swett High in Crockett, the anticipated educational outcome, according to TCAC/HCD opportunity maps, is lowest in western and northern communities, where there are greater concentrations of lower-income households and more limited access to resources. The highest educational outcomes are expected in Central Contra Costa County, where communities have higher median incomes, many of which are identified as racially concentrated areas of affluence, including Reliez Valley/Alhambra Valley, Saranap; Acalanes Ridge, Castle Hill/Alamo, Diablo, and Blackhawk (see Figure 6-8).

On average, nearly 14.0 percent of students at schools in unincorporated communities are chronically absent, according to DOE, meaning that they are missing 10 percent or more of the instructional days they were enrolled. The highest rates of chronic absenteeism typically correlate with those schools with the highest percentage of students that are considered socially disadvantaged or students that are eligible for free or reduced-price meals or have parents or guardians who did not receive a high school diploma. For example, Verde Elementary in North Richmond has a chronic absenteeism rate of approximately 22.0 percent, and 97.0 percent of students are considered socially disadvantaged. Performance metrics at Verde Elementary are also 87 points below state grade standards for English Language Arts and 112 points below the state grade standard for Mathematics. This correlation between high rates of socially disadvantaged students, chronic absenteeism, and poor performance scores can be found throughout the county and beyond. From this, it can be concluded that instability arising from poverty, housing, and food insecurity, among other factors, may affect school performance.

Addressing housing instability for families with children living in substandard housing or poverty, paired with encouraging integration of affordable housing in high opportunities areas, may improve educational opportunities for all students. The Housing Element includes a set of housing programs to increase housing opportunity for extremely low-income households, including Action HE-A8.1 to expand Housing Choice Voucher usage throughout the county and encourage affordable housing in high resource areas.

FIGURE 6-8 EXPECTED EDUCATIONAL OUTCOME SCORE

0 2.5 5 10 Miles



Data Source: TCAC/HCD 2021



Environmental Health

A disadvantaged community or environmental justice community (“EJ Community”) is identified by the California Environmental Protection Agency (“Cal EPA”) as “areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. The Envision Contra Costa 2040 General Plan update referred to these communities as “Impacted Communities”. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare a community’s environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated as disadvantaged communities under SB 535. The cumulative score for each census tract includes an exposure score, with a low score being a positive outcome, for each of the following:

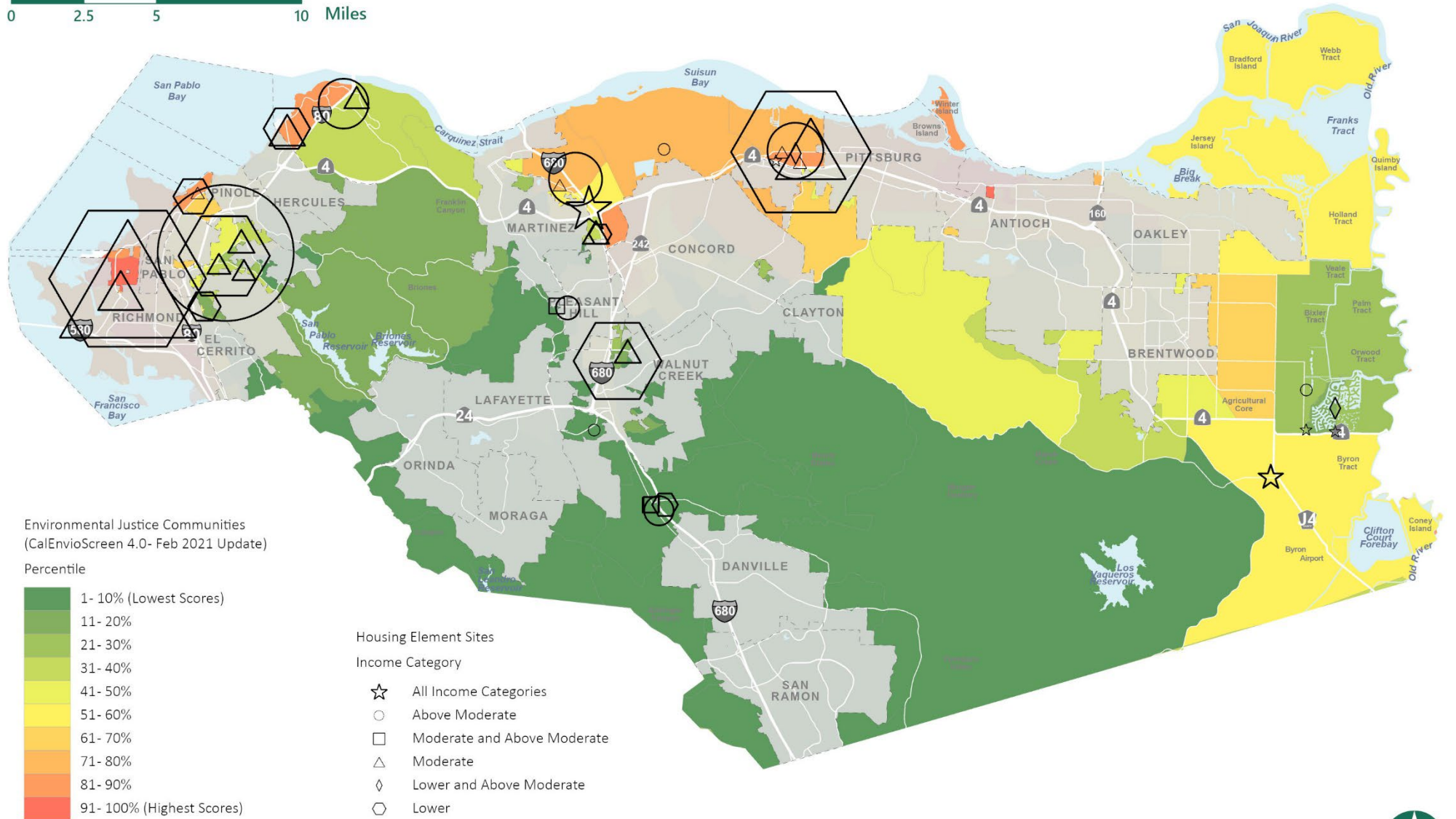
- Ozone concentrations
- PM_{2.5} concentrations
- Diesel particulate matter emissions
- Drinking water contaminants
- Children’s lead risk
- Use of certain high-hazard, high-volatility pesticides
- Toxic releases from facilities
- Traffic impacts

Communities that are identified as disadvantaged communities based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. Under SB 535, the communities of Bay Point, Rodeo, Crockett, Montalvin Manor, and Bayview are considered disadvantaged due to exposure to environmental contaminants (see Figure 6-9).

In addition to this SB 535 designation, the County identified these communities, as well as Tara Hills, Vine Hill, and Mountain View, as disadvantaged under SB 1000. SB 1000 disadvantaged communities are scored on the same eight exposure risks as SB 535, in addition to considering historic discrimination, negligence, and political and economic disempowerment that often result in disproportionate burden of pollution and health impacts in these communities. Each of the disadvantaged communities has its roots in heavy industrial and manufacturing uses given their locations along railway tracks and near ports for shipment of raw materials and products and, later, their proximity to freeways. The combined impact of these factors has led to pollution and unhealthy environmental conditions for residents.

FIGURE 6-9 ENVIRONMENTAL BURDEN

0 2.5 5 10 Miles



Data Source: OEHHA, CalEPA 2021, CalEnviroScreen 4.0, 2021



With the exception of Vine Hill and Mountain View, all disadvantaged communities have a lower rate of non-Hispanic White residents than the county overall, significantly lower than those areas with high environmental scores in the central portion of the county (Figure 6-9). When compared to the region, the AI found that non-Hispanic Black and Hispanic residents have more limited access to environmental healthy neighborhoods than non-Hispanic White and non-Hispanic Asian residents. Throughout the Bay Area region, non-Hispanic Blacks more often are concentrated in neighborhoods with poor environmental conditions while non-Hispanic White residents have access to the strongest environmental conditions. This may be due to the concentration of historically industrial and disadvantaged communities near shipping ports, railway tracks, and freeways. Today, these communities remain the most affordable in the region due to poor environmental conditions, resulting in a persistent fair housing issue of concentrating lower-income and non-White households in areas of poor environmental quality.

Figure 6-9 presents the environmental scores for unincorporated areas in Contra Costa County. As shown, conditions are estimated to be significantly better in central and southern portions of the county, compared to those communities along the San Francisco, San Pablo, and Suisun Bays. Those areas with higher scores, as discussed previously and throughout this assessment, typically have industrial roots and higher scores stemming from proximity to major freeways, industrial routes, and sites that may have previously been contaminated through historic shipping and freight activity. These areas also typically align with lower median incomes, higher rates of non-White households, higher rates of overcrowding and overpayment, and higher intensity development. In contrast, those unincorporated areas with lower scores generally align with areas also identified as RCAAs. Therefore, when comparing environmental burden with other patterns of indicators of

fair housing, environmental conditions disproportionately impact lower-income households and populations with protected characteristics in unincorporated Contra Costa County, such as minority populations, persons with disabilities, female-headed households, and others.

Similar patterns can also be found in neighboring Bay Area counties, including San Francisco, San Mateo, Santa Clara, Alameda, and Solano. In each of these, environmental conditions are more negative closest to the bays, where there are also higher concentrations of lower-income households and special needs groups. These populations often reside in these areas, as opposed to inland communities, due to housing costs and proximity to transit and jobs. The intersect of factors that make these areas nearest the bays most accessible and result in negative environmental conditions suggests a need for place-based investment to improve conditions and strategies to improve access for lower-income households and special needs groups in more suburban, affluent areas both in unincorporated Contra Costa County and throughout the Bay Area.

Historically, development has been most intense adjacent to the bays due to proximity to major transportation routes and hubs connected to waterways. These areas built up first as goods were moved from the San Francisco Bay to Sacramento and beyond. While rail lines and freeways were constructed to streamline transportation, their development also furthered negative conditions by bisecting communities and increasing exposure to emissions related to transportation. The impacts of historic development patterns are discussed in more detail later in this Assessment but influenced the patterns of environmental burden show in Figure 6-9. To promote equitable quality of life in communities throughout the unincorporated county, the County has included Action HE-8.3 to take steps to improve environmental conditions.



Disability Services

According to the California Department of Social Services (CDSS), in the unincorporated areas of Contra Costa County, there are licensed adult residential care facilities in El Sobrante, Rodeo, Bay Point, and Alamo, and assisted living facilities for the elderly in El Sobrante, Rodeo, Mountain View, Bay Point, and Alamo. In addition to these resources, there are facilities in incorporated jurisdictions that also serve nearby residents of unincorporated areas. The County supplements these facilities by offering In-Home Supportive Services (IHSS) to eligible seniors and persons with disabilities to assist with daily living activities and support individuals living independently in their own homes.

In addition to support services, paratransit services are available to persons with disabilities through County Connection LINK, East Bay Paratransit Consortium, Tri-Delta Transit Dial-A-Ride, and WestCAT Dial-A-Ride. These programs offer door-to-door transportation to assist persons with disabilities with accessing non-emergency medical appointments, running errands, and other daily activities.

The County also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the County will ensure that older housing that may not meet the same accessibility requirements can be adapted as needed by formalizing a written reasonable accommodation procedure (Action HE-A4.2).

Disproportionate Housing Need and Displacement Risk

Overcrowding

As discussed in the Housing Needs Assessment, the U.S. Census Bureau defines an overcrowded household as a unit that is occupied by more than one person per room. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units. The patterns of overcrowding seen in the western portion of the county reflect the experience reported by members of the public during the outreach process. Participants expressed that high housing costs and difficulties of securing housing with a poor rental history can present a barrier to securing housing at an affordable price that meets the needs of the household.

There are two areas of concentrated overcrowding in unincorporated Contra Costa County: the far western area surrounding and including North Richmond and the northern area of Bay Point and surrounding areas. According to the 2015-2019 ACS, across all unincorporated Contra Costa County, approximately 3.2 percent of households are overcrowded and an additional 1.4 percent are severely overcrowded. In comparison, roughly 13.6 percent of North Richmond households, 7.8 percent of Montalvin Manor/Bayview households, and 11.8 percent of Bay Point households are



overcrowded. Outside of these areas, rates of overcrowding are largely consistent, typically less than 5 percent. The central portion of the county, south of the community of Alamo, and the eastern portion, including Bethel Island and Discovery Bay, have overcrowding rates of less than 2 percent. The overcrowding in the eastern and northern communities aligns with areas of concentrated lower-income households and non-White persons, indicating a possibly disproportionate housing burden and a need for more affordable large units in these areas. While overcrowding is a pressing issue in the North Richmond and Bay Point areas, this does not translate into severe overcrowding. The County's severe overcrowding rates are approximately equal to or less than the county-wide rate.

In addition to analyzing the specific locations of housing needed to address displacement risk due to overcrowding, the County analyzed tenure by occupants per room. In 2019, according to the ACS, approximately 3.2 percent of households in the unincorporated area were overcrowded, an increase from 2.1 percent of households in 2010. Similarly, the rate of severe overcrowding has increased to 1.4 percent from 0.8 of households in 2010. As shown in Table 6-3439, renters are more burdened by overcrowding than owners, with 6.3 percent of renters overcrowded and 3.4 percent severely overcrowded in 2019, compared to 1.9 percent of owners overcrowded and 0.5 percent severely overcrowded. While tenure by overcrowding is not tied to specific geographic areas, it is likely that the areas with the highest rates of overcrowding (North Richmond, Montalvin Manor/Bayview, and Bay Point) follow the patterns of the unincorporated county and have higher rates of renter overcrowding than owners.

TABLE 6-3439 OVERCROWDED HOUSEHOLDS BY TENURE


Overcrowding Status	2010		2019	
	Number	Percentage	Number	Percentage
Total Households	57,997	100.0%	61,542	100.0%
Overcrowded	1,234	2.1%	1,978	3.2%
Severely Overcrowded	474	0.8%	840	1.4%
Total Owner Households	43,034	100.0%	43,555	100.0%
Overcrowded	650	1.5%	841	1.9%
Severely Overcrowded	249	0.6%	226	0.5%
Total Renter Households	14,963	100.0%	17,987	100.0%
Overcrowded	584	3.9%	1,137	6.3%
Severely Overcrowded	225	1.5%	614	3.4%

Data Source: 2006-2010 and 2015-2019 ACS, Table B25014

In the Bay Area, approximately 4.4 percent of households experience overcrowding and 2.8 percent experience severe overcrowding. When compared to other counties in the ABAG region, Contra Costa has one of the lowest rates of overcrowding, with lower rates only in Marin and San Francisco Counties. This may indicate that, while overcrowding is a problem, particularly for renters, in Contra Costa County, there are more appropriately sized housing opportunities for residents here than in other areas of the region.

Cost Burden

A household is considered cost burdened when they spend more than 30 percent, but less than 50 percent, of their income on housing costs. A



severely cost-burdened household is one whose housing costs exceed 50 percent of their income. In unincorporated Contra Costa County, approximately 23.7 percent of renters and 16.8 percent of owners are cost-burdened, and 21.6 percent of renters and 12.0 percent of owners are severely cost-burdened (Table 6-4035). White, Asian, and American Indian or Alaska Native renters report the lowest cost-burden rate among all racial groups. However, it is worth noting that 68 individuals identify as American Indian or Alaska Native, compared to 7,215 White residents and 2,039 Asian residents. Pacific Islander residents experience the highest rates of both cost burden and severe cost burden among renters, though significantly lower rates among owners. Generally, minority households experience higher rates of cost-burden than White and Asian households, and renters experience higher rates overall than owners.

As seen in Figures 6-9 and 6-10, and demonstrated by Table 6-3540, overpayment for housing is a chronic problem across the county and the region. However, renters experience much higher rates of overpayment throughout the county, while owner overpayment is primarily, not exclusively, in the North Richmond and Bay Point areas. Since 2014, the rate of owner overpayment has decreased in most of the county (Figure 6-10), while renter overpayment has remained high in most areas (Figure 6-11).



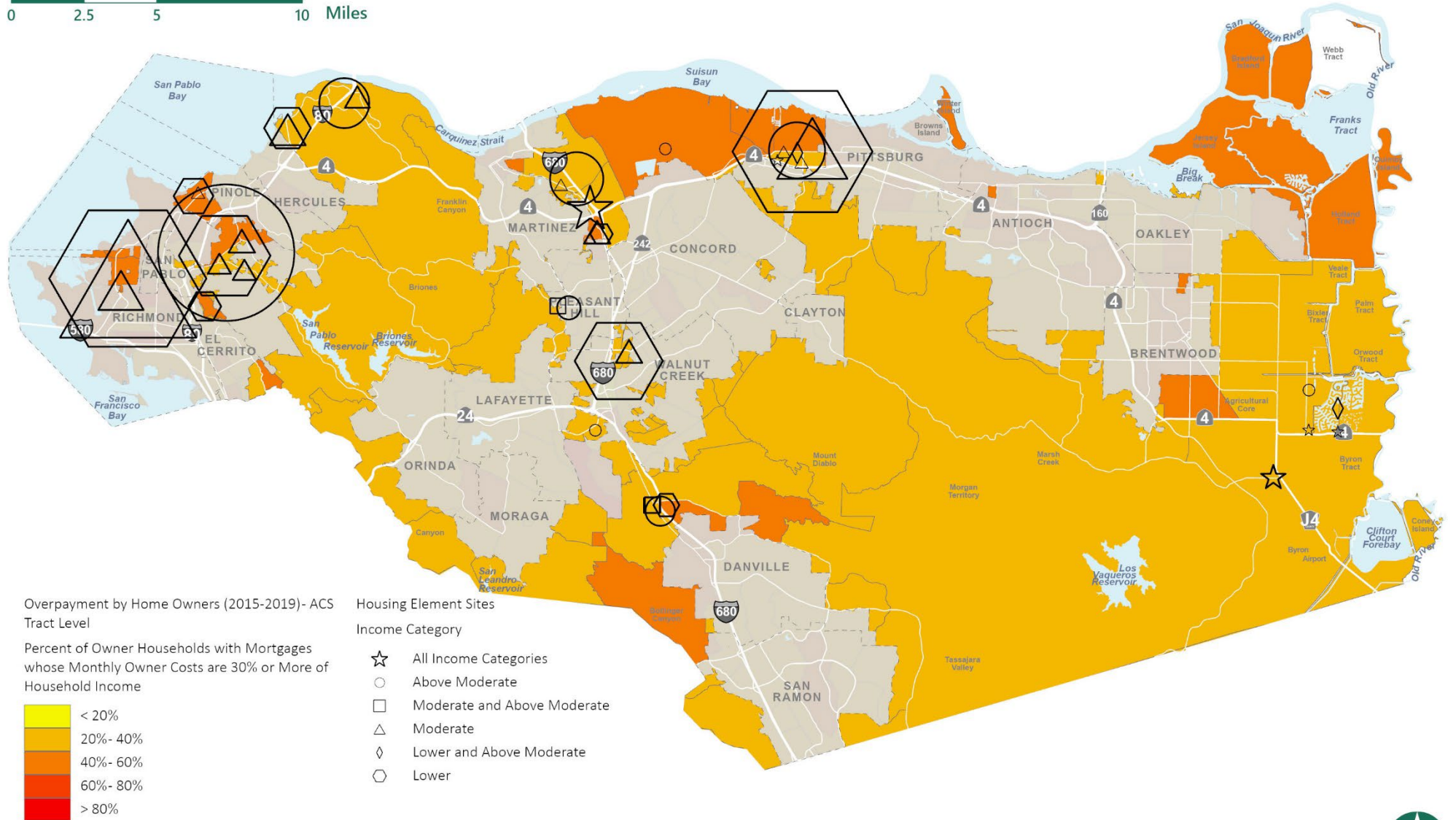
TABLE 6-3540 COST BURDEN BY TENURE AND RACE/ETHNICITY

	White	Black or African American	Asian	American Indian or Alaska Native	Pacific Islander	Hispanic	Other	All
Cost Burden >30% and <50%								
Renter-Occupied Households	20.7%	28.6%	21.1%	0.0%	45.5%	26.4%	30.2%	23.7%
Owner-Occupied Households	14.6%	18.6%	18.5%	38.9%	14.8%	22.4%	26.5%	16.8%
Total Households	15.9%	23.6%	19.3%	24.3%	22.3%	24.2%	28.2%	18.9%
Cost Burden >50%								
Renter-Occupied Households	20.1%	29.1%	20.3%	0.0%	34.1%	22.6%	17.3%	21.6%
Owner-Occupied Households	11.8%	9.8%	12.3%	17.7%	0.0%	13.4%	13.8%	12.0%
Total Households	13.6%	19.6%	14.7%	11.0%	8.4%	17.5%	15.5%	14.9%

Data Source: HUD CHAS 2014-2018

FIGURE 6-10 HOMEOWNER OVERPAYMENT, 2019

0 2.5 5 10 Miles

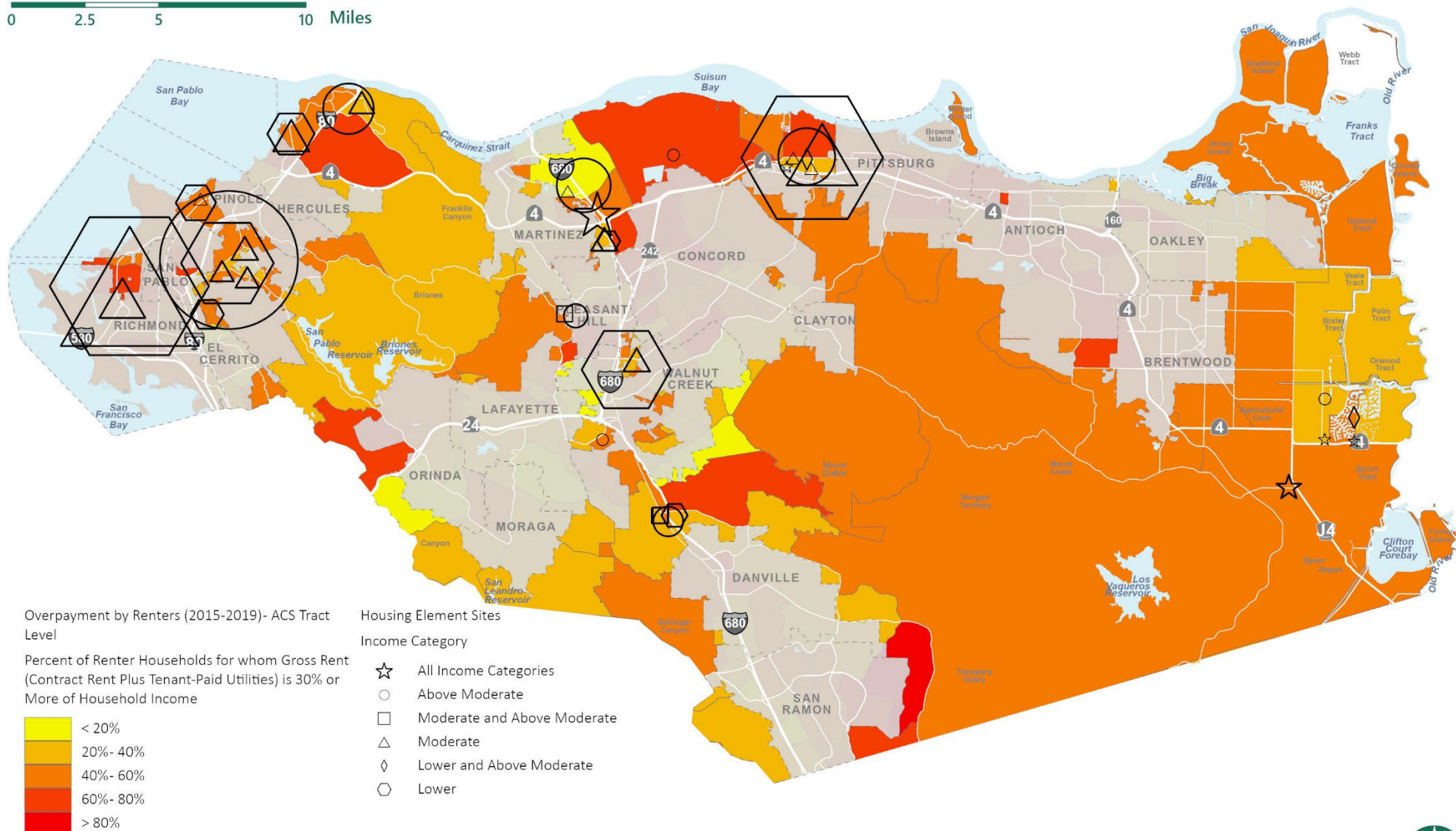


Data Source: 2015-2019 ACS



FIGURE 6-11 RENTER OVERPAYMENT, 2019

0 2.5 5 10 Miles

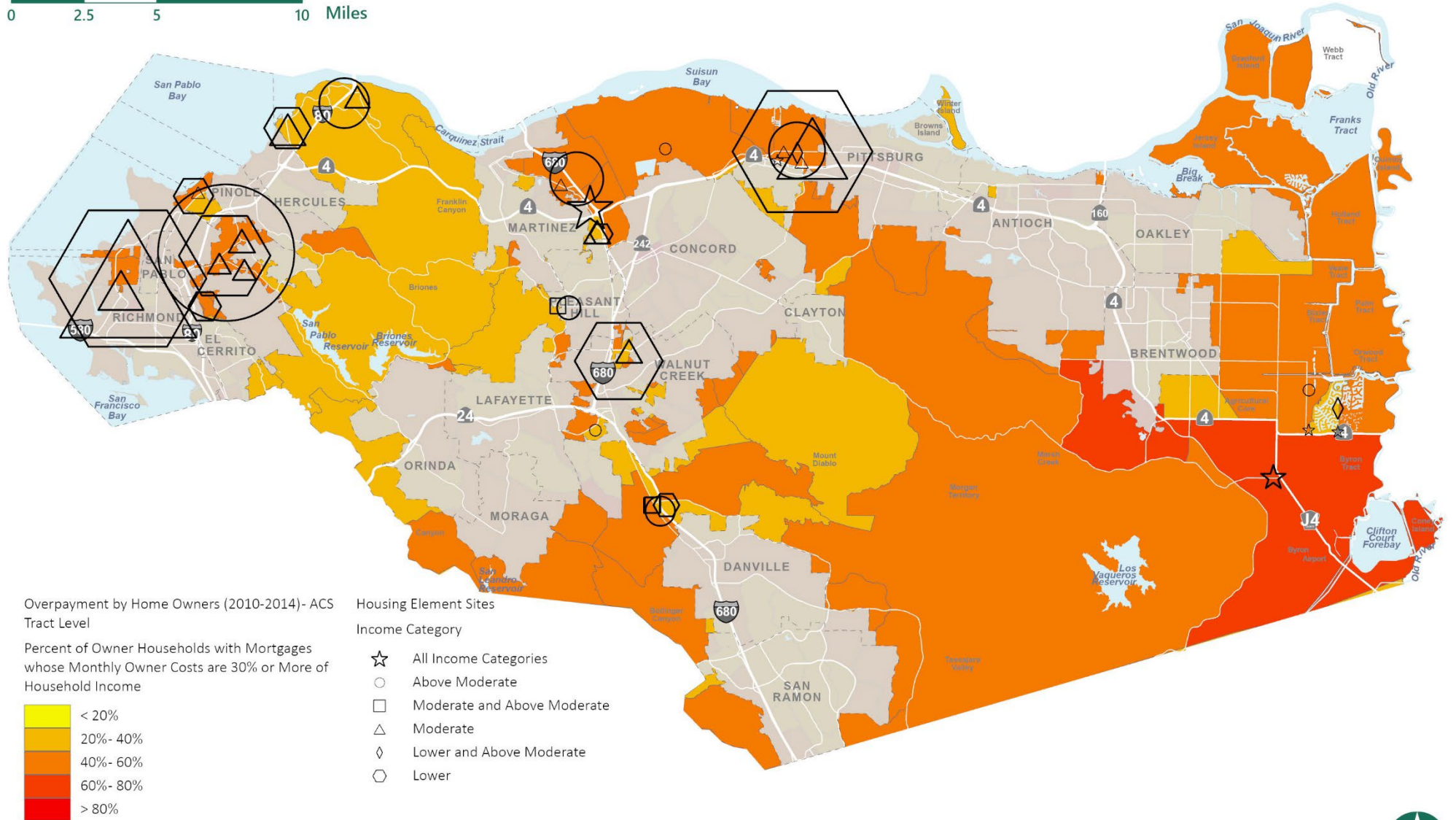


Data Source: 2015-2019 ACS



FIGURE 6-12 HOMEOWNER OVERPAYMENT, 2014

0 2.5 5 10 Miles

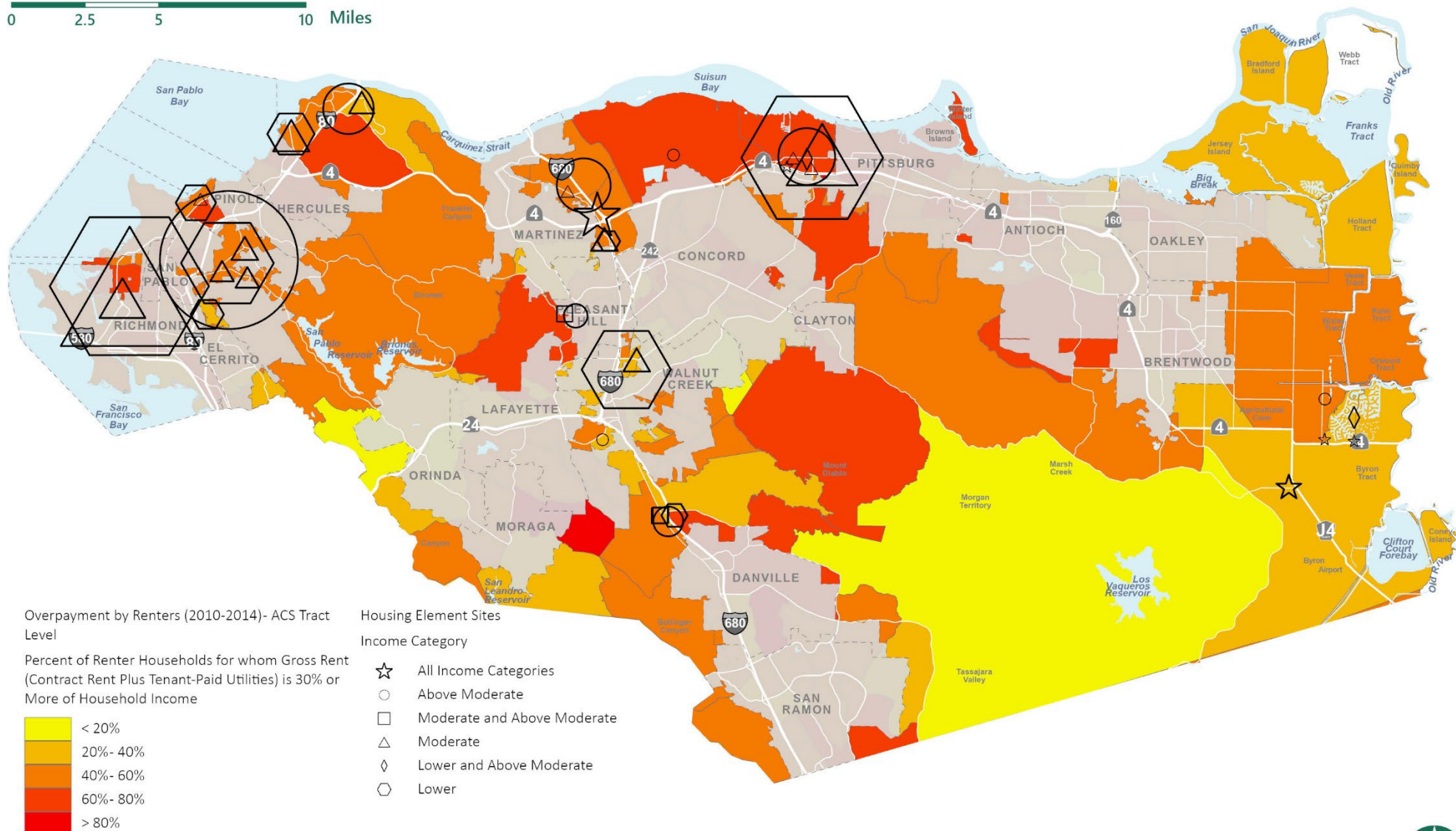


Data Source: 2010-2014 ACS



FIGURE 6-13 RENTER OVERPAYMENT, 2014

0 2.5 5 10 Miles



Data Source: 2010-2014 ACS





Substandard Housing

Housing condition presents another issue in unincorporated Contra Costa County that may increase displacement risk for residents. Approximately 75 percent of housing units in the County's unincorporated areas are older than 30 years. At this age, many units need at least minor repairs. As discussed in Section C of this Housing Needs Assessment, an estimated 2,906 housing units in Unincorporated Contra Costa County have moderate or severe physical problems. Additionally, according to the County Building Department, approximately 20 residential units per year in the Unincorporated County are identified as not inhabitable and needing immediate replacement. While stakeholders did not identify substandard housing conditions as a fair housing issue in the county, residents in the February 2022 breakout session discussed rental housing conditions, and the circumstances that, in many cases, the only housing available for ownership opportunities requires significant rehabilitation investment, which is usually beyond the economic feasibility of lower-income households. Typically areas with higher median incomes have better housing conditions despite the age of the housing stock, as occupants are more likely to have a high enough income to afford ongoing maintenance. The County estimates that the oldest developed most of the areas of the county that have the greatest need for rehabilitation are the oldest developed areas of the county due to the age of the housing stock. These areas include North Richmond, Rodeo, Crockett, Montalvin, and Bay Point. Montalvin, while generally newer, also has a larger percentage of units in need of rehabilitation. To alleviate the costs associated with rehabilitating units and mitigate this fair housing barrier, the Department of Conservation and Development currently offers the Neighborhood

Preservation Program, providing zero and low-interest loans for rehabilitating units owned and occupied by lower-income households in unincorporated areas.

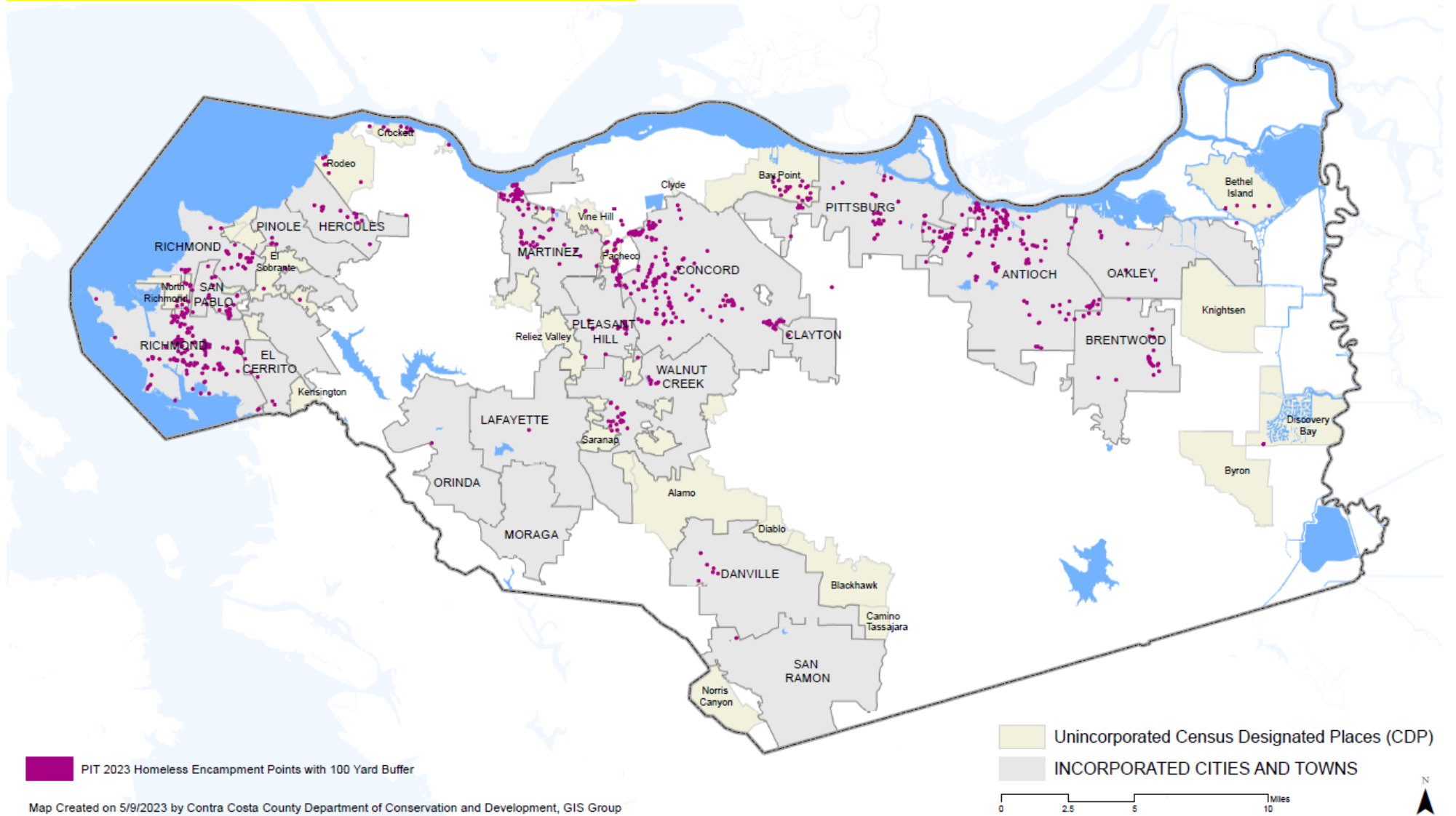
Homelessness

As discussed in the Special Housing Needs Analysis section of the Housing Needs Assessment, there are approximately 2,277 homeless persons living in Contra Costa County. Contra Costa County Health, Housing, and Homeless Services (H3) agency reported that in 2020, just 54 homeless persons resided in unincorporated areas of the county based on where they reported their last permanent address or where they slept the night before accessing homeless services provided by H3.


Persons experiencing homelessness or at risk of becoming homeless are typically extremely low-income and are displaced from housing due to inability to pay or other issues. While there may be additional homeless persons in unincorporated areas that did not access H3 services during the reporting period, it can be assumed that the 2,277 homeless persons in the county predominately reside in incorporated areas. Reflecting this, Figure 6-14 shows that most homeless encampments are located in incorporated areas. However, there are also encampments in nearly all northern and western unincorporated communities, while there are few to none in central and southern communities. This pattern of homelessness reflects income and poverty patterns in unincorporated Contra Costa County. Further, homelessness is generally concentrated in communities with higher diversity scores. As shown in Figure 6-14, the communities where homeless encampments are primarily located, however, also tend to be those areas where there is easier access to transit, services, emergency shelters, and other organizations targeting the homeless population.



FIGURE 6-14 HOMELESS ENCAMPMENTS IN CONTRA COSTA COUNTY



Data Source: Contra Costa County, 2023



The California Legislature defines protected classes as those that have special protections against discrimination in housing and employment. Protected classes include, but are not limited to, race, color, religion, sex/gender, sexual orientation, gender identity, marital status, medical condition, veteran or military status, and disability. While the 2020 PIT does report many protected classes of the homeless population, this data is only available for the entire population, not just the homeless population residing in unincorporated areas. The following are those demographic characteristics compared to the total population in the unincorporated county. It is worth noting that, given the small proportion of the homeless population that reported residing in the unincorporated county, it is unlikely that all protected characteristics are represented in the homeless population. However, without data available at the unincorporated level, it is assumed that the percentages of each protected class apply to the homeless population in the unincorporated county.

- 52 percent of the homeless population reports mental health condition, compared to 4 percent of the unincorporated county population reporting cognitive difficulties.
- 45 percent of the homeless population reports having a chronic health condition, compared to 3 percent of the unincorporated county population which has some type of disability.
- 16 percent of the homeless population are seniors, compared to 16 percent of the unincorporated county population.
- 23 percent of the homeless population identifies as Hispanic or Latinx, compared to 27 percent of the unincorporated county population.

- 54 percent of the homeless population identifies as White, compared to 48 percent of the unincorporated county population.
- 29 percent of the homeless population identifies as Black or African American, compared to 6 percent of the unincorporated county population.
- 8 percent of the homeless population identifies as American Indian or Alaska Native, compared to 0.2 percent of the unincorporated county population.
- 7 percent of the homeless population identifies as other or multiple races, compared to 4 percent of the unincorporated county population.
- 2 percent of the homeless population identifies as Asian, compared to 14 percent of the unincorporated county population.
- Based on this, most protected characteristics are disproportionately impacted by homelessness, with the exception of seniors and residents that identify as Hispanic or Latinx.

As discussed in the Housing Needs Assessment, the County Health Services Department (HSD) develops plans and programs to assist people experiencing homelessness throughout Contra Costa County. These efforts include a 2014 update to the “Ending Homelessness in Ten Years: A County-Wide Plan for Communities of Contra Costa County” and developing the plan “Forging Ahead Towards Preventing and Ending Homelessness.” The County’s Fiscal Year 2021/22 Action Plan identifies the following actions to address homelessness:



- Use Emergency Solutions Grant (ESG) funds for homeless street outreach, emergency shelters, homelessness prevention, rapid re-housing assistance, and data collection.
- Target CDBG funds to support public service activities for homelessness and those at risk of homelessness, including allocating funds for operating expenses of an emergency shelter, providing a homeless hotline, housing counseling and legal services, and food distribution.
- Allocate funding for Contra Costa County Health Services Coordinated Outreach, Referral, and Engagement (CORE) Homeless Street Outreach Program.

During stakeholder consultations and focus groups, service providers recognized the challenges of rehousing programs and emphasized a need to focus on preventing homelessness or providing additional services along with housing. Stakeholders noted that just getting people in housing does not necessarily reduce homelessness, as many people need additional support to maintain their housing situation.

To support and further these current efforts, the County has included Action HE-A7.6 to allow low-barrier navigation centers in all zones that allow mixed-use and nonresidential zones that allow multi-family uses and Actions HE-A3.1, HE-A3.4, and HE-A5.2 to encourage and prioritize development of housing for extremely low-income households. The County has also included Action HE-A3.3 to work with local organizations to provide permanently supportive housing and connect homeless residents services to address the concerns raised by stakeholders, targeting those areas with concentrations of encampments identified in Figure 6-14.

Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the County may also indicate an increased risk of displacement due to housing costs outpacing wage increases, a trend that is felt throughout the region, state, and nation. According to Zillow, the average home value in Contra Costa County has increased 17.1 percent annually since 2011. While housing costs have increased rapidly, wages have not kept pace. The average income in Contra Costa County has increased approximately 3 percent annually, from \$78,385 in 2010 to \$99,716 in 2019 according to the ACS. The difference in these trends indicates the growing unaffordability of housing in Contra Costa County. To address affordability challenges, the County will encourage and incentivize the development of affordable housing units, particularly in high-opportunity areas, and will develop a program to connect lower-income residents with affordable housing opportunities (see Table 6-398).

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In Contra Costa County, overpayment is pervasive and is not necessarily linked to areas with a lower median income. However, as discussed under Patterns of Integration and Segregation, there are higher poverty rates near North Richmond and Bay Point. As shown in Figures 6-9 and 6-10, the overpayment rate is slightly higher in these areas of the county.

The Urban Displacement Project, a joint research and action initiative of UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the

census tract level for extremely low-, very low-, and low-income households. Based on this analysis, the highest risk of displacement in the unincorporated area for lower-income households is in Bay Point and North Richmond, followed by Rodeo, Crockett, and Tara Hills, where there is a lower, but still present, risk of displacement. Further, the Urban Displacement Project has identified Baypoint as at risk of genetrification. In all other areas of the unincorporated county, displacement risk is considered lower, which is likely reflective of the higher median incomes in other communities. The central county is condisidered stable and exclusive according to the Urban Displacement Project. These patterns can be found throughout most communities in the Bay Area, where there is more elevated displacement risk in lower income communities adjacent to the Bay, and lower risk in more affluence, inland areas.

The County's 2020-2025 Analysis of Impediments identified the following factors as increasing displacement risk in Contra Costa County:

- Availability of subsidized units appropriately sized for families with children.
- Rising housing costs and source of income discriminatoin.
- Harassement on the basis of sexual orientation and gender identity.
- Lending discrimination.
- Loss of affordable housing.
- Lack of regional cooperation.

These factors reflect several of the fair housing concerns identified in this Assessment, including rising housing costs and discrimination (discussed later). To address these concerns, the County has included Actions HE-A3.1, HE-A3.5, HE-A5.2, HE-A6.6, and HE-A7.1 to provide financial assistance and other incentives for construction of lower-income rental and ownership opportunities, promoting ADU construction in high resource areas, and encouraging flexibility in lot consolidation and development. Additionally, the County will pursue developing affordable housing on County-owned land (Action HE-A3.2) and expanding homeownership opportunities for lower-income households (Action HE-A5.1). To address discrimination issues, the County has included strategies in Action HE-A7.1 to continue outreach and education regarding fair housing rights and responsibilities, offer fair housing counsel and legal services, and ensure that projects using County funding have adequate equal opportunity outreach programs in place.

Other Relevant Factors

Housing and Demographic Trends

Since 2010, vacancy rates have decreased across unincorporated Contra Costa County, likely increasing the demand for the existing housing stock. In 2010, many unincorporated communities had vacancy rates greater than 10 percent, including Bethel Island (22.7 percent), Diablo (13.0 percent), Discovery Bay (13.0 percent), North Richmond (17.0 percent), and Norris Canyon (10.5 percent). By 2020, the vacancy rate in all but 8 communities had dropped to 5 percent or less, with 13 communities having a vacancy rate of less than 3 percent, which typically reflects an impacted housing market. In unincorporated Contra Costa County, the percentage of renter-occupied households has increased very slightly since 2000, from 27 to 29 percent of



households, indicating that the decrease in vacancy rates has not altered the proportion of owner and renter households.

Across unincorporated Contra Costa County, there was a decrease in two-unit housing structures since 2010, while there was an increase in all other housing types. The greatest increase was in multi-family structures with 5 to 9 units (21.9 percent increase in the stock) and structures with 10 to 19 units (27.0 percent increase in the stock). This focus on increasing the supply of multi-family units may have assisted in the increase in the percentage of renter-occupied households and provides a greater variety of housing options than single-family homes, which are often unaffordable to lower-income households.

History of Development and Investment


As with most of the Bay Area, early development in Contra Costa County was shaped by industrial uses and investment, including shipping and railway transportation of materials and products and the construction of freeways. This development in Contra Costa County began in the early 1900s in the western and northern portions of the county, where there was access to shipping ports and the construction of the Union Pacific Railroad. By the mid-1900s, freeway construction further influenced nearby communities. Throughout the United States, freeways were built through and sometimes displaced, lower-income communities that often contained concentrations of Black or Hispanic residents. This was no different in Contra Costa County. Interstate 80 and State Route 4 were constructed through and around many communities, altering the landscape. While many of these communities are those that have concentrated poverty and non-White populations today, freeway development in Contra Costa County did not exclusively result in these patterns. Interstate 680 also bisects several communities, ~~but these~~

~~which~~ are primarily affluent suburban communities in the central and southern portions of the county, ~~that are identified as racially concentrated areas of affluence, therefore~~ indicating that it is likely that early heavy industrial uses may have played a greater role in development patterns than freeway construction.

Older communities in Contra Costa County, particularly those that have their roots in shipping, are those that today have greater concentrations of lower-income households and non-White persons than suburban communities in the central ~~and southern~~ county. Outreach participants also emphasized the role that NIMBYism played in shaping the county in terms of new development, often resulting in concentrations of lower-income households in the aging and industrial adjacent locales. Many of these areas are susceptible to gentrification, according to the Urban Displacement Project. Therefore, the County has included Action HE-A3.2 to address development of affordable housing on County-owned land in Bay Point, North Richmond, and Rodeo and Action HE-A8.1 to target place-based revitalization through community-based programs rather than new development in areas of concentrated poverty.

Public Housing

Public housing provides a safe and affordable option for lower-income households, seniors, and persons with disabilities who may otherwise encounter challenges securing and affording housing. As reported in the County AI, the Housing Authority of Contra Costa County (HACCC) owns approximately 1,177 public housing units in 14 developments throughout the county, in addition to administering the Housing Choice Voucher program. Public housing in unincorporated areas is located in Rodeo and the City of Brentwood Sphere of Influence. HUD reported that, throughout



Contra Costa County, Black residents comprise approximately 55.0 percent of residents in the public housing developments, despite comprising only 9.0 percent of the Contra Costa County Consortium's total population. In contrast, White and Hispanic populations are underrepresented in public housing compared to the total population. The Urban Displacement Project identified all locations of public housing in Contra Costa County as the more urbanized western and northern cities and unincorporated communities, with no public housing in central and southern Contra Costa County. The discrepancy in where public housing is located may inform tenants' demographics, as there are higher concentrations of Black and African American residents in western and northern areas than in southern and central Contra Costa County—many of which have been identified as racially concentrated areas of affluence with representations of White population at 1.25 -times the average percentage of total White population in the ABAG region. This may indicate that either residents of central and southern regions do not have access to public housing and are therefore underrepresented, or there is a greater need among Black residents than in other populations. To ensure that all eligible residents, regardless of location, race, or ethnicity, have access to safe and affordable housing, the County has included Action HEA-3.2 to develop affordable housing on County-owned land, Action HE-A3.4 to assist with the acquisition and rehabilitation of rental units by affordable housing providers, prioritizing projects in high resource areas, and Action HE-A8.1 to facilitate place-based revitalization through community efforts to encourage resident retention.

Homeownership Trends

According to findings of the County AI, areas with high concentrations of non-Hispanic White residents tend to have the highest homeownership rates. In contrast, communities with concentrations of Black and Hispanic residents have the lowest homeownership rates. Typically, communities in the western, urbanized portion of the county have the lowest homeownership rates, aligning with those areas with lower median incomes, further proximity to jobs, and greater concentrations of non-White residents. In the suburban communities of central Contra Costa County, many of which are identified as racially concentrated areas of affluence where there is greater job access and higher median incomes, there are higher rates of homeownership—generally above 80.0 percent. While this trend is true for most of the county, Bayview, in the western county with a predominantly non-White population, has a high homeownership rate. In Bayview, approximately 92.5 percent of housing units are owner-occupied, according to the 2015-2019 ACS. Of all units in Bayview, just 24 (3.8 percent) are less than 40 years old; 96.2 percent of units were built before 1980. Older housing units are typically more affordable. In 2019, the ACS estimated the Bayview home value was \$479,300, and all Bayview homes are single-family structures. Therefore, this community may be a more affordable option for lower- and moderate-income households seeking homeownership opportunities than other western communities with fewer single-family homes or higher home values. However, breakout session participants discussed the situation facing many potential lower-income homeowners in that more affordable housing units such as these often are in stages of dilapidation, and the resources necessary to rehabilitate these structures make the goal of homeownership unattainable.



3. Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

Contra Costa County enforces and complies with fair housing laws and regulations through a twofold process: regular review of County policies and code for compliance with State law, and referring fair housing complaints to appropriate agencies. Contra Costa County refers fair housing complaints to ECHO Housing (“ECHO”). ECHO provides housing counseling services, and tenant/landlord services conducts fair housing investigations, and operates periodic fair housing audits throughout Contra Costa County, including unincorporated areas. Additionally, ECHO provides counseling and assistance for first-time homebuyers and lower-income households seeking housing.

The County does not have a formal process currently to disseminate information about fair housing laws. However, Action HE-A8.1 has been included to provide information in County buildings and on the County's website regarding fair housing rights, requirements, and resources for residents, landlords, and property managers. This information will be updated at least annually.

In addition, the County demonstrates compliance or intention to comply with fair housing laws through the following:

- The County demonstrates compliance with Density Bonus Law (Gov. Code, Section 65915.) through its density bonus ordinance, which currently allows for an increase of 5 to 35 percent over the maximum allowable residential density. Assembly Bills 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus

law to provide additional benefits for qualifying projects. The County has included Action HE-A6.4 to update the density bonus ordinance to be consistent with recent State law.

- The County intends to comply with No-Net-Loss (Gov. Code Section 65863) through identifying a surplus of sites available to meet the County's RHNA allocation. In total, the County's surplus unit capacity is 2,485 units, composed of 844 lower-income units, 343 moderate-income units, and 1,299 above moderate-income units.
- The County complies with the Housing Accountability Act (Gov. Code, Section 65589.5) by allowing emergency shelters by right in the General Commercial District. Further, the County does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made.
- The County will comply with SB 35 (Gov. Code Section 65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by 2022 (Action HE-A7.6).
- The County will comply with SB 330 (Gov. Code Section 65589.5), relying on regulations outlined in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental impact report for an affordable housing project.

- The County has completed this Assessment of Fair Housing, identified and prioritized fair housing issues, and identified programs to address fair housing issues in Table 6-44 Factors that Contribute to Fair Housing Issues, in compliance with Assembly Bill 686 (Government Code Section 8899.50).

2020 and 2020-2021, ECHO reported cases by community. The cases received are presented in Table 6-3641. Most fair housing cases were filed for incidences of ~~discriminate in~~ discrimination based on race and disability.

Housing Discrimination Cases

In October 2021, ECHO provided fair housing case numbers for fiscal years 2018-2019, 2019-2020, and 2020-2021. During fiscal year 2018-2019, ECHO recorded all cases reported from most incorporated jurisdictions (excluding Antioch, Concord, and Walnut Creek) and unincorporated areas as originating in “Urban County.” Therefore, for this year, case numbers may not accurately represent residents in unincorporated areas. In fiscal years 2019-

TABLE 6-3641 ECHO HOUSING FAIR HOUSING CASES, 2018-2021

Geography	Race	Disability	Religion	Familial Status	Income Source	General Information Request	Other
Fiscal Year 2018-2019							
Urban County	7	23		1	1	15	5
Fiscal Year 2019-2020							
Bay Point	1	4	1				
Discovery Bay	1	1				1	
Alamo	1						
Crockett	1	1					
Rodeo	1						
Fiscal Year 2020-2021							
Discovery Bay		2					
Alamo		2					
El Sobrante	1	1					

Data Source: ECHO Housing, 2021



In its 2019 Annual Report, the Department of Fair Employment and Housing (DFEH) reported 22 housing complaints from residents of all of Contra Costa County, not just unincorporated areas. This was approximately 2.4 percent of the total number of cases in the state that year (934). Due to confidentiality, DFEH does not report the specific origin of cases within the county. However, as part of the Fair Housing Assistance Program (FHAP), some DFEH cases are dual-filed with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), which can identify the specific jurisdiction or community from which a complaint originates. According to HUD's Region IX FHEO, 17 fair housing discrimination cases were filed with and accepted by HUD from unincorporated areas of Contra Costa County between January 1,

2013, and March 24, 2021. As shown in Table 6-3742, most cases originated from Bay Point, though disability discrimination was the most common reason for the alleged discrimination. No cases were reported in communities not listed in the table during the reporting timeframe. The percentages total more than 100 percent because some cases claimed multiple reasons. In addition to these cases, 34 inquiries with known and unknown reasons for the alleged discrimination were sent to HUD to determine their validity. In reviewing these cases, 13 failed to respond to HUD's follow-up, and 21 were found not to have a valid basis. Of these inquiries, 10 were inquiries against a public entity in the county.

TABLE 6-3742 HUD FAIR HOUSING CASES, 2013-2021

Geography	National Origin	Religion	Familial Status	Disability	Race	Retaliation	Sex	Total
Bay Point	2	1	1	7	2	1	0	14
Bethel Island							1	1
Crockett				1		1		2
Rodeo				1				1
Discovery Point				1				1
Pacheco				1				1
El Sobrante			1		1			2
Total	2	1	2	11	3	2	1	22

Source: HUD FHEO, 2021

*As some cases alleged multiple bases of discrimination, the total reports of each form of discrimination total more than 100%.

Accessibility of Outreach

The necessity to identify ways to implement more widespread outreach efforts with the intent to connect underrepresented and low-income groups into the planning effort was reiterated in outreach dialogues. Approximately 6 percent of the population 5 years and older in unincorporated Contra Costa County speaks English “not well” or “not at all,” according to the 2015-2019 ACS. This is made up of approximately 10,600 residents who require translation services to be able to participate in public engagement events and processes. To meet this need, the County provides Spanish translation at all Board of Supervisor meetings and other languages by request. To ensure all residents have equal access to participate in outreach efforts, the County will promote the availability of translation services by, at least annually, distributing information and how to access these services to community organizations and on the County’s website in multiple languages (Action HE-A8.1).

4. Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunities and to fostering inclusive communities where all residents have access to opportunities. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity.

Contra Costa County’s 6th Cycle RHNA allocation totals 8,411,736 units, comprised of separated by income level and number of units as follows: 2,072,493 very low-income units, 1,194,274 lower-income units,

1,211,736 X-moderate-income units, and 3,133,913; and above moderate-income units, X.

Table 6-3843 presents the sites inventory RHNA unit capacity by census tracts in the County, and the existing conditions of each tract with identified sites as they relate to indicators of fair housing, and Figures 6-44A-29 and through 6-47B mapsshow the location of the census tracts with unit capacity in the county. No sites have been identified in the majority of tracts in the county, as much of the unit capacity has been identified on county-owned sites, sites in census tracts which have resident populations in need of affordable housing, pipeline projects that are in the development pipeline, and sites that have the potential to connect to existing infrastructure. The 32 census tracts in unincorporated Contra Costa County which include viable and available land to address thefor residential development RHNA sites identifyinclude capacity for 8,411 units at a mix of affordability levels, as identified in Table 6-3843.

TABLE 6-38. RHNA SITE CAPACITY BY CENSUS TRACT

There are 18 low resource tracts in the county with identified unit capacity. Across these tracts, the CityCounty has identified capacity for 70.2 percent of the total lower-income capacity, 79.0 percent of the total moderate-income capacity, and 54.9 percent of the total above moderate-income capacity). Tracts 3142, 3650.02, 3580, and 3141.03 in Bay Point, North Richmond and Rodeo contain 22.1-21.2 percent of total identified unit capacity (26.8 percent of lower-income unitsunit capacity, 24.3-4 percent of moderate-income unit capacity, and 4.35 percent of above moderate-income unit capacity), and have There are four census tracts that have the highest concentrations of poverty in the county, ranging from 18.9 to 22.6 percent of the population in these tracts. (3142, 3650.02, and 3580 and 3141.03 at



22.6, 21.9, 20.0 and 18.9 percent respectively), containing 22.1 percent of total identified unit capacity. All four The median income in of these tracts have incomes ranging from \$54,790 to \$59,567, falling within the very low-income category; populations of color comprise between 75.7 to 96.0 percent of the residents; the rate of renter overpayment exceeds 56.4 percent; renter households comprise approximately at least 50.0 percent of households and above in all tracts except for 3142; and all tracts are above the CalEnviroScreen threshold of 75th percentile, classifying them as a disadvantaged communities.

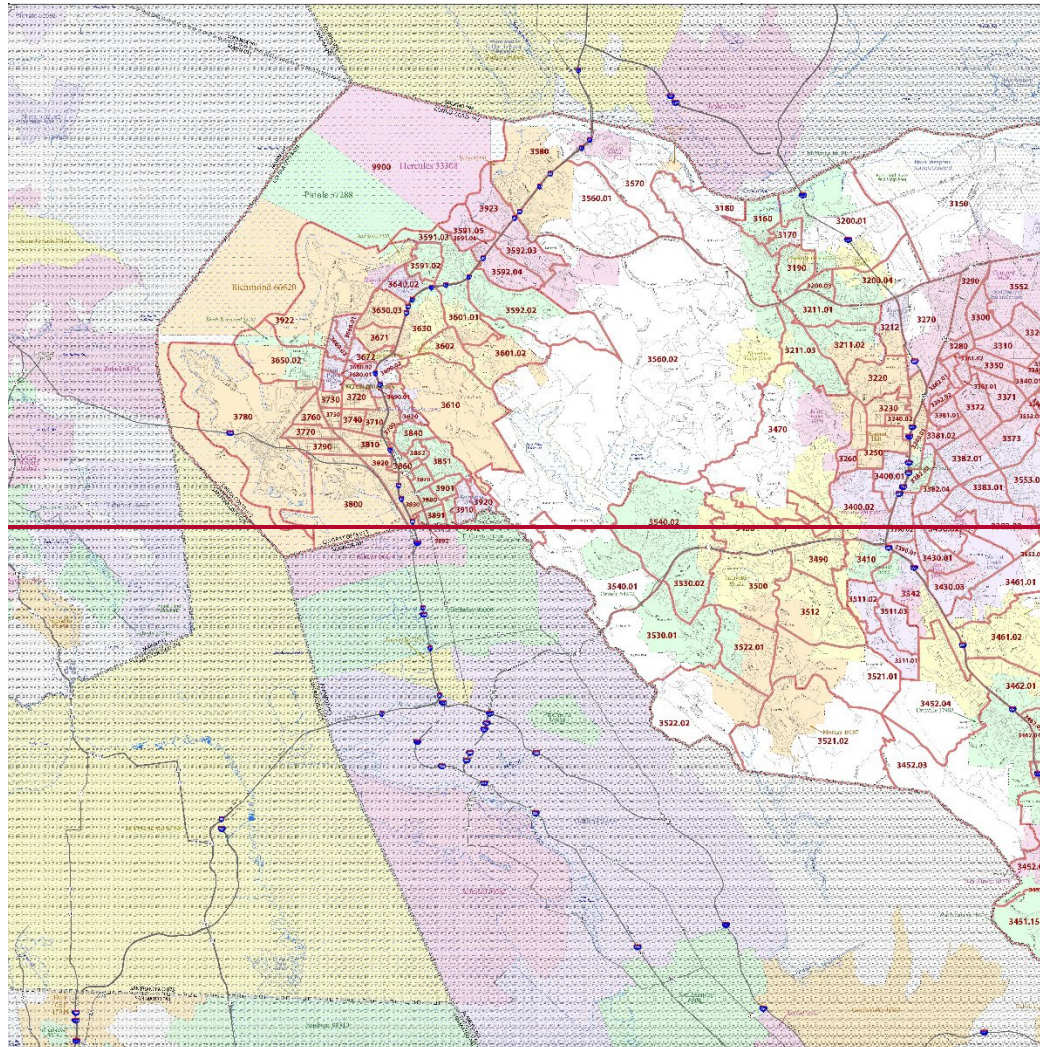
TABLE 6-43. RHNA-SITE CAPACITY BY CENSUS TRACT

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators												
					Integration and Segregation						Access to Opportunity			Displacement Risk			
		Low	Mod.	Above Mod.	Median Income	Poverty Rate	Low- to Moderate-Income Population	Non-White Population	Disability Rate	RCAA Status	Resource Designation	Jobs Proximity Index	CalEnviroScreen Score	Overcrowded Rate	Renter Overpayment Rate	Homeowner Overpayment Rate	Renter Households
3040.02	451	6	21	157	\$71,042	14.4%	48.6%	39.0%	14.3%	No	Low	58	44.7	0.0%	44.4%	37.8%	33.3%
3040.04	1299	171	13	96	\$121,688	5.8%	18.0%	20.1%	10.9%	yes	High	0	10.9	0.0%	47.7%	32.0%	18.6%
3040.05	2,198	4	18	192	\$129,932	8.2%	20.2%	40.2%	7.2%	Yes	Moderate	1	15.7	0.0%	34.6%	31.8%	24.5%
3132.03	914	384	0	0	\$91,438	5.3%	39.5%	76.1%	13.0%	No	Low	0	47.4	5.6%	44.4%	31.5%	30.1%
3141.02	1,662	0	0	1	\$64,332	7.5%	52.7%	82.8%	9.8%	No	Low	0	79.0	15.7%	46.3%	46.9%	30.5%
3141.03	1,753	776	159	21	\$57,394	18.9%	65.8%	89.4%	12.3%	No	Low	2	75.3	12.0%	60.5%	46.8%	56.5%
3141.04	2,447	1,199	81	279	\$65,269	11.9%	65.1%	90.2%	13.0%	No	Low	0	86.8	11.8%	34.4%	28.4%	52.4%
3142	1,730	0	0	53	\$57,500	22.6%	67.4%	89.2%	13.2%	No	Low	4 - 26	83.7	13.1%	58.4%	49.7%	37.8%
3150	1,215	0	0	1	\$79,658	8.7%	27.4%	62.1%	15.4%	No	Low	96	75.6	0.7%	67.8%	50.1%	20.3%
3200.01	1,254	1	25	39	\$98,465	14.9%	52.7%	54.3%	14.9%	No	Low	63 - 77	71.6	3.2%	19.4%	34.2%	35.5%
3200.04	2,542	8	33	316	\$113,297	2.2%	25.3%	41.9%	8.9%	Yes	Moderate	80	47.1	2.3%	51.3%	38.4%	33.0%
3211.02	2,675	0	0	1	\$140,240	2.5%	19.4%	31.2%	9.1%	Yes	High	73	2.7	1.9%	40.6%	30.2%	14.9%
3212	2,179	61	51	0	\$90,273	12.5%	45.6%	52.6%	8.0%	No	Moderate	92 - 93	33	1.9%	29.5%	50.1%	60.3%
3240.01	2,994	144	48	0	\$87,917	6.8%	46.0%	37.0%	9.4%	No	Moderate	84	19.2	3.3%	44.1%	35.1%	81.6%
3342	2,781	81	0	8	\$128,618	2.3%	18.7%	22.8%	9.0%	Yes	High	57	5.8	0.7%	55.2%	27.3%	22.9%
3382.03	2,663	786	104	0	\$111,219	5.7%	33.6%	47.6%	3.6%	No	Moderate	89 - 92	14.8	1.0%	37.8%	29.9%	60.0%
3382.04	2,692	0	0	354	\$121,010	5.2%	24.3%	43.9%	6.1%	Yes	High	93	5.0	1.4%	55.4%	32.3%	45.6%
3400.02	2,936	0	0	1	\$146,838	3.3%	15.1%	26.1%	8.1%	Yes	High	73	5.1	0.0%	14.4%	35.4%	23.5%
3452.04	1,252	0	19	218	\$219,750	3.7%	14.8%	12.9%	9.0%	Yes	Highest	58	0.4	0.0%	28.6%	35.1%	6.6%
3461.02	1,998	10	0	0	\$250,001	4.3%	10.8%	27.3%	8.5%	Yes	High	52	0.7	0.0%	69.2%	27.1%	8.6%
3470	2,382	0	1	7	\$188,247	2.9%	7.3%	19.6%	8.4%	Yes	Highest	58	0.5	1.0%	52.7%	32.3%	14.5%
3570	1,482	0	6	15	\$95,263	8.5%	36.2%	34.4%	17.1%	No	Moderate	46 - 50	32.9	0.0%	29.5%	31.1%	54.8%
3580	2,073	158	68	18	\$59,567	19.0%	51.4%	75.7%	14.7%	No	Low	31 - 42	87.3	6.8%	56.4%	23.7%	48.8%
3601.01	1,308	0	4	23	\$87,333	7.7%	21.6%	57.4%	17.1%	No	Low	13	37.8	0.0%	51.9%	47.4%	20.9%
3601.02	1,489	0	0	24	\$127,125	3.5%	17.8%	58.9%	12.0%	No	moderate	20 - 27	6.1	2.8%	48.7%	35.4%	13.0%
3602	1,744	366	24	33	\$82,224	6.3%	33.9%	70.5%	17.2%	No	Low	20 - 22	25.7	3.8%	33.8%	34.8%	42.0%
3610	1,739	111	27	8	\$94,010	10.6%	41.6%	67.9%	12.8%	No	Low	25	27.0	3.7%	51.7%	37.5%	40.4%
3620	1,213	50	0	0	\$90,400	3.6%	30.2%	48.5%	11.1%	No	Low	22	16.1	0.6%	55.3%	42.1%	22.1%
3630	2,729	43	0	415	\$83,444	5.1%	39.9%	68.3%	16.4%	No	Low	22 - 23	48.3	4.5%	41.0%	40.1%	32.3%
3640.02	1,810	199	59	20	\$77,061	4.9%	37.7%	79.6%	10.6%	No	Low	31 - 34	65.0	3.4%	57.3%	40.8%	37.6%
3650.02	1,574	340	196	10	\$54,790	21.9%	68.0%	96.0%	10.8%	No	Low	35 - 44	96.1	13.6%	62.7%	48.3%	65.2%
3690.02	980	54	0	48	\$77,800	14.7%	46.8%	75.3%	10.4%	No	Low	11	51.1	5.8%	32.9%	38.3%	47.1%
3780	1,699	0	14	1	\$102,057	9.3%	42.5%	32.0%	9.3%	No	Low	69	71.5	0.0%	46.5%	44.7%	41.6%
3922	3,205	201	767	1	\$84,604	7.1%	38.5%	83.6%	13.7%	No	Low	27 - 32	85.7	7.8%	56.6%	43.8%	37.9%

Source: 2015-2019 ACS; Esri, 2018; TCAC/HCD 2021; HUD, 2020; OEHH, 2021; CHHS, 2022



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~~East~~



The two tracts located within the that encompass the on the western side of the county in the Rodeo and Richmond areas (3580 and 3650.02), include 10.5 percent of the lower-income unit capacity, 15.2 percent of moderate-income capacity, and 1.5 percent of percent of above moderate-income capacity. Two tracts; and two in the Bay Point area (3142 and 3141.03) accommodate 16.3 percent of lower-income unit capacity, 9.2 percent of moderate-income capacity, and 3.1 percent of above moderate-income unit capacity to reduce displacement risk of compromised populations. Overall, 15.2 percent of the moderate-income capacity has been identified within the East Bay tracts 3580 and 3650.02; with an additional 9.1 percent in the two Bay Point tracts; and 4.3 percent of above moderate-income capacity the moderate and above-moderate capacity identified within all four tracts will facilitate income-integration and combat patterns of concentrated poverty.

TABLE 6-38, RHNA SITE CAPACITY BY CENSUS TRACT

The census tracts with the highest proportion of lower-income unit capacity include two tracts in Bay Point, tract 3141.03 as discussed above, and 3141.04, with 25.2 percent lower-income unit potential, 4.7 percent of the moderate-income unit capacity, and 14.6 percent of above moderate-income unit capacity; and within Contra Costa Centre (tract 3382.03) with 16.5 percent of the lower-income unit capacity, and 4.7 percent of moderate-income capacity (no above moderate-income unit capacity). The Bay Point sites are in areas designated as low resource, where over 65.0 percent of households have low to moderate incomes, populations of color comprising over 89.4 percent of households, overcrowding rates are among the highest in the county, renters comprise over one-half of the households, and the tracts are considered disadvantaged communities. The lower-income unit capacity provides additional housing stock for lower-income

households and housing mobility opportunities to reduce displacement risk of existing residents.

However, the Contra Costa Centre sites provide housing mobility opportunities for lower-income households in a moderate resource designated tract which is more affluent, has a low rate of poverty, 52.4 percent of the population is White, the disability rate is one of the lowest in the county, and overcrowding is low at 1.0 percent of households. Further, and although 60.0 percent of households are renters, overpayment among both renters and homeowners is lower than in 70.5 percent most other of the tracts with identified sites. Identification of sites to support construction of high-density housing in this area with better access to opportunities and accessibility to transit services, reflected in a high jobs proximity index, encourages integration of lower-income units to facilitate mixed-income neighborhoods, combat patterns of income segregation, and provide housing mobility opportunities in environmentally positive neighborhoods, thereby reducing concentrations of disadvantaged populations elsewhere in the county.

The tracts with the highest concentration of above moderate-income unit capacity include tract 3630 in the El Sobrante community (21.7 percent of the above moderate-income units capacity), in tract 3630 in the El Sobrante community; and tract 3200.04 in the lower southern portion of the Vine Hill community (13.5 percent) in tract 3200.04 in the lower portion of the Vine Hill community; tract 3382.04 in the vicinity of Contra Costa Centre (in tract 3382.04 in the vicinity of Contra Costa Centre). These tracts have median incomes ranging -have a spread in median income from \$83,444 to \$111,297 and -although all have low poverty rates ranging between from 2.2 and to 5.1 percent. However, while the central communities near I-680 have predominantly non-Hispanic White populations, the non-White population




in the El Sobrante community is 68.3 percent with a diverse mix of residents, also corresponding to a lower income and high rates of disability, as well as a high rate of cost burdened homeowners. The inclusion of these above moderate-income units will foster income-integration within the tract as households with a variety of incomes live in this neighborhood and help to improve access to opportunities for existing and current residents, with the intent of improving the resource designation and improving the viability of the area for developers of affordable housing to secure funding for future development.

As identified in the analysis of Patterns of Integration and Segregation, there are 9 tracts in Contra Costa the Unincorporated County areas with unit capacity that meet the criteria of being considered RCAAs, all in the central and eastern portions of the county. These include tracts in the Danville, Alamo, Acalanes Ridge, Discovery Bay, the southern portion of Vine Hill, an area and Reliez Valley areas (tracts 3040.04, 3040.05, 3200.04, 3211.02, 3342, 3382.03, 3400.02, 3461.02, and 3470). These concentrations of affluence correlate with a relatively low proportion of the population that identifies as non-White, close proximity to jobs (with the exception of Discovery Bay), low CalEnviroScreen scores, with over high rates of homeowners (more than 75.0 percent homeowner of households), and low rates of overcrowding (below 2.0 percent). In general, homeowner overpayment rates in these tracts range closely between from 27.0 to 35.4 percent. However, cost burdened renters, although comprising less than 25.0 percent of households in all of the tracts, range from a low of 14.4 percent in Acalanes Ridge (with less than one percent of total above moderate-income unit capacity); to a high of 69.2 percent in the highest income tract (3461.02) in Alamo, although only 8.6 percent of the households rent, and in this tract, the decision to overpay for rental housing

may be a choice in order to reside in neighborhoods with access to the highest level of resources and amenities. Overall, 40.9 percent of the above moderate-income unit capacity is identified for sites within the RCAAs, fostering housing mobility opportunities in high resource areas.

The low proportion of low to moderate income household in the RCAA tracts indicates a current shortage of affordable housing in this area. To facilitate integration and foster improved access to these resources and opportunities for lower-income households beyond the RHNA, which exceeds the required RHNA allocation, the CityCounty has identified capacity exclusively for 3.7 percent of lower-income unit capacity in the Discovery Bay tracts, and 1.6 percent in Saranap. As well additionally, 4.8 percent of moderate-income unit capacity is available on sites in the RCAAs, to promote income-integration and housing mobility opportunities in close proximity to services, jobs, and transit. However, the low proportion of low-to-moderate-income household in the RCAA tracts indicates a current and future shortage of affordable housing in these areas. Therefore, the CityCounty has included Action Program HE-A2.5 to promote construction of ADUs and JADUs, to increase unit capacity potential which exceeds allocation potential in higher resource areas and predominantly single family neighborhoods, including these tracts.

While not all census tracts throughout the county identified in the site inventory include capacity for all income categories, the CityCounty has included Actions Programs HE-A2.1, through HE-A2.9, HE-A4.1, and HE-A5.1, HE-A5.3, HE-A5.4, and HE-A5.5 to advance the provision of housing stock accommodating a range of households. The distribution of sites identified in Table 6-3843 is based on the availability of sites and potential for development during the planning period. Figures 6-167 through 6-28 compare the total RHNA unit capacity to citywide indicators of fair housing for



a comprehensive comparison of how the sites inventory will influence existing patterns.

FIGURE 6-14 A, WEST CONTRA COSTA COUNTY CENSUS TRACTS

FIGURE 6-14 B, CENTRAL CONTRA COSTA COUNTY CENSUS TRACTS

FIGURE 6-14 C, EAST CONTRA COSTA COUNTY CENSUS TRACTS

Figures 6-14-165 and 6-15-176 show the sites and income categories of units geographically throughout the unincorporated county. Figures 6-16-187 through 6-27-28 show the distribution of projected units by income category of the following indicators compared to unincorporated countywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity 28 areas, median income, predominant population, familial status, disability rates, educational score, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and unincorporated county acreage by income category, to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Potential Effects on Patterns of Integration and Segregation

Figure 6-16-7 (Percentage of Unit Capacity and County Acreage by TCAC Resources) presents the breakdown of unit capacity in unincorporated Contra Costa County by resource area designation and income category. As seen previously in Figure 6-2 (TCAC Resource Opportunity Areas), the high and highest resource areas in Contra Costa County are within the central and southern portions of the county, many of which correspond to racially

concentrated areas of affluence. The western and northern portions are designated low resource, and areas of moderate resource are scattered in the northwest and eastern areas. Discovery Bay and Kensington are the only areas with high and highest resource designation outside central Contra Costa County.

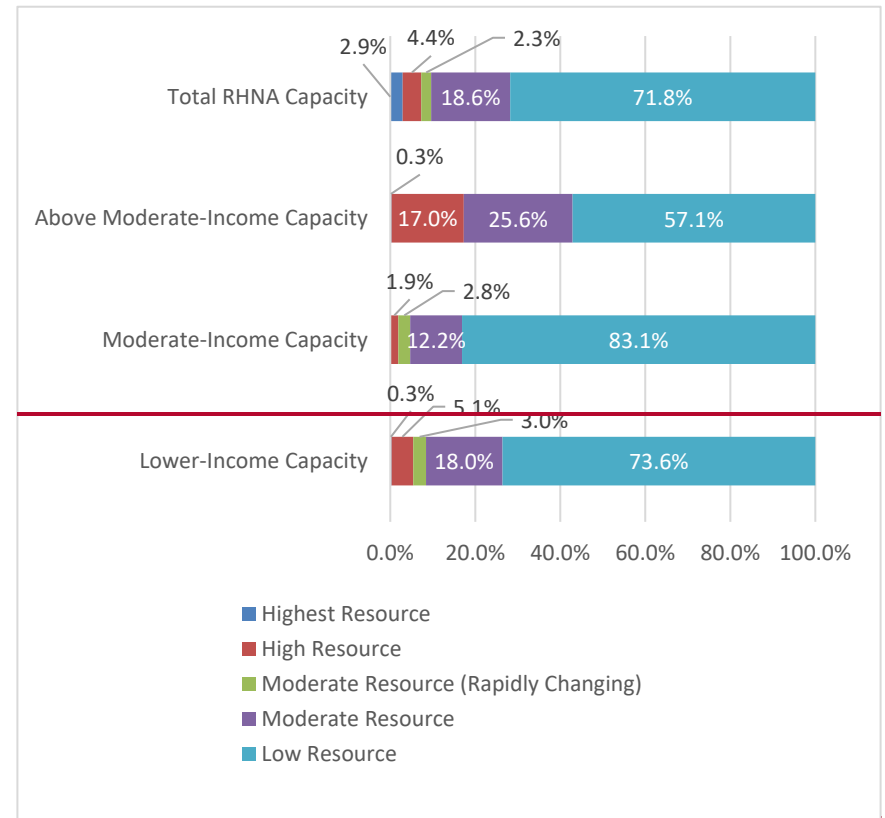
As shown in Figure 6-16-17, 69.8-71.8 percent of the total unit capacity identified to meet the RHNA is in low resource areas, and 19.0-620.9 percent is in moderate resource areas (inclusive of 2.0-12.3 percent in rapidly changing areas), while these three areas account for approximately 58.0-2 percent of the land area in Contra Costa County, with an additional 0.2 percent designated as a moderate resource – rapidly changing. The lower resource areas are concentrated in North Richmond, San Pablo, North Richmond Heights, and Bay Point, on either side of I-80 in the communities of Bay View, Montalvin Manor, Tara Hills, and El Sobrante, along San Francisco and Suisun Bays, where industrial uses and older housing stock are more prevalent, and in the semi-rural community of Byron. The moderate resource designations in the northern central communities, including the vicinity of Alhambra Valley, portions of Reliez Valley, and Briones, Pacheco, portions of Vine Hill, and Contra Costa Centre, are not as densely developed, although infill and use of underutilized school district and church-owned land plays a large role in the identification of available sites.

Approximately 7.65-4 percent of lower income housing opportunity is within highest and high resource designations, which correlate with HUD racially concentrated areas of affluence. Approximately 354.4-26.7 percent of the total site capacity identified in Discovery Bay is for lower income units within mixed income neighborhoods. Additional capacity for lower income units within a high resource designation is in the vicinity of the Alamo community,



with 30.527.225.8 percent of the total unit capacity identified in this area for lower income units. These sites offer an opportunity for lower income housing mobility and helps reduce potential concentration of lower income units in other areas of the Unincorporated County. While the Discovery Bay and Alamo sites satisfy 8.912.0 percent of the total RHNA capacity for unincorporated County, they provide 5.2495.6 percent of the lower income housing capacity.

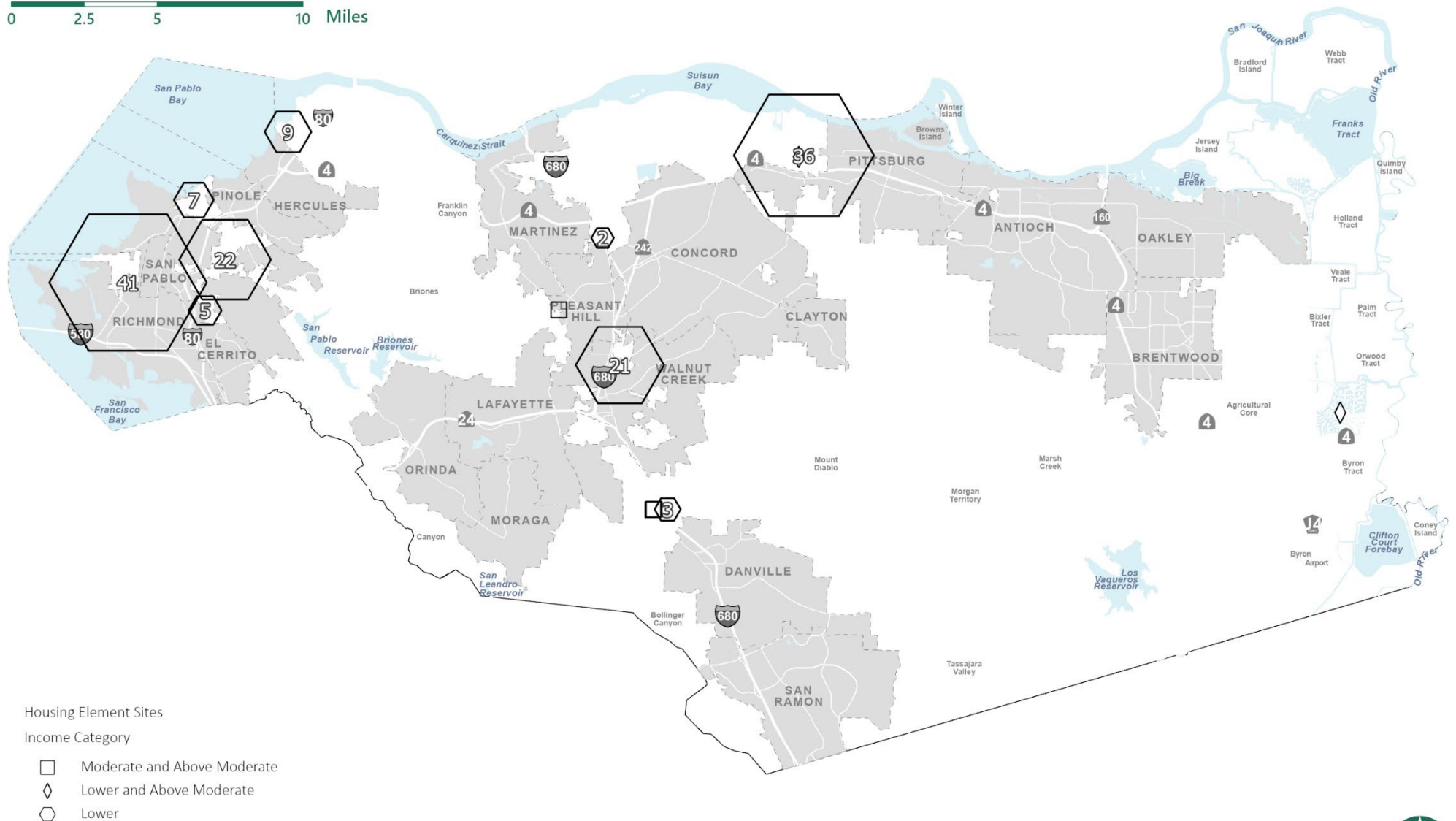
FIGURE 6-17 PERCENTAGE OF UNIT CAPACITY BY TCAC/HCD RESOURCE AREA DESIGNATION



Source: TCAC/HCD, 2021; Acreage analysis by Contra Costa County Department of Conservation and Development, 2022

FIGURE 6-14-165 SITES BY INCOME CATEGORY (LOWER, LOWER AND ABOVE MODERATE, MODERATE AND ABOVE MODERATE)

0 2.5 5 10 Miles

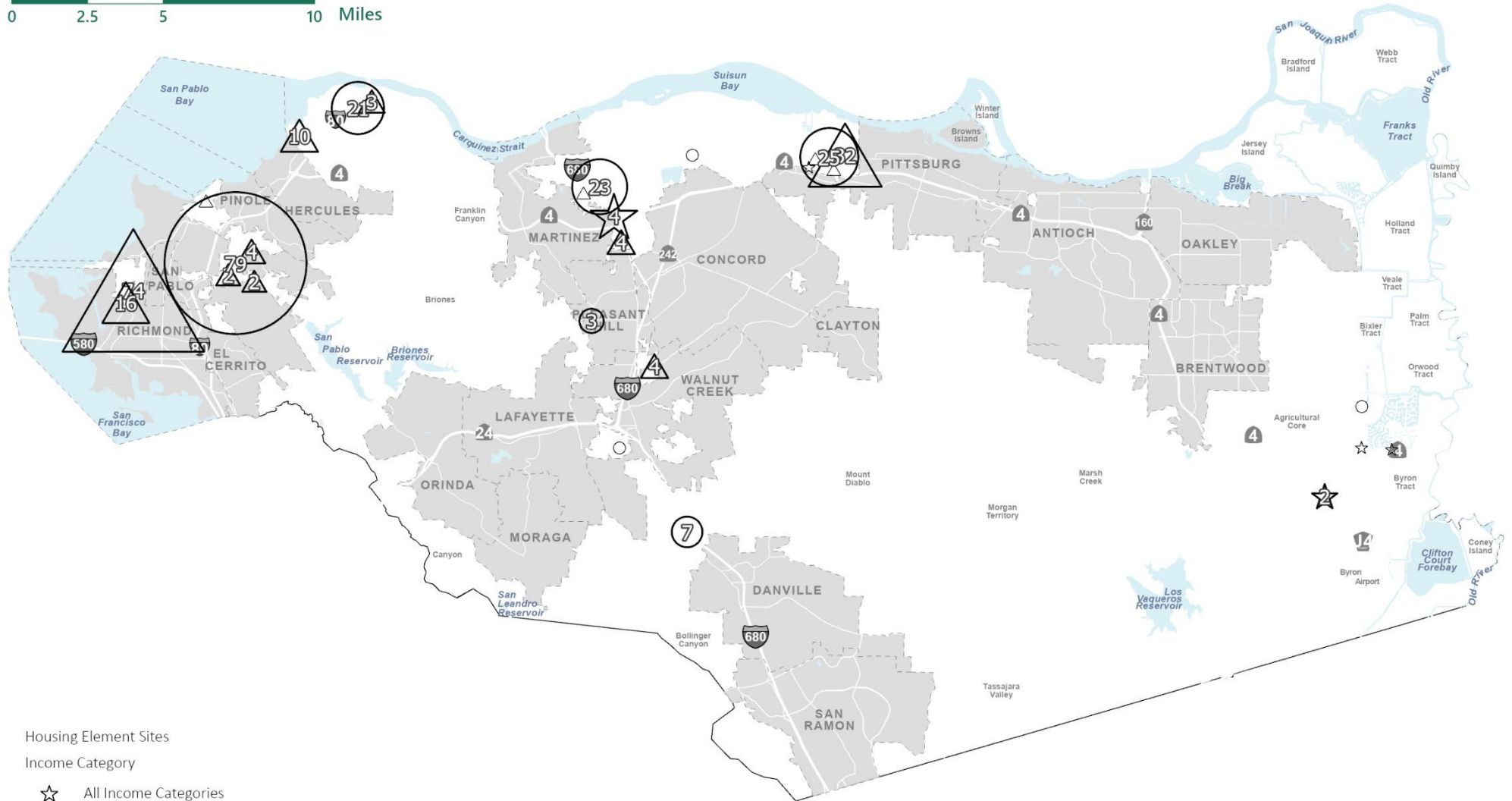


Source: Contra Costa County



FIGURE 6-15176 SITES BY INCOME CATEGORY (ABOVE MODERATE, MODERATE AND ALL INCOME CATEGORIES)

0 2.5 5 10 Miles



Housing Element Sites

Income Category

- ☆ All Income Categories
- Above Moderate
- △ Moderate

Source: Contra Costa County





Potential Effects on Patterns of Integration and Segregation

Figure 6-17 (Percentage of Unit Capacity and County Acreage by TCAC Resources) presents the breakdown of unit capacity in unincorporated Contra Costa County by resource area designation and income category. As seen previously in Figure 6-2 (TCAC Resource Opportunity Areas), the high and highest resource areas in Contra Costa County are within the central and southern portions of the county, many of which correspond to racially concentrated areas of affluence. The western and northern portions are designated low resource, and areas of moderate resource are scattered in the northwest and eastern areas. Discovery Bay and Kensington are the only areas with high and highest resource designation outside central Contra Costa County.

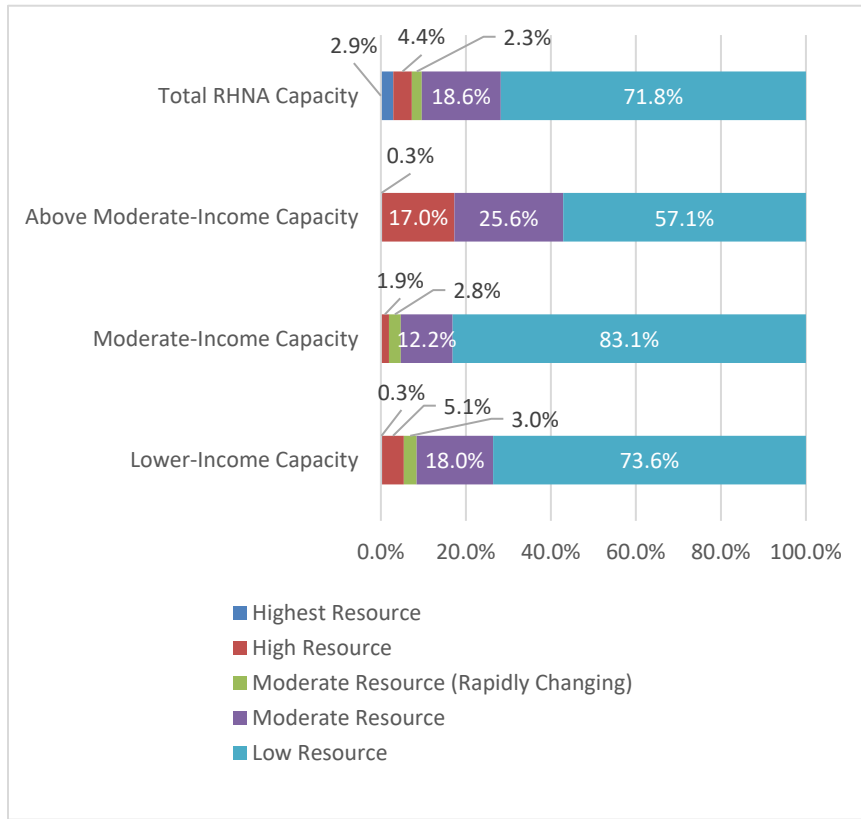
As shown in Figure 6-17, 71.8 percent of the total unit capacity identified to meet the RHNA is in low- resource areas, and 20.9 percent is in moderate-resource areas (inclusive of 2.3percent in rapidly changing areas). The lower-resource areas are concentrated in North Richmond, San Pablo, North Richmond Heights, and Bay Point, on either side of I-80 in the communities of Bay View, Montalvin Manor, Tara Hills, and El Sobrante, along San Francisco and Suisun Bays, where industrial uses and older housing stock are more prevalent, and in the semi-rural community of Byron. The moderate-resource designations in the northern central communities, including the vicinity of Alhambra Valley, portions of Reliez Valley and Briones, Pacheco, portions of Vine Hill, and Contra Costa Centre, are not as densely developed, although infill and use of underutilized school district

and church-owned land plays a large role in the identification of available sites.

Approximately 5.4 percent of lower-income housing opportunity is within highest and high--resource designations which correlate with HUD racially concentrated areas of affluence. Approximately 26.7 percent of the total site capacity identified in Discovery Bay is for lower-income units within mixed-income neighborhoods. Additional capacity for lower-income units within a high resource designation is in the vicinity of the Alamo community, with 25.8 percent of the total unit capacity identified in this area for lower-income units. These sites offer an opportunity for lower-income housing mobility and helps reduce potential concentration of lower-income units in other areas of the Unincorporated County. While the Discovery Bay and Alamo sites satisfy 12.0 percent of the total RHNA capacity for unincorporated County, they provide 5.6 percent of the lower-income housing capacity.

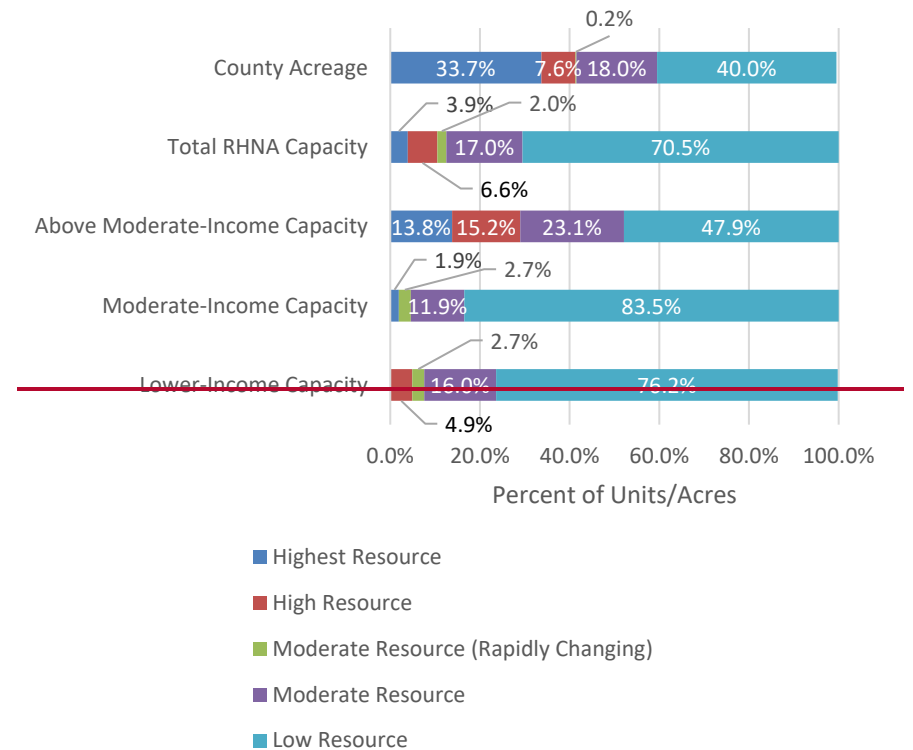


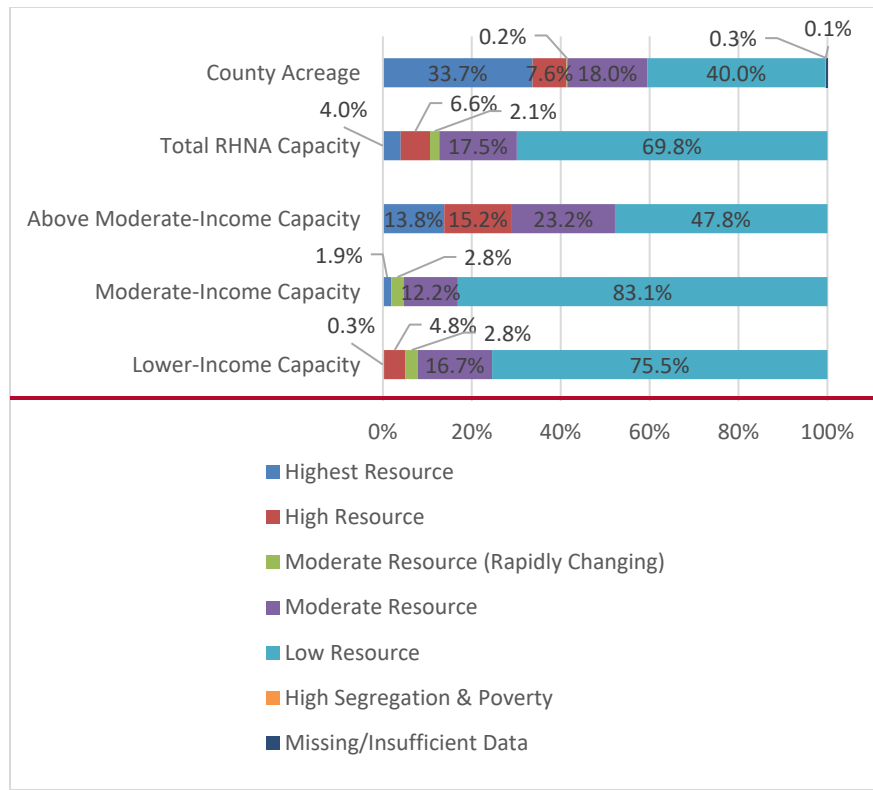
FIGURE 6-17 PERCENTAGE OF UNIT CAPACITY BY TCAC/HCD RESOURCE AREA DESIGNATION



Source: TCAC/HCD, 2021; Acreage analysis by Contra Costa County Department of Conservation and Development, 2023

FIGURE 6-1617 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY TCAC RESOURCE AREA DESIGNATION





Source: TCAC/HCD, 2021; Acreage analysis by Contra Costa County Department of Conservation and Development, 2022

The majority of lower-income unit capacity, 76.25-73.6 percent, is identified within low resource areas, with 16.0-18.0 percent of the lower-income unit capacity located within the moderate resource designation, and 3.0 percent within the moderate resource (rapidly changing) designation. While the site potential in the communities of Bay Point and the vicinity of West Pittsburg on Suisun Bay accounts for 31.2-30.4 percent of total RHNA unit capacity,

approximately 44.1-41.5 percent of the lower-income RHNA capacity is satisfied. There are two significant lower-income housing opportunities identified in the sites inventory within this area, satisfying 21.4-24.1 percent of the total lower-income RHNA: one large site in north Bay Point provides the potential for 500 lower-income units. Although this area is designated as low resource, new retail, services, and amenities are an integral component in the future development vision of the area. Therefore, locating these units here is not expected to negatively concentrate lower-income residents in areas with limited access to resources. The second site identifies the potential for 650 lower-income units just north of SR 4 and the commercial node on Bailey Road at the SR 4 access ramps. These two sites offer a significant housing mobility opportunity for lower-income households.

In the central area of the El Sobrante community off of the San Pablo Dam Road, there are numerous individual parcels with the potential for about 10.0-12.1 percent of the lower-income RHNA allocation. Although the El Sobrante community is designated as low resource, the potential exists for some of the identified units to be included in mixed-use developments. In addition, there are sites identified to accommodate above moderate-income units satisfying 23.5-28.8 percent of the above moderate-income RHNA capacity and additional moderate-income unit capacity within the community, fostering income-integration and housing mobility opportunities for households of all incomes. Other opportunities for meeting the lower-income RHNA allocation are primarily found in the western communities in the vicinity of the I-80 and within the north-central communities in both low- and moderate-resource designations. Within the Montalvin Manor community and adjacent Bay View, several sites have been identified with lower-income housing unit capacity, including two underutilized school district sites for multi-family residential and adjacent acreage proposed for



mixed-use. These sites are adjacent to sites zoned for mixed-use which are identified for the majority of moderate-income unit capacity in the unincorporated county, as discussed below, which will help to revitalize this area of the community, aiming to improve access to resources for residents.

Lower-income opportunities identified in central North Richmond count for 6.57.1 percent of unit capacity toward meeting the lower-income RHNA, including several vacant adjacent parcels owned by the Housing Authority of Contra Costa County with potential for affordable multi-family residential, . While located in a low-resource area, this combination of sites in North Richmond will help to revitalize this area of the community, aiming to improve its resource designation. In addition to the abovementioned site consolidation opportunity, other lower-income opportunity sites in North Richmond are scattered throughout the community, many of which are owned by the Housing Authority, which has the potential for smaller multi-family infill complexes. Most scattered sites with potential for lower-income housing are adjacent to identified properties with infill potential for moderate- or above moderate-income units to facilitate a more mixed-income community with proximity to existing and proposed services, transit, and other opportunities to revitalize underutilized areas without risking displacement of existing residents.

Mixed-use redevelopment within underutilized and vacant sites along San Pablo Avenue in the community of Rodeo yield 4.43.3 percent of lower-income -unit capacity with additional individual sites in the vicinity identified for moderate-income units. The West Contra Costa County Unified School District properties, which have been closed, are considered for lower-income units within the East Richmond Heights neighborhoods, provide additional lower-income housing unit capacity to meet the RHNA allocation within this designation.

Moderate-income unit capacity is also predominantly located within the low resource designation, accounting for 83.5.1 percent of unit potential in these areas, the majority of which are identified in Bay View and Montalvin Manor with unit capacity accommodated within potential mixed-use development and mixed-income neighborhoods, comprising 49.144.2 percent of the total moderate-income RHNA unit count for the unincorporated county. An additional 24.7.25.1 percent of the unit capacity towards the moderate-income RHNA is identified in the low resource communities of Bay Point and North Richmond. The remainder of the moderate-income unit capacity within the low resource designation is scattered between the communities of El Sobrante, Byron, and portions of Vine Hill.

The distribution of unit capacity within moderate resource and rapidly changing moderate resource communities (47.020.9 percent of total unit capacity) is fairly comparable to the distribution of moderate resource acreage (18.0 percent) in the unincorporated county. The majority of unit capacity in moderate resource communities is largely located within Contra Costa Centre and the surrounding areas (74.538.2 percent of total unit capacity in moderate resource areas). Approximately 64.886.0 of the unit capacity identified for these Costra Contra Centre sites are lower-income units (47.3.19.5 percent of total lower-income RHNA unit capacity), 40.5.14.0 percent are moderate-income units (14.9 percent of above moderate-income RHNA unit capacity), and 24.7 percent is above moderate income unit capacity (8.6.8 percent of moderate-income RHNA unit capacity); , providing mixed-income housing mobility opportunities with nearby access to a major public transit hub in the central portion of the unincorporated county. Another 10.6 percent of unit capacity within moderate resource designated areas in Pacheco, including lower-income and moderate-income unit capacity, and mixed-income capacity consisting of above moderate-

income with additional moderate-income unit capacity on limited sites in Crockett.

18.5 percent of the total unit capacity within the moderate resource designation is identified in a portion of the community of Vine Hill: mixed-income above moderate-income with additional moderate unit capacity on limited sites in Crockett; and 5.9 percent of unit capacity within moderate resource designated areas in Pacheco, including lower-income and moderate-income unit capacity.

Although slightly over 41.0 percent of the acreage in the unincorporated county is designated high-High and highest resource, only areas identify 7.3 percent of the total unit capacity: 29.017.3 percent of the above moderate unit capacity is identified in these higher resource communities. Conversely, 71.082.6 percent of above moderate-income unit capacity is integrated into low and moderate resource areas of the unincorporated county, with concentrations in the Vine Hill, Pacheco, El Sobrante, and Bay Pointe and Contra Costa Centre communities, offering an opportunity for above moderate-income housing mobility, while fostering the reduction of concentration of lower-income units in low and moderate resource areas through income integration. As discussed previously, a portion of the moderate- and lower-income unit capacity is also integrated into the high resource and racially concentrated areas of affluence communities of Discovery Bay and Alamo, providing housing mobility opportunities in high resource communities.

There are also a number of sites identified to meet the County's RHNA which have the capacity to accommodate units at all three income levels – lower, moderate, and above moderate, including mixed-income units in Bay Points and Discovery Bay, helping to facilitate mixed-income neighborhoods and

encourage future integration in areas that are currently designated as low and moderate resource, and in the high and highest resource Discovery Bay to introduce income integration and facilitate housing mobility opportunities for lower-income households in racially concentrated areas of affluence.

Income

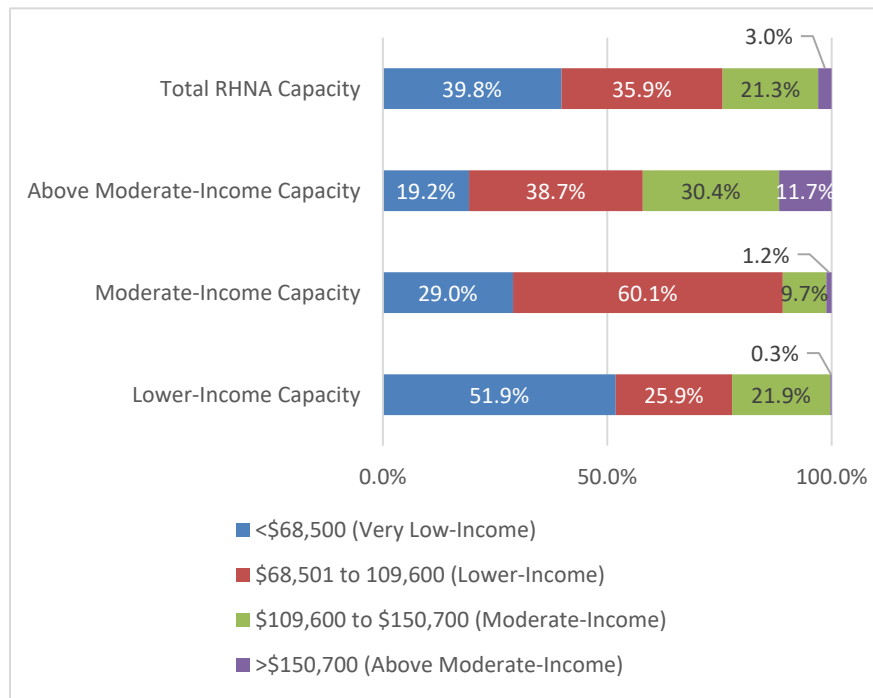
As shown in Table 6-33-38 (Median Income by Unincorporated Area), only six several unincorporated areas (Alhambra Valley/Reliez Valley/Briones, Alamo/Castle Hills, Diablo, Kensington, Acalanes/Acalanes Ridge, Canyon Blackhawk, Saranap, portions of Contra Costa Centre, and Discovery Bay) have median incomes in the moderate- or above moderate-income range. These areas largely correspond with portions of Contra Costa County that TCAC and HCD have designated as high and highest resource areas, having the most significant anticipated economic outcomes for residents, reflecting distribution of opportunity in more affluent areas. As well, the majority of acreage within these communities are identified as racially concentrated areas of affluence. The communities with the highest median income and lowest poverty rates are those in central Contra Costa County and the communities of Kensington and Discovery Bay. Figure 6-17-18 (Percentage of Unit Capacity and County Acreage by Income Category Rate) identifies where opportunity sites are located by income category in the unincorporated area.

Figure 6-17-18 shows that 73.48-75.7 percent of the total RHNA capacity is identified in lower-income communities, which comprise 37.98 percent of unincorporated county acreage. The majority of lower-income housing capacity, 80.079-477.8 percent, as well as 89.4-21 percent of moderate-income capacity, and 48.54-57.9 percent of above moderate-income capacity, is located primarily in lower-income communities in the vicinity of North



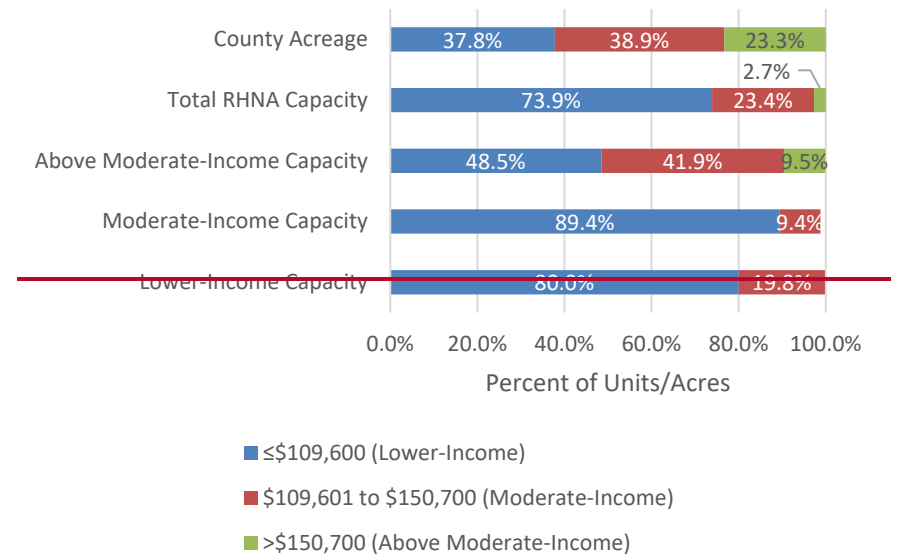
Richmond and Bay Point, as well as western and north-central communities along San Francisco and Suisun Bays, including El Sobrante, East Richmond Heights, Bay View/Montalvin Manor, Crockett, and Rodeo. The inclusion of lower-income housing units in mixed-income housing development helps mitigate existing income patterns through integration.

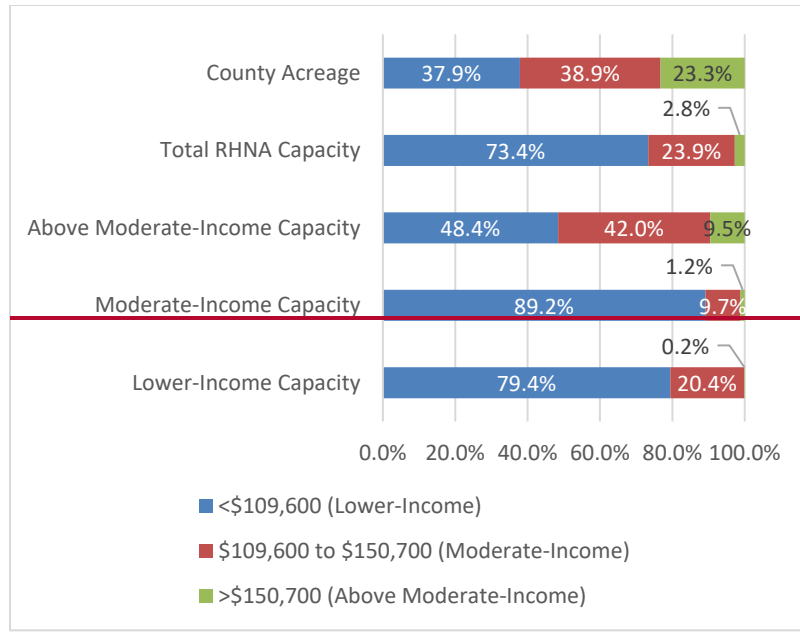
FIGURE 6-18 PERCENTAGE OF UNIT CAPACITY BY MEDIAN INCOME



Source: American Community Survey, 2015-2019; Contra Costa County, Department of Conservation and Development, 2022

FIGURE 6-1718 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY MEDIAN INCOME





Source: American Community Survey, 2015-2019; Contra Costa County Department of Conservation and Development, 2022

The remaining lower-income capacity is identified on sites within moderate-income localities in Discovery Bay, in Contra Costa Centre near the Pleasant Hill/Contra Costa Centre BART station, in Saranap to the south of Walnut Creek, and the Vine Hill community, with a small cluster of above moderate-income sites near Alamo.

As discussed in the Population Characteristics section analyzed previously, the highest rates of poverty are concentrated in the vicinity of North Richmond and Bay Point, and the western unincorporated communities that developed in response to the industrial economic base along the waterfront,

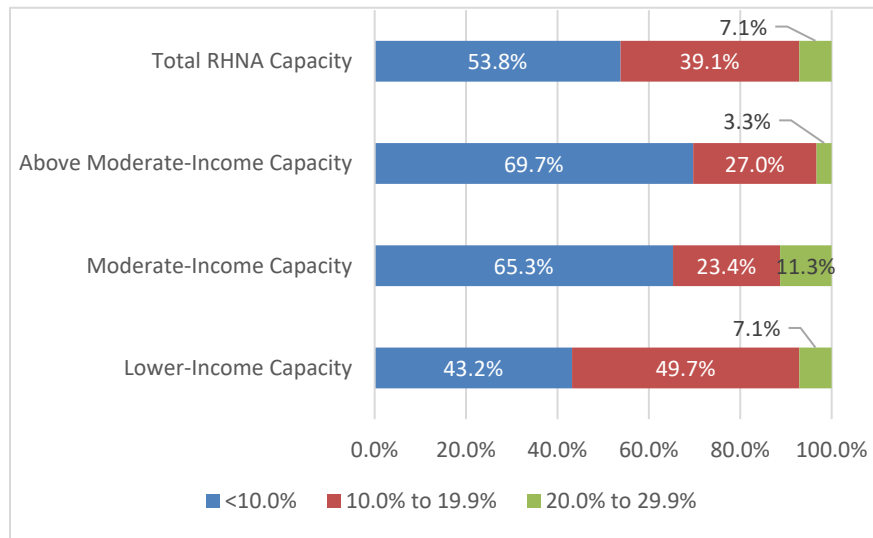
as well as a presence of extremely low-income households in the more rural and less densely developed north central communities. However, analysis indicates that while lower-income households may have concentrated in coastal communities for more affordable housing costs, all communities are expected to become unaffordable without intervention. In addition, outreach input disclosed that NIMBYism has had a significant impact on the type and distribution of affordable housing resources and resulting concentrations of lower-income and populations in poverty in the western portion of the county.

Figure 6-18-19 (Percentage Unit Capacity and County Acreage by Percentage of Population Below the Poverty Line) identifies the poverty rate in the unincorporated area and where the opportunity sites are located for comparison. As shown in Figure 6-18-19, 58.273.8 percent of the total identified site-unit capacity opportunities are identified in areas where the poverty rate is below 10 percent. In contrast, this rate exists within 75.3 percent of the unincorporated county. Although 21.9 percent of the acreage within the unincorporated county has a population that falls within the poverty range of 10.0 to 19.9 percent, 35.47 percent of the total RHNA sites are within these areas. Comparatively, 45.39 percent of the lower-income capacity is sites are determined in these higher-poverty areas areas with this poverty rate. Further, while 2.6 percent of the unincorporated area's acreage falls within the 20.0 to 29.9 percent poverty range, 6.45 percent of the total RHNA capacity is within these areas, with 6.56 percent of the lower-income capacity, 11.03 percent of the moderate-income capacity, and 2.7 percent of above moderate-income capacity sited on properties within portions of communities with 20.0 to 29.9 percent poverty. However, most of these sites are the properties owned by the Contra Costa County Housing Authority in Bay Point, North Richmond, and Rodeo, and the introduction of



moderate- and above-moderate-income housing opportunities in these areas promotes income integration and helps reduce the concentration of populations in poverty. While there is a TCAC Area of High Segregation and Poverty in Martinez, no sites have been identified in this area.

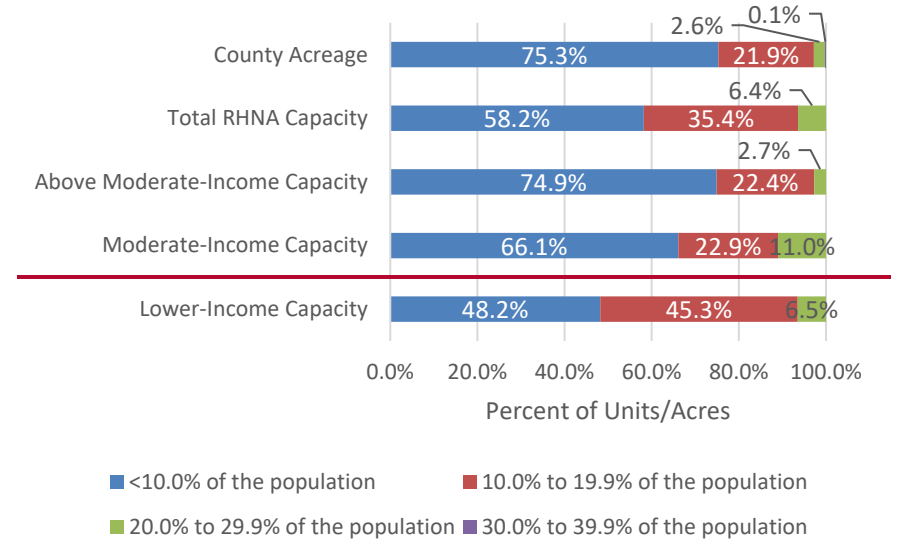
FIGURE 6-19 PERCENTAGE OF UNIT CAPACITY BY PERCENTAGE OF POPULATION BELOW THE POVERTY LINE

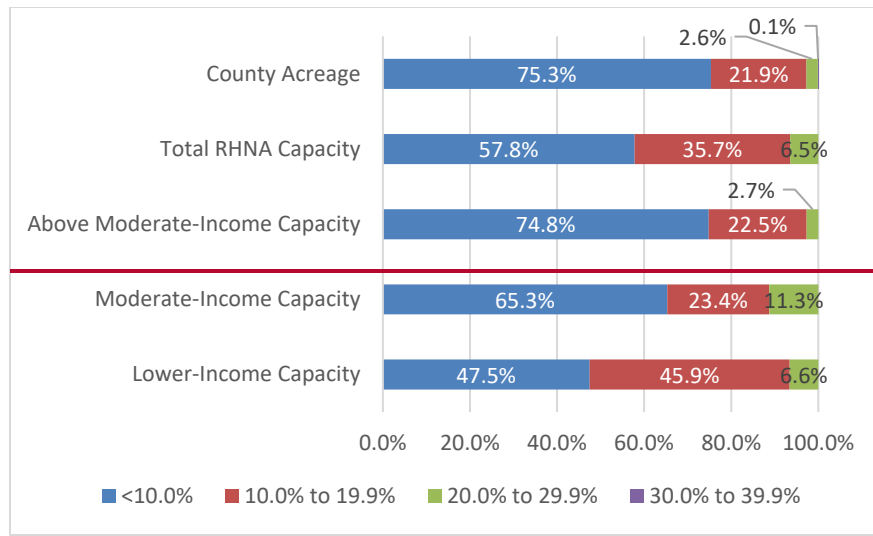


Source: US Census, 2019; Contra Costa County Department of Conservation and Development, 2023

Note: There are no areas in Contra Costa County in which 40.0 percent or more of the population is below the poverty line.

FIGURE 6-1819 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY PERCENTAGE OF POPULATION BELOW THE POVERTY LINE





Source: US Census, 2019; Contra Costa County Department of Conservation and Development, 2022
 Note: There are no areas in Contra Costa County in which 40.0 percent or more of the population is below the poverty line.

While much of the lower-income site capacity is in Bay Point, El Sobrante, North Richmond, Rodeo, and Montalvin Manor, it is important to note two things. First, while only a small portion of the unincorporated area has an extremely high rate of poverty, over 20 percent, with approximately 22.0 percent of the unincorporated area with a poverty rate between 10.0 and 19.9 percent, much of the inland unincorporated area is either not populated at all, or sparsely populated. This suggests that the land along San Francisco and Suisun Bay in the vicinity of I-80, State Route 4, and I-680 may comprise a higher percentage of the populated areas and more closely reflect the RHNA. Second, the distribution of sites in the communities with access to I-80 and State Route 4, as well as I-680, are supported by commercial uses and services, and connections to the BART and bus

services, thus increasing access to opportunity regardless of current income distributions. According to stakeholders, many lower-income households are currently concentrated in the western, north central, and inland central areas due to low housing costs, but not necessarily good housing conditions. The identification of the lower-income unit capacity in Discovery Bay and near Alamo provides housing mobility opportunities in high resource areas and areas with higher median incomes to promote, rather than concentrating affordable housing in the lower resource communities in the unincorporated county. In contrast, the inclusion of moderate- and above moderate-income infill sites or a mix of income households in the portions of the unincorporated areas where the majority of lower-income sites are identified can stimulate redevelopment and revitalization of neighborhood conditions through income integration, thus potentially attracting an influx of supporting services and housing options, increasing resource opportunities.

The distribution of wealth in Contra Costa County and the Bay Area has resulted in areas of exclusivity, presenting barriers to economic and housing mobility for lower-income households that would facilitate integration. To address barriers to economic mobility for lower-income residents and proactively counter the anticipated gentrification in many lower-income communities, the County will implement Action HE-3.1 to provide financial assistance and other incentives for affordable rental and ownership opportunities; Action HE-A3.2 to develop affordable housing on County-owned land in Bay Point, North Richmond, and Rodeo; Action HE-A5.1 to encourage construction of ADUs as a potential affordable housing option in high resource and ~~potentially exclusive~~ racially concentrated areas of affluence areas—such as the Alhambra Valley, Reliez Valley, Briones, Saranap, Diablo, Acalanes Ridge, Blackhawk/Tassajara Alamo, Kensington, and Castle Hill ~~areas~~; expand homeownership opportunities for lower-income



households (Action HE-A5.1); and Action HE-A8.1 to target place-based revitalization through community-based programs rather than development in areas of concentrated poverty.

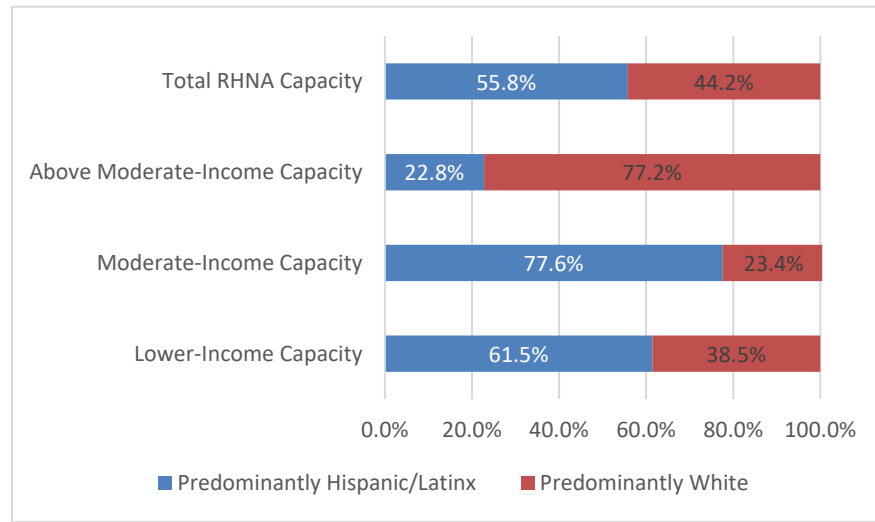
Race and Ethnicity

As presented in the Housing Needs Assessment of this Housing Element, unincorporated Contra Costa County is ethnically and racially mixed, although it is not necessarily integrated. In communities closer to San Francisco Bay, diversity is higher, with a predominantly Hispanic/Latinx population in Bay Point, Pittsburg, Antioch, North Richmond, Tara Hills, Montalvin Manor, and Rollingwood, generally corresponding to the current concentration of lower-income households. In contrast, the central and eastern portions of the unincorporated county are predominantly White. The patterns of concentrations of non-White populations find minority populations predominantly in dense urban and historically industrial areas near the San Francisco Bay, with a larger presence of White persons in inland, suburban communities. Predominantly Asian households are found in the eastern portion of Rodeo, southwest of San Ramon and Danville, and between the cities of Pittsburg and Concord. The areas in unincorporated Contra Costa County that are predominantly African American or Black are east of Pittsburg.

Approximately ~~43.9~~45.0~~44.2~~ percent of the units identified to meet the entire RHNA are identified in areas that are predominantly White, with ~~56.1~~55.0~~58~~ percent in areas that are predominantly Hispanic/Latinx, ~~whereas land patterns indicate that 7.7 percent of total unincorporated county acreage is predominantly Hispanic/Latinx and 83.8 percent is predominantly White. The remainder is~~ No sites are identified in areas that ~~are~~ predominantly Asian or Black, ~~although no sites are identified in those~~

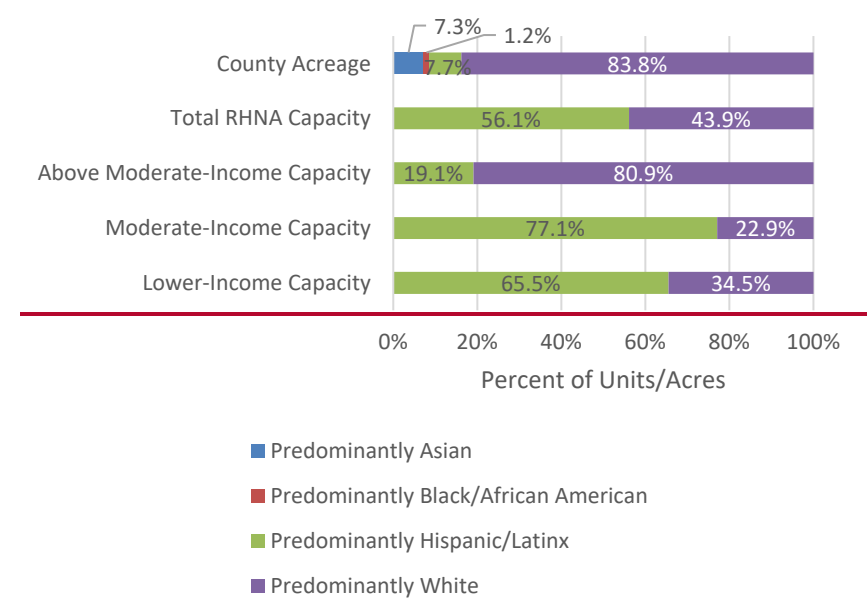
~~areas~~. As supported by the 2015-2019 ACS, and corroborated by stakeholders, many of the Hispanic/Latinx households are lower income, 12.9 percent experience overcrowding, and approximately 44.0 percent overpay for housing, therefore suggesting these households are a community in need of affordable housing options. The inclusion of ~~65.5~~64.3~~61.5~~ percent of lower-income units and ~~77.1~~65~~77.6~~ percent of moderate-income units in areas of high diversity will help meet this need while enabling residents to remain in their community with continued access to their employment, public transportation, and interstate system, while the ~~34.5~~55.7~~8.5~~ percent of lower-income units and ~~22.9~~3.5~~4~~ percent of moderate-income units in areas of lower diversity will promote housing mobility opportunities that may help to increase diversity in areas of greater affluence. The inclusion of ~~19.1~~22.8 percent of above moderate-income units in areas of high diversity may achieve a similar goal by reducing the concentration of minority and lower-income households through mixed neighborhoods.

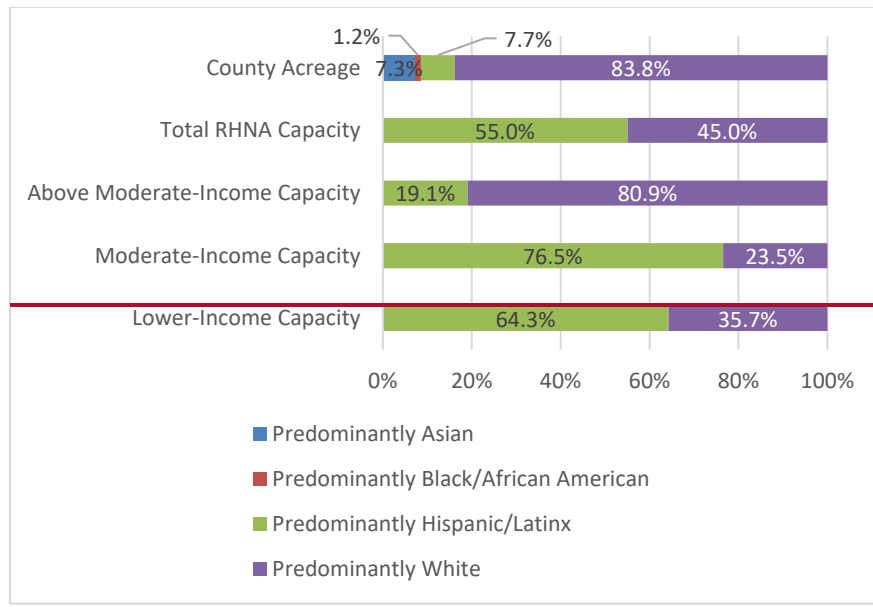
FIGURE 6-20 PERCENTAGE OF UNIT CAPACITY BY PREDOMINANT POPULATION



Source: US Census, 2019; Contra Costa County Department of Conservation and Development, 2023

FIGURE 6-1920 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY PREDOMINANT POPULATION





Source: US Census, 2010; Contra Costa County Department of Conservation and Development, 2022

Familial Status

As discussed in earlier sections, there is a higher percentage of children in Contra Costa County than in the overall region. A higher rate of married couples with children households tends to correlate with suburban communities with high TCAC resource ranking. The concentration of female-headed households is highest in Rodeo/Crockett west of I-80 and in Martinez, where more than 40.0 percent of households are female, single-

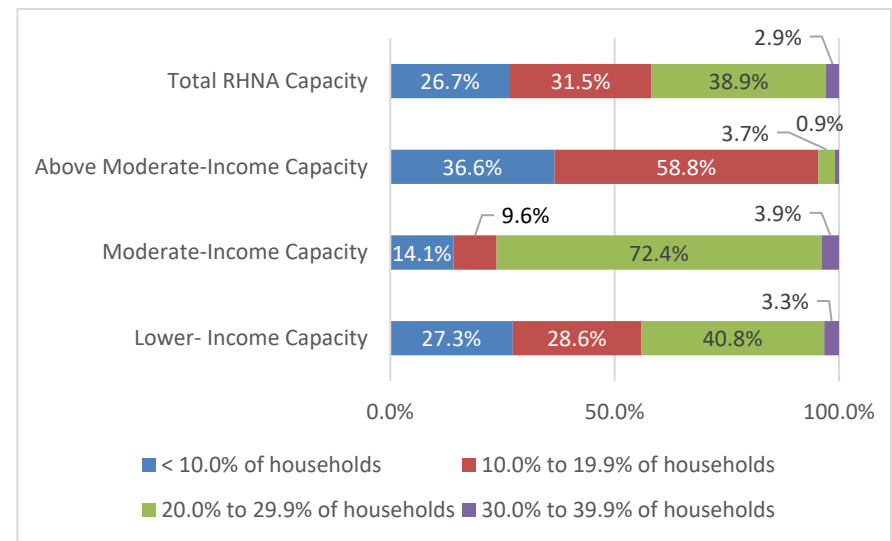
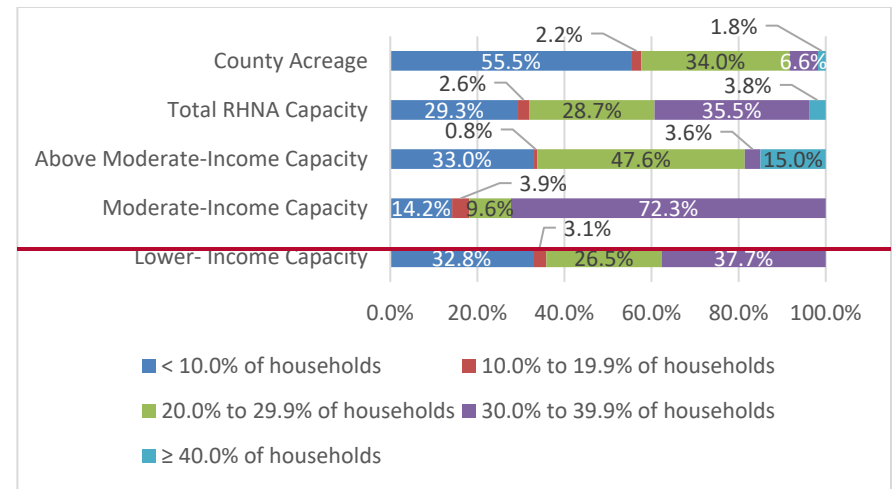
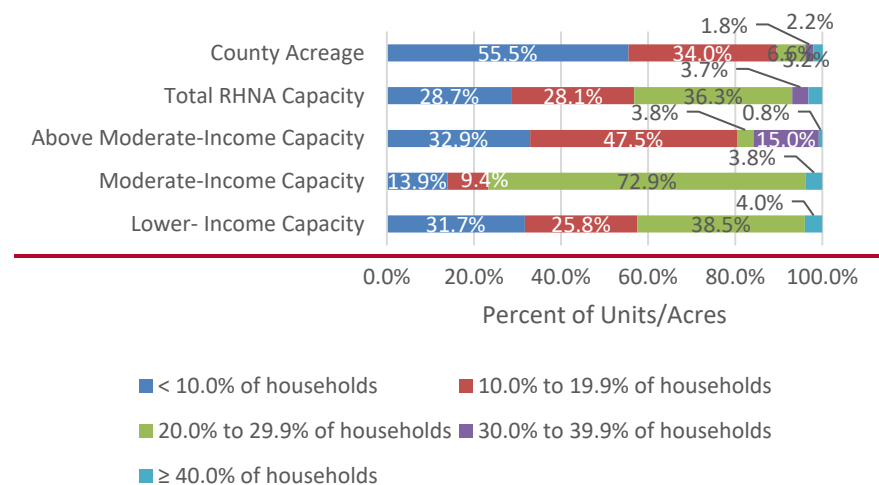
parent households. In these areas, approximately 19.0 percent of households live below the poverty line. Additionally, rates above 20.0 percent of female-headed households with no husband⁸ with children generally correlate to lower resource communities and higher rates of poverty, similar to many of the previous indicators. These areas suggest a possible concentration of female-headed households living below the poverty line and a greater need for affordable housing with an appropriate number of bedrooms.

Approximately 42.537.73.3 percent of lower-income, 76.772.33.9 percent of moderate-income, and 15.818.6 less than one percent of above moderate-income capacity, for a total of 43.239.32.9 percent of the RHNA, are identified on sites with rates of children in single female householders households with children above 20.0 percent. However, only 10.68.4 percent of the total unincorporated county acreage falls within this designation (Figure 6-2021, Percentage of Unit Capacity and County Acreage by Female-Headed Households with Children). The integration of moderate- and above moderate-income unit capacity in these areas may help reduce the concentrations of both single female-headed households and the often associated poverty rate, as discussed previously. The greatest proportion of RHNA capacity (38.9 percent) is identified on sites where between 20.0 to 29.9 percent of children reside in single female-headed households. This includes 40.8 percent of lower-income unit capacity, 72.4 percent of moderate-income unit capacity, and 3.7 percent of above moderate-income unit capacity. Most of the unincorporated area land (55.5 percent) has a rate of single female householders with children below 10.0 percent. Total RHNA

⁸ This terminology is directly from the Census data.

capacity within these predominantly married couple household areas is ~~28.729~~ 326.7 percent, ~~meeting accounting for 31.732~~ 827.3 percent of lower-income ~~capacity~~, ~~13.914~~ 21 percent of moderate-income ~~capacity~~, and ~~32.933~~ 0 ~~36.6~~ percent of above moderate-income unit capacity. On approximately 34.0 percent of the land in the unincorporated areas, As well, much of the unincorporated county has rates between 10.0 to 19.9 percent of children residing in households are single female householders with children. In these areas, sites have been identified to meet ~~34.028~~ 7 ~~31.5~~ percent of the total RHNA unit capacity, providing opportunities for ~~28.1~~ 28.758 ~~8~~ percent of above moderate-income, ~~9.4~~ 6 percent of moderate-income, and ~~25.86~~ 5 ~~28.6~~ percent of lower-income unit capacity.

FIGURE 6-2021 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE CHILDREN IN BY FEMALE-HEADED HOUSEHOLDS WITH CHILDREN



Source: American Community Survey, 2015-2019; Contra Costa County. Department of Conservation and Development, 2022



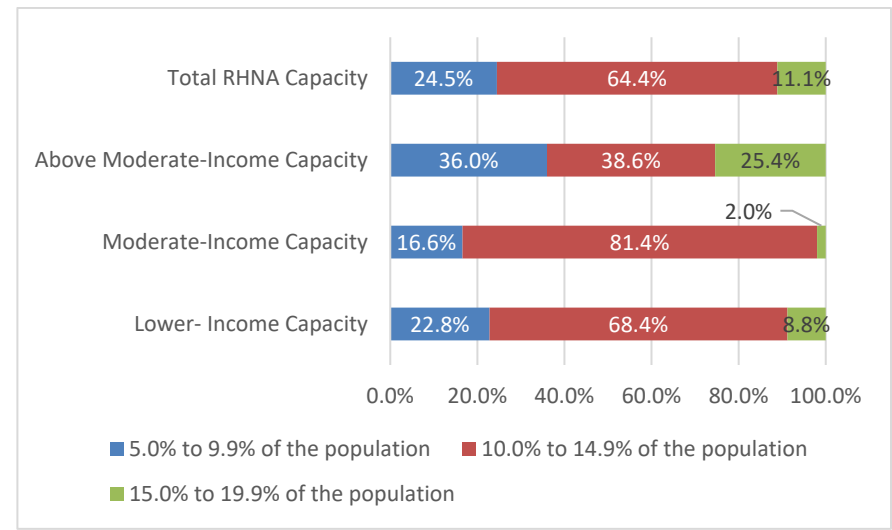
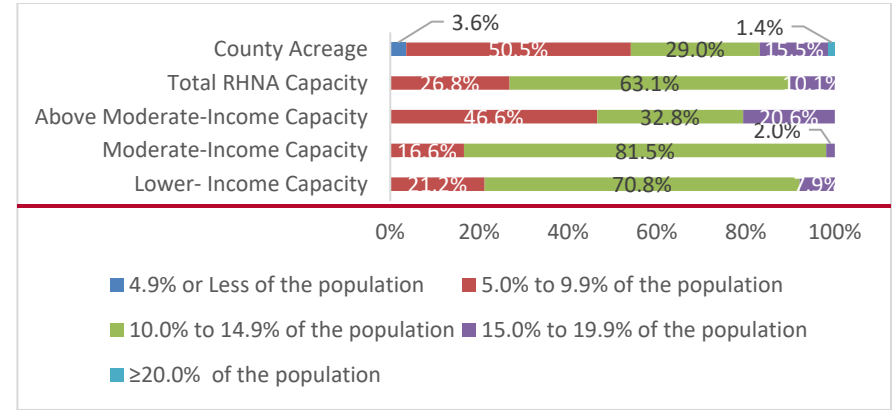
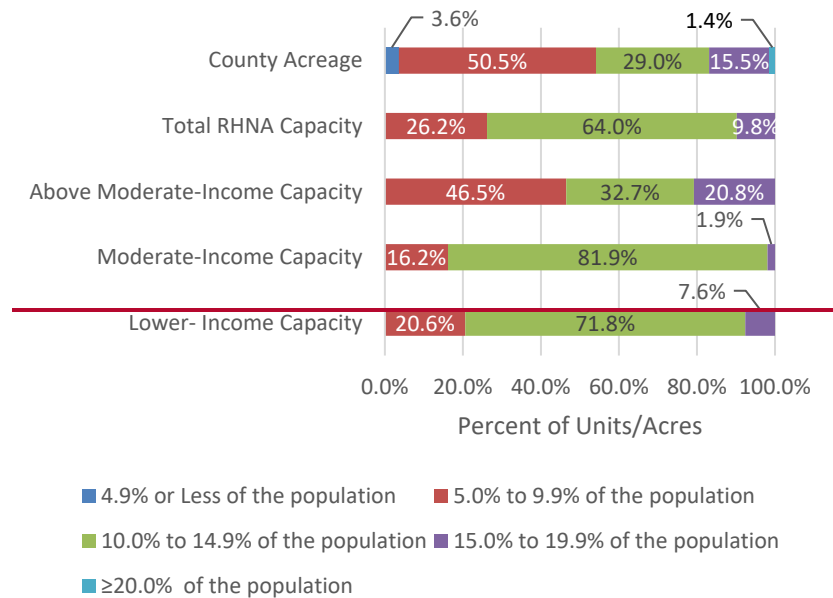
Disability Rate

Approximately 20.0 percent of the population in the unincorporated area lives with at least one disability. Persons with disabilities are often underserved in locating housing to meet their accessibility needs and affordability range. More urbanized areas with higher density of population, often along the bay and in downtown areas, have slightly higher rates of disability possibly due to a concentration of accessible housing, proximity to transit, and the availability of medical and support resources in these areas.

As shown in Figure 6-21-22 (Percentage of Unit Capacity and County Acreage by Percent of Population with a Disability), approximately 29.0 percent of the land area in the unincorporated area has a population disability rate between 10.0 and 14.9 percent, and 15.5 percent of the land area has a population disability rate between 15.0 and 19.9 percent. Unincorporated communities with disability rates within this between 10.0 and 19.9 percent range include El Sobrante, Tara Hills, Montalvin Manor, North Richmond, East Richmond Heights, Rodeo, Crockett, Bay Point, Discovery Bay, Byron, and portions of Vine Hill and Pacheco. Only a very small portion of 4.4 percent of unincorporated county land has a disability rate of over 20.0 percent and no RHNA capacity has been identified within this area. As shown in Figure 22 (Percentage of Unit Capacity by Percent of Population with a Disability), approximately 64.03-164.4 percent of the RHNA capacity is sited in areas with a 10.0 to 14.9 percent disability rate, accounting for including 71.70-8-68.4 percent of the lower-income, and 81.9-54 percent of the moderate-income, yet slightly lower rates, and 32.7-8.6 percent, of the above moderate-income unit capacity are indicated. An additional 7.69-8.8 percent of lower-income, 4.92.0 percent of moderate-income, and 20.8-6-25.4 percent of above moderate-income capacity,

equivalent to 9.810.111.1 percent of total RHNA capacity, is sited-identified on acreage reflecting a population with a 15.0 to 19.9 percent disability rate. Although approximately over half of the unincorporated county acreage (54.1 percent) has a rate of disability below 10.0 percent, 26.26.8 24.5 percent of the RHNA is identified within these areas, including 16.66.2 percent of moderate-income capacity, 46.5-6-36.0 percent of above moderate-income, and 20.61.222.8 percent of lower-income capacity. This rate is reported within the unincorporated communities of Alamo, Alhambra Valley/Reliez Valley/Briones, Saranap, Acalanes/Acalanes Ridge, Contra Costa Centre, and portions of Vine Hill and Pacheco-, many of which are identified as racially concentrated areas of affluence. The identification of units within communities with lower incidence of disabilities helps to reduce concentration of persons experiencing disabilities in other portions of the unincorporated county and provide housing mobility opportunities in areas higher access to resources and lower rates of associated poverty, potentially in mixed-use developments. The allocation of lower- and moderate-income units to meet the RHNA generally responds to the pattern of the 10.0 to 20.0 percent disability rate by acreage in the unincorporated areas, with the intent of meeting needs where residents are located to reduce displacement risk from their communities. Further, the sites to meet the allocation are near the incorporated jurisdictions, thus facilitating improved access to transit, the interstate system, medical services, and amenities for persons with disabilities.

FIGURE 6-2122 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY PERCENTAGE OF POPULATION WITH A DISABILITY



Source: American Community Survey 2015-2019; Contra Costa County. Department of Conservation and Development, 2022-2023



Potential Effects on Access to Opportunity

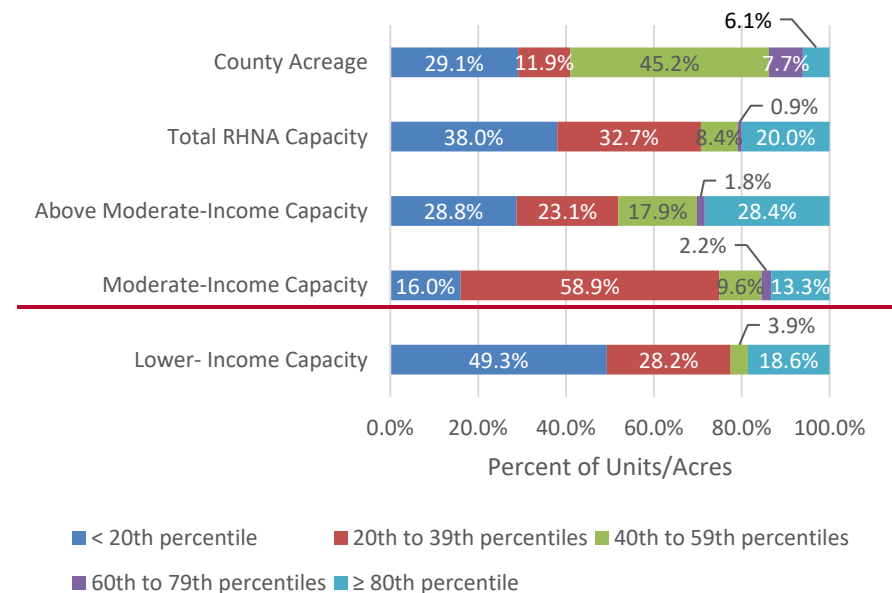
Employment Opportunities

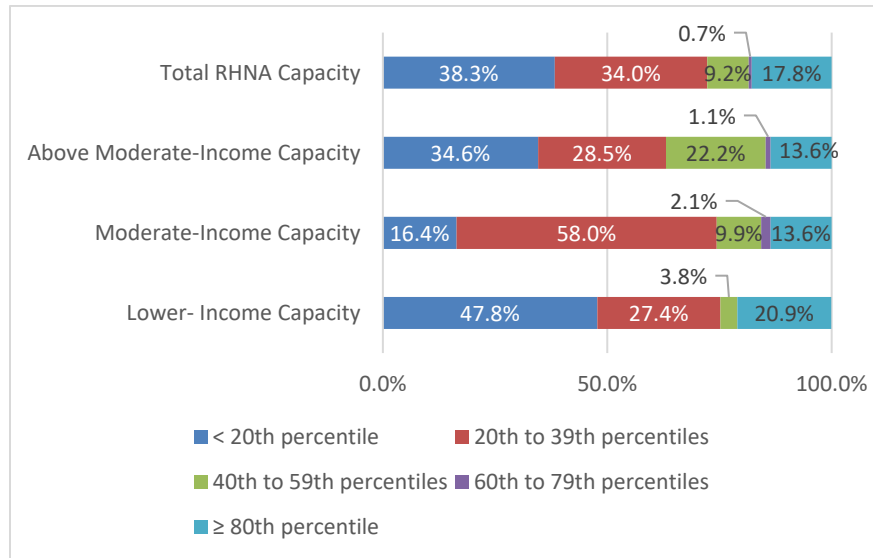
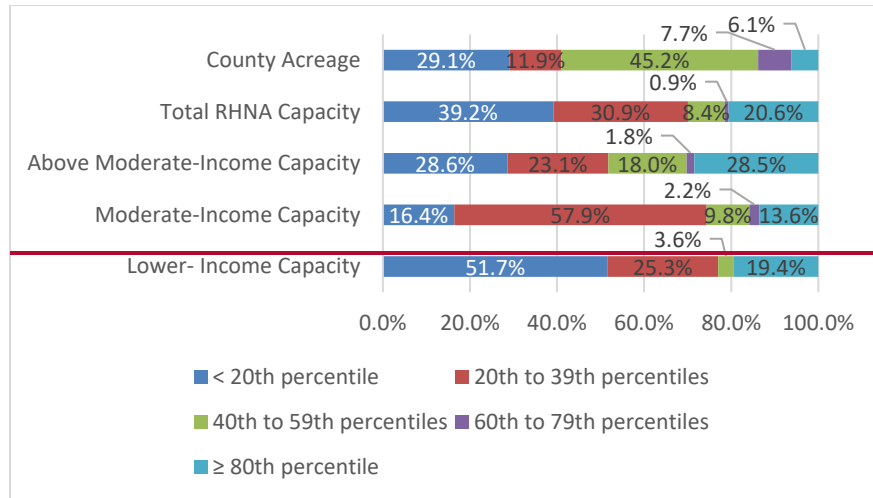
As discussed in earlier sections, HUD's jobs proximity index indicates that the census tracts closest to employment opportunities are in the central portion of the county (see Figure 6-7). The communities with the furthest proximity to jobs (an index score below the 20th percentile), comprising 29.1 percent of total county acreage, are located in the northwest and northeast portions of the county, including Bay Point, West Pittsburg, and areas east and south of Antioch to the county line, as well as Discovery Bay. Except for Discovery Bay, these communities generally have higher concentrations of non-White residents than central and southern portions of the county. While there are jobs available in these areas, there are few large employers given the density of population, which may require residents to commute to other areas of the county or into the greater Bay Area for employment.

As presented by Figure 6-22 (Percentage of Unit Capacity and County Acreage by Jobs Proximity Index Score), 45.2 percent of the total RHNA capacity is identified in the areas discussed above, accounting for 49.3 percent of the lower-income, 16.0 percent of the moderate-income, and 28.8 percent of the above moderate-income capacity. These sites are primarily within Discovery Bay and Bay Point. Communities with Jobs Proximity Index scores within the 20th to 39th percentile range include North Richmond, El Sobrante, Montalvin Manor, Tara Hills, and Rodeo. Approximately 32.7 percent of RHNA capacity is identified in these areas, with potential capacity for 28.2 percent of lower-income units, 58.9 percent of the moderate-income units, and 23.1 percent of above moderate-income units. Although the

greatest portion (45.2 percent) of the unincorporated county is falls within the 40th to 59th percentile range, a comparatively small percentage of the total RHNA unit capacity (8.4 percent) is identified within this percentile, including 3.0 percent of lower-income unit capacity, 9.6 percent of moderate-income unit capacity, and a slightly higher proportion of above moderate-income unit capacity, 17.9 percent. Approximately 20.9 percent of the units (15.5 percent moderate-income, 28.5 percent above moderate-income, and 22.5 percent lower-income) are anticipated in areas with scores at or above the 60th percentile, higher than the unincorporated county acreage of 13.7 percent.

FIGURE 6-22 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY JOBS PROXIMITY INDEX SCORE





Source: HUD, 2020; Contra Costa County Department of Conservation and Development, 2022-2023

While a greater share of lower- and moderate-income units are projected in areas scoring below the 39th percentile, additional strategies included in this Housing Element, such as HE-P2.2 (encourage and provide incentives for the production of housing near public transportation and services) and HE-A5.4 (making additional mixed-use sites available for residential development housing in close proximity to key services such as transportation, and continue to encourage mixed-use development where appropriate by offering flexible development standards), will ensure improved mobility opportunities for all residents. Additionally, the incorporation of units at all income levels as mixed-use infill and redevelopment of underutilized sites, including school and church sites, many of which are serviced by public transit routes, BART stations, and the interstate system, will aid in improving access to employment opportunity, providing close proximity to transit for occupants of these units. This distribution improves access to mixed-income communities and increases mobility opportunities in higher-resource areas, particularly within Discovery Bay and Alamo. Additionally, many of the sites identified in the inventory are currently underutilized, which may indicate that the area is not built out to its fullest potential for office, service, or commercial uses for a greater supply of jobs or residential uses for improved access to nearby job opportunities. Additionally, many of the identified sites will be developed as mixed-use, contributing to revitalization of commercial areas and providing improved accessibility to employment opportunities. When considering where to locate future housing for all income levels, particularly lower-income units, the western portion of the county and sites in the vicinity of I-680 offer the most convenient access to jobs and transit to other parts of the Bay Area. Further, construction of these sites will help improve the jobs-housing ratio with residential development in and near commercial and transit corridors as well as mixed-use development, thus improving job proximity for current and future residents of Contra Costa



County. To further promote these programs and services and improve access to employment opportunities for lower-income and non-White residents, particularly in areas identified as having more limited access, the County has included Action HE-A7.1 to promote services provided by the Workforce Development Board and facilitates improved access to these services in communities of need.

Educational Opportunities

Areas in central Contra Costa County with greater affluence have higher school proficiency and, in turn, areas with lower median incomes (typically the coastal communities) have lower school proficiency index scores, higher rates of chronic absenteeism, and higher rates of socially disadvantaged students. In western and northern county communities, schools are typically lower performing than in central and southern areas of the county. When race and ethnicity are overlaid with lower school proficiency, analysis found that lower-income households and more highly diverse populations are concentrated in neighborhoods with low school proficiency scores, and more limited access to resources, as indicated by the correlation between performance standards, chronic absenteeism, and socially disadvantaged students with income.

As shown in Figure 6-22-24 (Percentage of Unit Capacity and County Acreage by Education Domain Score), approximately 3.83-74.0 percent of the unincorporated county's total capacity to meet the RHNA is on sites in areas that score above the 75th percentile in the expected educational outcome, although 40.9 percent over one-third of the unincorporated county's land falls scores into this category. Approximately 7978.4-77.2 percent of lower-income units, 83.9-56 percent of moderate-income units, and 59.4-72.5 percent of above moderate-income units meeting accounting for -75.34-7.5

percent of the total RHNA capacity, are identified in areas with standardized test scores below the Education Domain 50th percentile score., While this generally includes areas with the highest concentration of socioeconomically disadvantaged students, including Bay Point, El Sobrante, Montalvin Manor, Vine Hill, and Pacheco, the integration of moderate- and above moderate-income unit capacity in these areas may have the potential to improve the educational outcomes. While the sites inventory does not necessarily locate units, at all incomes, near high-performing schools, the County has included the following actions to improve school quality near housing:

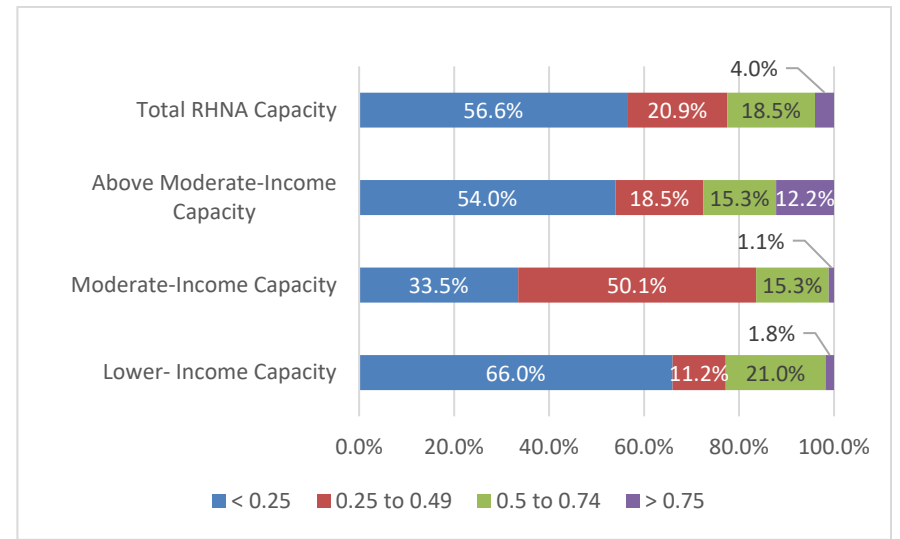
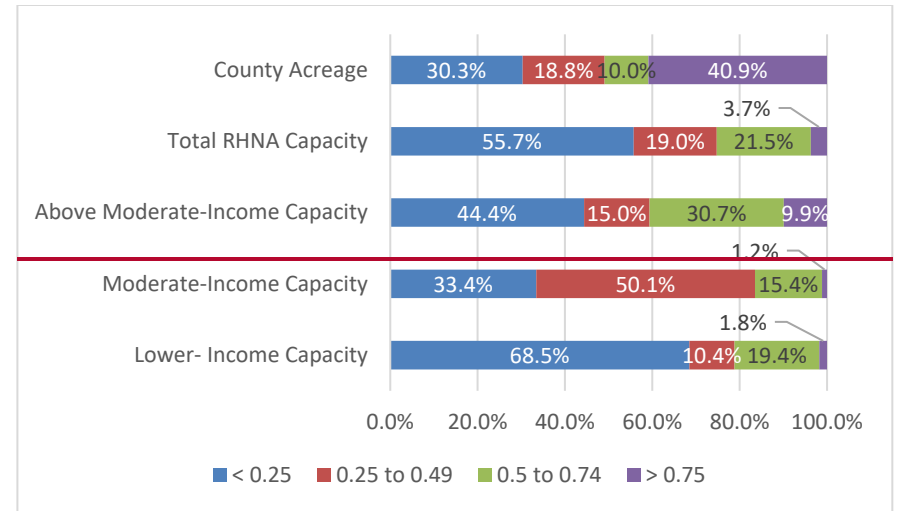
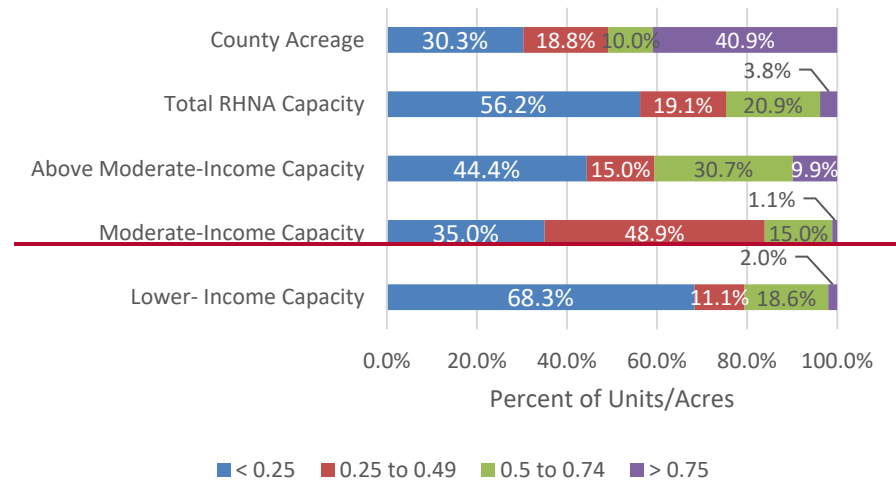
- HE-A2.5: Promote ADU construction in high resource areas to create housing mobility opportunities.
- HE-A7.1: Work with school districts to develop strategies to improve access to high-performing schools, and work with the Housing Authority to encourage landlords throughout the county, but particularly in high resource areas where there are high performing schools, to advertise their units for voucher holders.

Additionally, the identification of new affordable opportunities in areas with high rates of poverty, as well as within higher performing moderate and higher scoring communities including Contra Costa Centre, Discovery Bay, and Alamo may also provide stabilized home environments for students to help reduce pressure at school and improve educational opportunities for all students.

It is important to note here that lower standardized test scores do not indicate limited educational opportunities as much as they indicate lower access to those opportunities than students in wealthier neighborhoods have had. To ensure that development of these units does not concentrate lower-income households in certain neighborhoods and instead more evenly

distributes socioeconomic diversity across the county, the Housing Element includes a set of housing programs to increase housing opportunity for extremely low-income households, including Action HE-A7.1 to expand Housing Choice Voucher usage throughout the county and encourage affordable housing in high resource areas.

FIGURE 6-2324 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY EDUCATIONAL DOMAIN SCORE



Source: TCAC/HCD, 2021; Contra Costa County Department of Conservation and Development, 2022, 2023



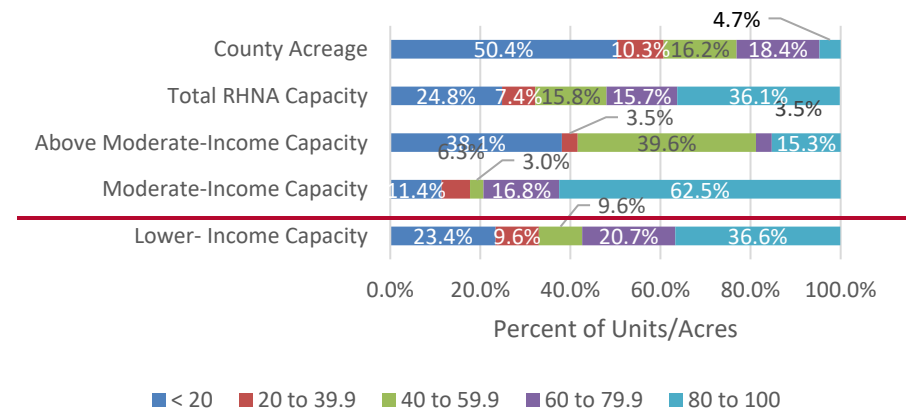
Environmental Health

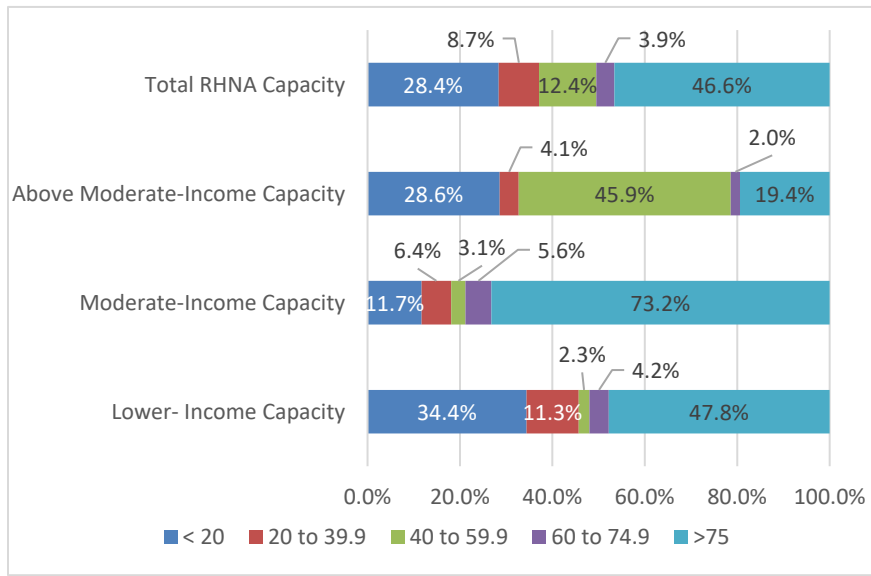
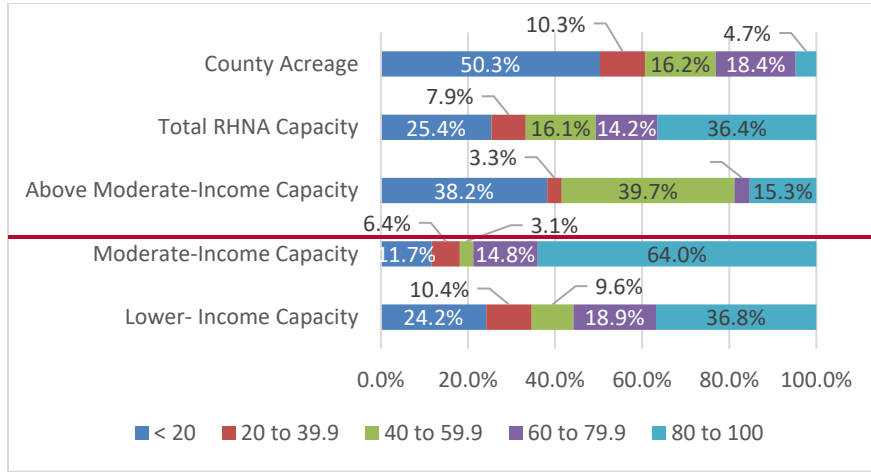
Under SB 535, the communities of Bay Point, Rodeo, Crockett, Montalvin Manor, and Bayview are considered disadvantaged due to exposure to environmental contaminants. These communities are also considered disadvantaged under SB 1000 as well as Tara Hills, Vine Hill, and Mountain View, which scores areas under eight exposure risks (SB 535), in addition to considering historic discrimination, negligence, and political and economic disempowerment that often result in a disproportionate burden of pollution and health impacts in these communities. Each of the disadvantaged communities has its roots in heavy industrial and manufacturing uses given their locations along railway tracks and near ports for shipment of raw materials and products and, later, their proximity to freeways. The combined impact of these factors has led to pollution and unhealthy environmental conditions for residents, resulting in a persistent fair housing issue of concentrating lower-income and non-White households in areas of poor environmental quality. Approximately 23.1 percent of the acreage in the unincorporated county scores above the 60th percentile score.

As a result, approximately 51.80.6 46.6 percent of the sites inventory capacity is in neighborhoods scoring in the 60.75th percentile and above. Approximately 36.147.8 percent of the total lower-income unit capacity is identified in highly environmentally impacted communities, including North Richmond and Rodeo, which are considered Environmental Justice Communities (Impacted Communities). These are near highly industrialized areas, which may have resulted in poor environmental conditions, though the areas are otherwise prime for redevelopment with a large portion of the sites owned by the Housing Authority and near transit and job opportunities. Redevelopment and revitalization of these portions of the unincorporated

county is expected to improve the environmental health of neighborhoods. Investment in this area through redevelopment efforts will facilitate place-based revitalization and will increase the supply of affordable housing in an area susceptible to displacement due to housing costs while also encouraging income integration in new development, with 18.8 19.4 percent of above moderate-income and 79.38.8 73.2 percent of moderate-income units also located in environmentally challenged areas. Conversely, 32.23.37.1 percent of the RHNA, including 33.034.645.7 percent of lower-income, 17.78.1 percent of moderate-income, and 41.6 532.7 percent of above moderate-income capacity is anticipated to occur on sites with CalEnviroScreen scores below the 40th percentile, particularly in the Discovery Bay, East Richmond Heights, portions of El Sobrante and Alamo communities, therefore promoting housing mobility to environmentally healthy areas.

FIGURE 6-2325 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY CALENVIROSCREEN SCORE





Source: OEHHA, CalEPA, CalEnviroScreen 2021; Contra Costa County Department of Conservation and Development, 2022-2023

Potential Effects on Displacement Risk

Overcrowding

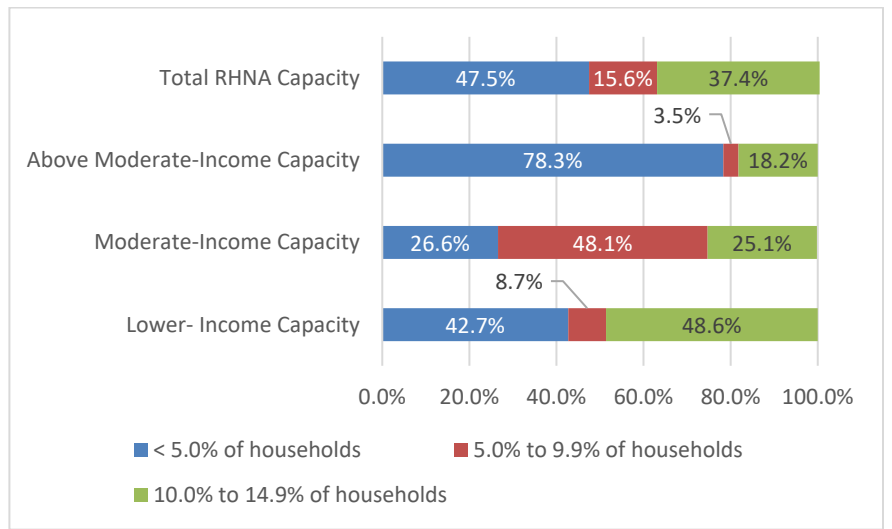
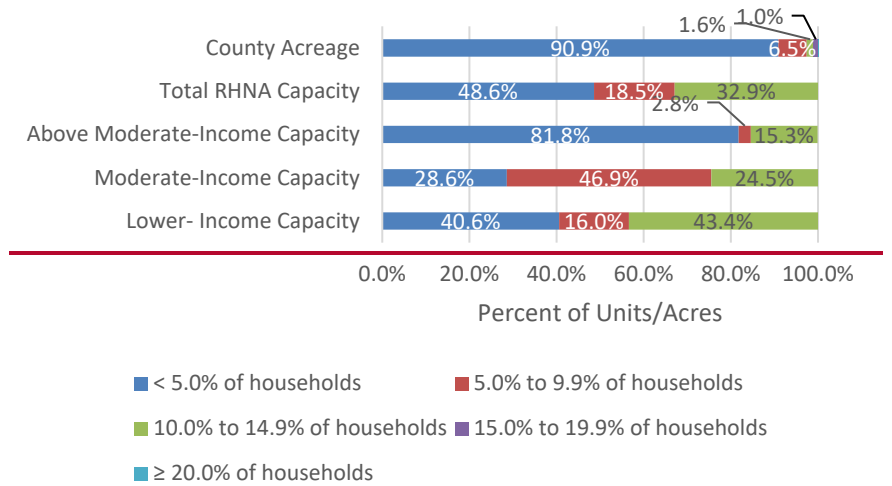
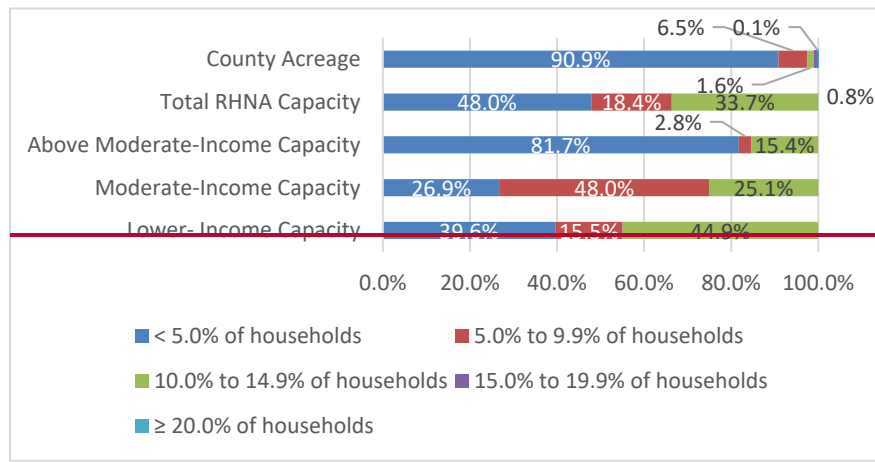
As discussed previously, overcrowding is not a significant problem in most of the Unincorporated Areas, although the increased rate of overcrowding seen in the western portion of the county reflects the experience reported by members of the public during the outreach process. Participants expressed that high housing costs and difficulties in securing housing with a poor rental history can present a barrier to securing housing at an affordable price that meets the needs of the household.

Only 2.6 percent of the total unincorporated county acreage has a rate of overcrowding over 10.0 percent of households, are found in areas in the North Richmond, Montalvin Manor, Bayview, and Bay Point communities. It is likely that the rates of overcrowding by tenure in these communities follow the patterns of the overall unincorporated county and have higher rates of renter overcrowding than owner. However, approximately 43.4 percent of lower-income units, 44.9 percent of moderate-income units, and 48.6 percent of above moderate-income units, for 32.9 percent of the total RHNA capacity, are identified in these communities with higher rates of overcrowding to help to alleviate this issue by increasing the housing supply for a range of households. A significant portion of the total lower-income capacity (40.6 percent), and 28.6 percent of the moderate-income capacity, as well as 81.8 percent of the above moderate-income units are sited in areas with less than 5.0 percent overcrowding, accounting for 48.6 percent of total RHNA capacity. The remainder of the RHNA capacity (18.5 percent), including 46.9 percent of the moderate-



income unit capacity, is anticipated in areas with incidence of overcrowding between 5.0 and 9.9 percent. This will facilitate housing mobility opportunities in areas of the unincorporated county with lower overcrowding rates near services and resources adjacent to incorporated areas. Additionally, the sites will ease pressure on the housing stock, thus potentially reducing displacement risk and overcrowding, as more units become available.

FIGURE 6-2526 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY PERCENTAGE OF OVERCROWDED HOUSEHOLDS



Source: California Health and Human Services (CHHS), 2020 Contra Costa County Department of Conservation and Development, 2022-2023

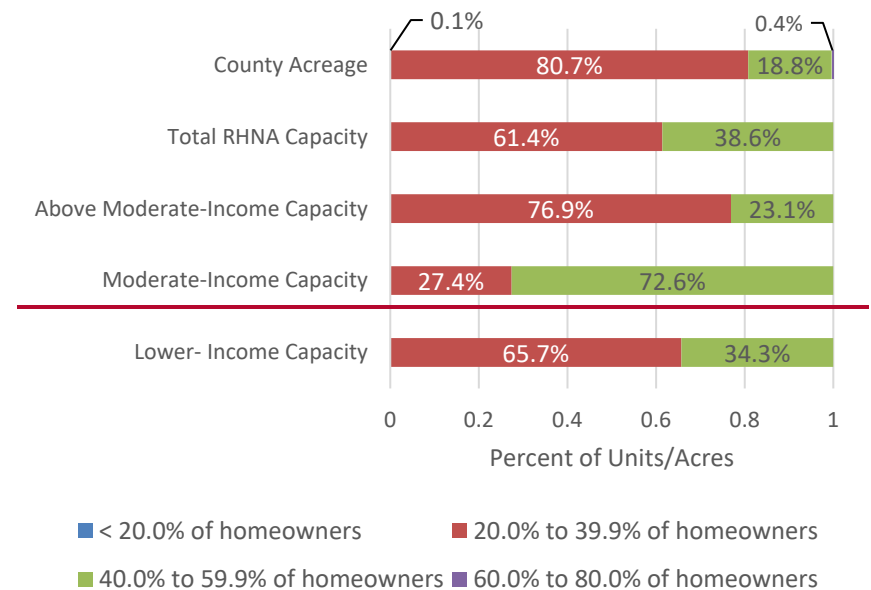
Cost Burden

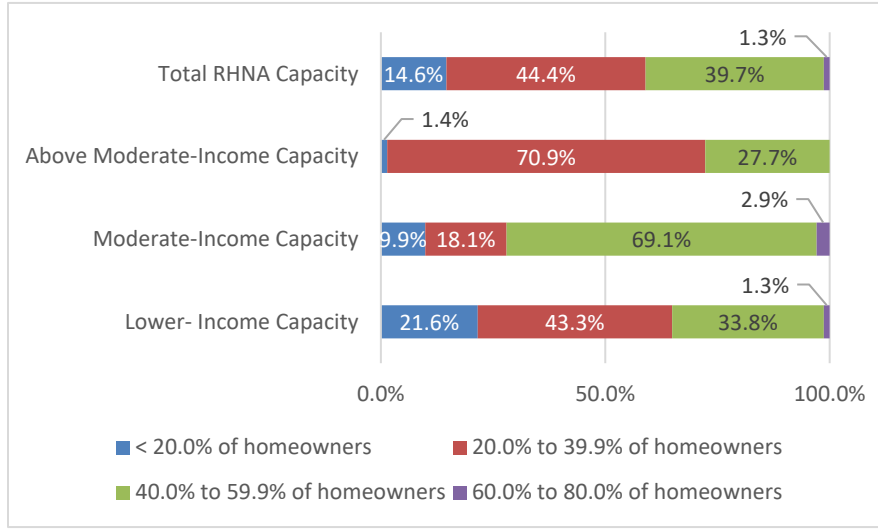
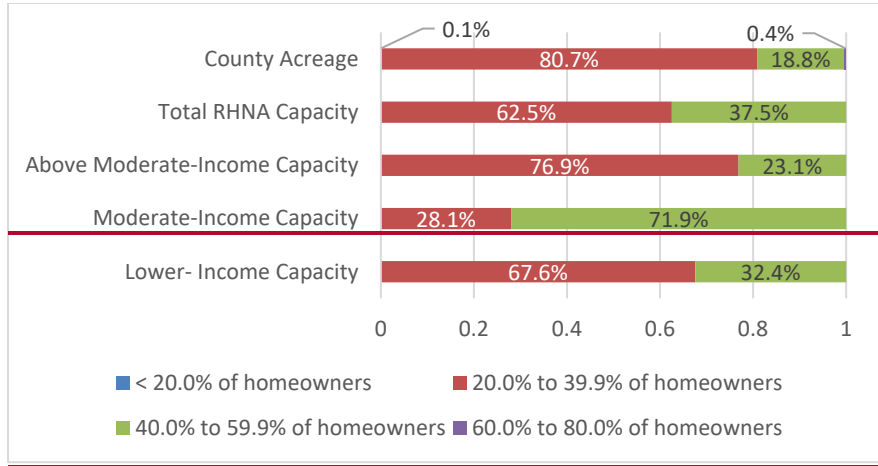
As discussed previously, in unincorporated Contra Costa County, 23.7 percent of renters and 16.8 percent of owners are cost burdened, while 21.6 percent of renters and 12.0 percent of owners are severely cost burdened (Table 6-4035). Generally, communities of color households experience higher rates of cost burden than White and Asian households, and renters experience higher rates overall than owners.

While 80.7 percent of the total acreage in A large portion of unincorporated county has relatively low rates of homeowner overpayment, below 40.0 percent, 61.4 percent of the RHNA capacity is anticipated in areas of low to moderate homeowner overpayment, including 65.7 percent of lower-income, 27.4 percent of moderate-income, and 76.9 percent of above moderate-income units. The remainder of RHNA capacity is anticipated to occur on sites with moderately high homeowner overpayment between 40.0 and 59.9 percent, with just 1.3 percent of the unit capacity located in areas where over 60.0 percent of homeowners overpay. Although comprising 18.8 percent of total unincorporated county acreage, higher homeowner overpayment communities include North Richmond, El Sobrante, Montalvin Manor, Tara Hills, Bay Point, West Pittsburg, and along I-680, in which 34.3 percent of lower-income and 72.6 percent of moderate-income units are anticipated. In higher homeowner overpayment communities of North Richmond, El Sobrante, Montalvin Manor, Tara Hills, Bay Point, West Pittsburg, and along I-680. An increase in the supply of lower- and moderate-income units in those areas impacted by overpayment will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for these housing types and further promoting housing

mobility opportunities. Additionally, integration of above moderate-income units (27.7 percent) in these communities with higher homeowner overpayment may facilitate reduction of the concentration of cost burdened homeowners in these communities.

FIGURE 6-2627 PERCENTAGE OF UNIT CAPACITY AND COUNTY ACREAGE BY PERCENTAGE OF HOMEOWNERS OVERPAYING FOR HOUSING





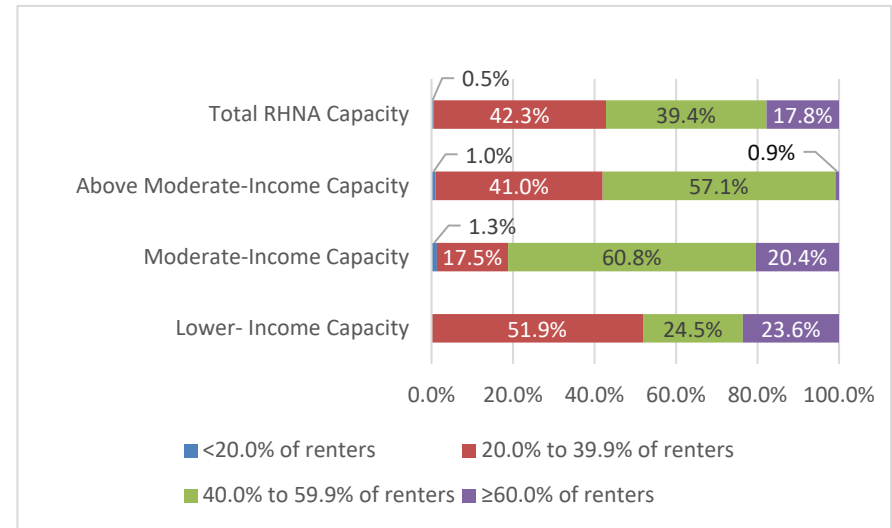
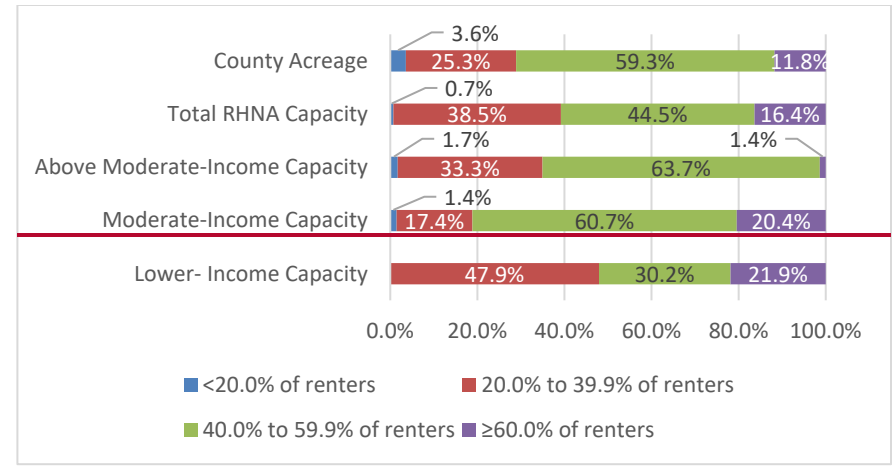
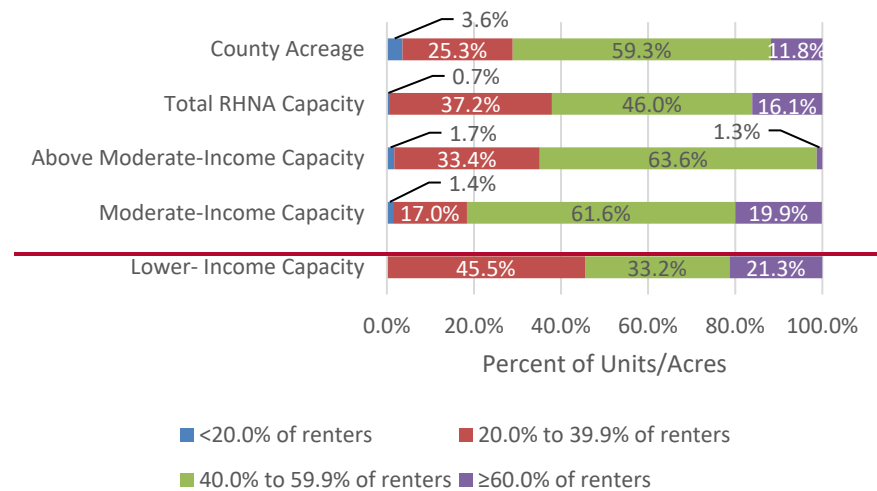
Source: ACS 2015-2019; Contra Costa County Department of Conservation and Development, 2022-2023

In contrast, although 28.9 percent of the unincorporated county acreage has low to moderate-in areas where renter overpayment rates (are less than 40.0 percent), 37.98.5 42.8 percent of the RHNA capacity is anticipated. in these areas including 45.5751.9 percent of lower-income, 18.47.4 18.8 percent of moderate-income, and 35.13.3 42.0 percent of above moderate-income units. The remainder of the RHNA capacity is anticipated to occur on sites with moderately high renter overpayment between 40.0 and 59.9 percent (46.044.539.4 percent of total RHNA capacity) and high renter overpayment above 60.0 percent (46.116.417.8 percent of total RHNA capacity).

Communities experiencing 40.0 to 59.9 percent renter overpayment rates, comprising 59.3 percent of unincorporated county acreage, including portions of El Sobrante, Discovery Bay and Rodeo, East Richmond Heights, Montalvin Manor, Tara Hills, Vine Hill, and Pacheco are anticipated to accommodate the largest proportion of moderate- and above moderate-income unit capacity (61.6 percent and 63.655.2 7.1 percent respectively), as well as 33.224.45 percent of lower-income unit capacity, and 60.8 percent of moderate-income unit capacity. Comprising 11.8 percent of total unincorporated county acreage, in the higher renter overpayment communities of North Richmond and Bay Point, 21.354.823.6 percent of lower-income, and 19.9 25.520.4 percent of moderate-income, and 9.7 percent of above moderate income units are anticipated, in the higher renter overpayment communities of North Richmond and Bay Point, many of which are anticipated on the properties owned by the Contra Costa Housing Authority, with less than 1.0 percent of above moderate-income units in these highest renter overpayment areas, in contrast to 1.3 percent of the above moderate-income unit capacity identified on sites within the high renter overpayment communities. However, the benefit of locating lower-

income housing in these areas is that it will help reduce displacement risk for households experiencing overpayment by providing affordable housing where there is the greatest demand for these options. Typically, above moderate-income rental units are unaffordable to cost-burdened renter households, while lower- and moderate-income housing units can help alleviate overpayment. Therefore, sites for new units have been identified across a range of overpayment rates for both owners and renters with the intent of increasing the supply of affordable housing for all income categories, thus reducing the risk of displacement due to overpayment for all Contra Costa County residents.

FIGURE 6-28 PERCENTAGE OF UNIT CAPACITY BY PERCENTAGE OF RENTERS OVERPAYING FOR HOUSING



Source: ACS 2015-2019; Contra Costa County Department of Conservation and Development, 2022



5. Coincidence of Fair Housing Issues

Cumulatively, an assessment of indicators of fair housing issues reveals clear differences in socioeconomic conditions, displacement risk, and access to opportunities in Contra Costa County, particularly between the central/southern communities and western/northern communities. The central and Southern communities, which include Diablo, Contra Costa Centre, Reliez Valley, Saranap, and Alamo, among others, demonstrate an overall higher median income and subsequent lower rates of poverty, higher school performance scores, and better environmental conditions. Together, these factors support lower displacement risk. Neighborhoods in these communities are predominantly comprised of single-family homes and the population is predominantly White throughout these areas. The combination of these factors has resulted in many of these communities being entirely or partially considered RCAAs. In contrast, western and northern communities, including Crockett, Rodeo, Bay Point, Bay View, and North Richmond, generally have more elevated displacement risk, lower median incomes and higher rates of poverty, poorer environmental conditions, lower school performance scores, and higher rates of both renter and owner overpayment. These communities tend to also have higher rates of racial and ethnic diversity, as well as higher density and intensity uses. The higher intensity development in these areas stems from their history of industrial facilities, proximity to major transportation corridors, and proximity to several job centers. However, these factors also likely influence the lower environmental scores.

Many of these patterns are reflected in the County's *2020-2025 Analysis of Impediments*, and echoed by stakeholders and members of the public through the Housing Element outreach process. Through this process

members of the public, local service organizations, and elected officials noted differing experiences among residents depending on where in the county they reside.

In recognition of the disparities of access to opportunities, the County has created and modified actions in this Housing Element to facilitate more equitable access to resources, encourage place-based revitalization, and increase options for housing mobility from lower resource to higher resource areas for lower- and moderate-income households. These actions include, but are not limited to:

Action HE-A1.1: Target place-based revitalization through the Neighborhood Preservation Program in lower-income and disadvantaged communities, including those in the northern and western portions of the county.

Action HE-A2.1: Provide funding or financial incentives for new affordable development, promoting development in RCAAs.


Action HE-A2.3: Increase the supply of affordable housing through implementation of the Inclusionary Housing Ordinance, encouraging on-site development in high resource areas.

Action HE-A2.4: Prioritize acquisition of rental housing for affordability.

Action HE-A2.5: Promote construction of ADUs in high resource areas for housing mobility opportunities.

Action HE-A4.1: Promote the availability of homeownership opportunities and assistance programs to facilitate housing mobility.

Action HE-A5.1: Increase the supply of land zoned for high-density housing, targeting increasing density in RCAAs.



Action HE-A5.3: Encourage residential development through mixed use projects in higher resources areas.

Action HE-A5.5: Encourage and facilitate lot consolidation, particularly in higher resource areas, to accommodate high density residential development.

Action HE-7.1:

- Meet with school districts to identify strategies to improve housing stability that influences school performance.
- Expand housing choices for lower-income households through a Housing Choice Voucher program for owners and managers.

6. Contributing Factors


Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues in Contra Costa County, as shown in Table 6-3844. While there are several strategies identified to address the fair housing issues, the most pressing issues are the disproportionate housing need and access to opportunities between the communities in unincorporated western and northern Contra Costa County and central, southern, and eastern portions of the county. In the western and northern areas, there are concentrations of poverty, fewer homeownership opportunities, greater overcrowding, and more limited access to employment and education. As such, identifying mechanisms to promote housing mobility to central, eastern, and southern Contra Costa County as well as facilitating place-based revitalization in western and northern areas are key to affirmatively furthering fair housing in Contra Costa County. Prioritized

contributing factors are **bolded** in Table 6-3844 and associated actions to meaningfully affirmatively further fair housing related to these factors are *bold and italicized*.



TABLE 6-3844 FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

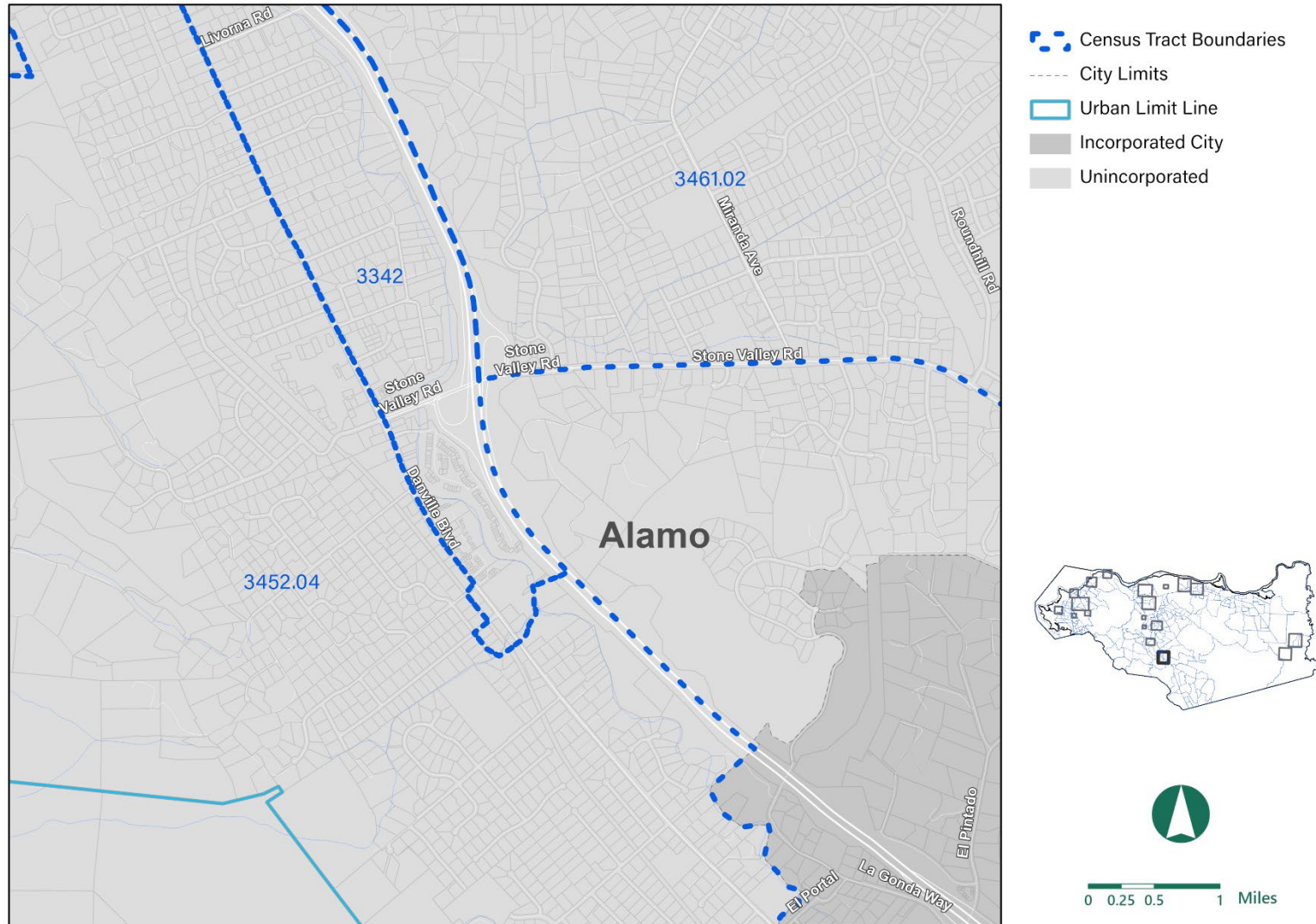
AFH Identified Issues	Contributing Factors	Meaningful Programs
Concentration of affluence in the central and eastern portions of the County, resulting in potential areas of exclusion (possible RCAAs)	<p>Lower-density development leading to typically higher home values</p> <p>Lack of Public Housing and shortage of affordable housing options in general</p>	<p>HE-A2.1 Provide funding for affordable housing development.</p> <p><i>HE-A2.3 Encourage on-site development of Inclusionary Housing Ordinance units in RCAAs.</i></p> <p><i>HE-A2.4 Prioritize acquisition of housing for lower-income renters in higher income areas.</i></p> <p><i>HE-A2.5 Promote ADU construction in high resource areas/areas of concentrated affluence.</i></p> <p>HE-A3.4 Prioritize funding for affordable housing providers for acquisition and rehabilitation of rental housing.</p> <p><i>HE-A4.1 Expand homeownership opportunities for lower- and moderate-income households in higher resource areas and RCAAs.</i></p> <p><i>HE-A2.5 Promote ADU construction in high resource areas/areas of concentrated affluence.</i></p> <p><i>HE-A5.1 Increase the supply of land zoned for high-density housing.</i></p> <p>HE-A5.5 Facilitate lot consolidation for multi-family development.</p> <p><i>HE-A6.1 Encourage updates to zoning to support very high density development.</i></p>
Concentration of lower-income households in the western and northern portions of the County (i.e. North Richmond, Montalvin Manor, Tara Hills, Bayview, Rodeo, Bay Point)	<p>Higher-density housing</p> <p>History of industrial uses influencing development patterns and conditions</p> <p>Higher rates of families with children in central and eastern areas</p> <p>Lower labor force participation in western communities</p>	<p>HE-A2.4 Prioritize funding for affordable housing providers for acquisition and rehabilitation of rental housing.</p> <p>HE-A5.5 Encourage infill development through lot consolidation for both single-family and multi-family development.</p> <p><i>HE-A7.1 Promote services and programs to assist persons secure employment.</i></p> <p>HE-A7.1 Review the Zoning Ordinance to ensure there are no constraints on locating childcare near employment centers.</p> <p><i>HE-A8.3 Improve access to health open space and improve environmental conditions in disproportionately impacted areas.</i></p>
Displacement risk due to housing costs, particularly in western and northern communities	<p>Concentrations of lower-income households</p> <p>Rapidly increasing housing costs paired with a shortage of affordable units</p> <p>Rise in housing costs outpacing wage increases</p>	<p><i>HE-A2.3 Increase the supply of affordable housing through implementation of the Inclusionary Housing Ordinance.</i></p> <p><i>HE-A2.4 Prioritize funding for affordable housing providers for acquisition and rehabilitation of rental housing to preserve units, including in high resource areas.</i></p> <p>HE-A2.5 Promote ADU construction in high resource areas/<i>areas of concentrated affluence.</i></p> <p>HE-A4.1 Promote the availability of programs that facilitate homeownership opportunities, including assistance for first-time homebuyers.</p>



AFH Identified Issues	Contributing Factors	Meaningful Programs
	New development has largely been above moderate-income single-family homes, or similar.	HE-A5.6 Encourage infill development through lot consolidation for both single-family and multi-family development. <i>HE-A7.2 Prioritize projects that will not involve permanent relocation of residents, offer first right to return if temporary relocation is unavoidable.</i>
Displacement risk due to overcrowding in North Richmond and Bay Point	Rapid drop in vacancy rates since 2010 leaving fewer housing options. Rapidly increasing housing costs paired with a shortage of affordable units	<i>HE-A2.2 Pursue affordable housing development on County-owned land in North Richmond, Bay Point, and Rodeo.</i> <i>HE-A2.3 Provide incentives for developers subject to IHO who provide affordable units with three or more bedrooms in areas of concentrated overcrowding.</i> HE-A2.4 Prioritize funding for affordable housing providers for acquisition and rehabilitation of rental housing. HE-A7.2 Prioritize projects that will not involve permanent relocation of residents, offer first right to return if temporary relocation is unavoidable.
Disproportionate access to high performing schools	Lower school performance schools in neighborhoods with lower median income and/or concentrations of Hispanic and non-Hispanic Black residents. Higher rates of absenteeism in schools in disadvantaged communities.	<i>HE-A2.5 Promote ADU construction in high resource areas/<u>areas of concentrated affluence</u> to create housing mobility opportunities.</i> <i>HE-A7.1 Work with school districts to develop strategies to improve access to high performing schools.</i> HE-A7.1 Work with the Housing Authority to encourage landlords throughout the County, particularly in high resource areas, to advertise their units for voucher holders.
Disadvantaged community designations for 8 communities in western and northern areas	Exposure to pollutants resulting from industrial uses, vehicle traffic, and water contamination Historic patterns of discrimination and pollution from industrial uses High-density residential areas with slightly more affordable options than other areas in the county	<i>HE-A2.3 Increase the supply of affordable housing throughout the County through implementation of the Inclusionary Housing Ordinance.</i> <i>HE-A2.4 Prioritize funding for affordable housing providers for acquisition and rehabilitation of rental housing to preserve units, facilitate place-based revitalization and increase mobility options.</i> HE-A2.5 Promote ADU construction in high resource areas/ <u>areas of concentrated affluence</u> to create housing mobility opportunities.

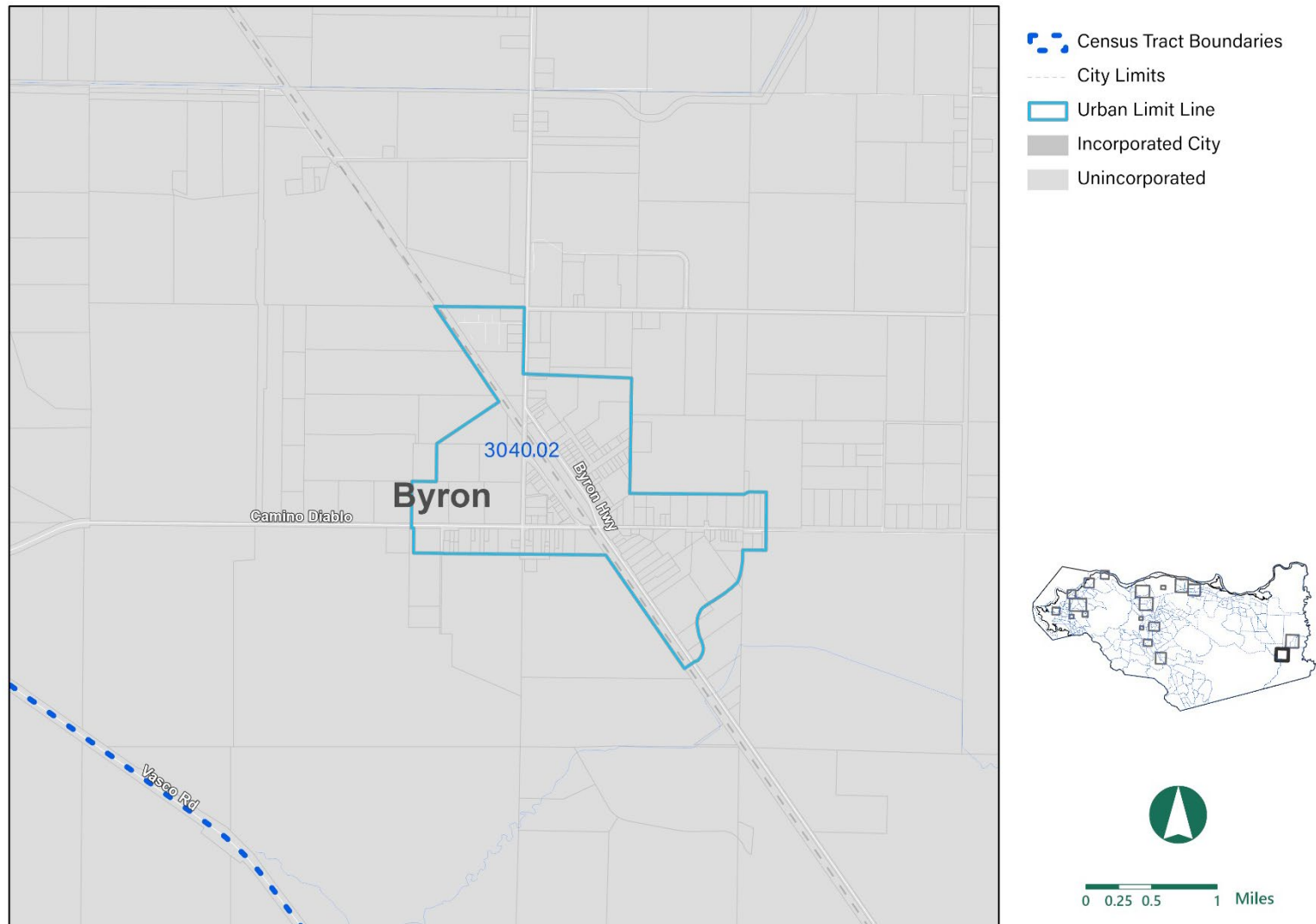


FIGURE 6-29 CENSUS TRACTS – ALAMO



Source: 2015-2019 ACS

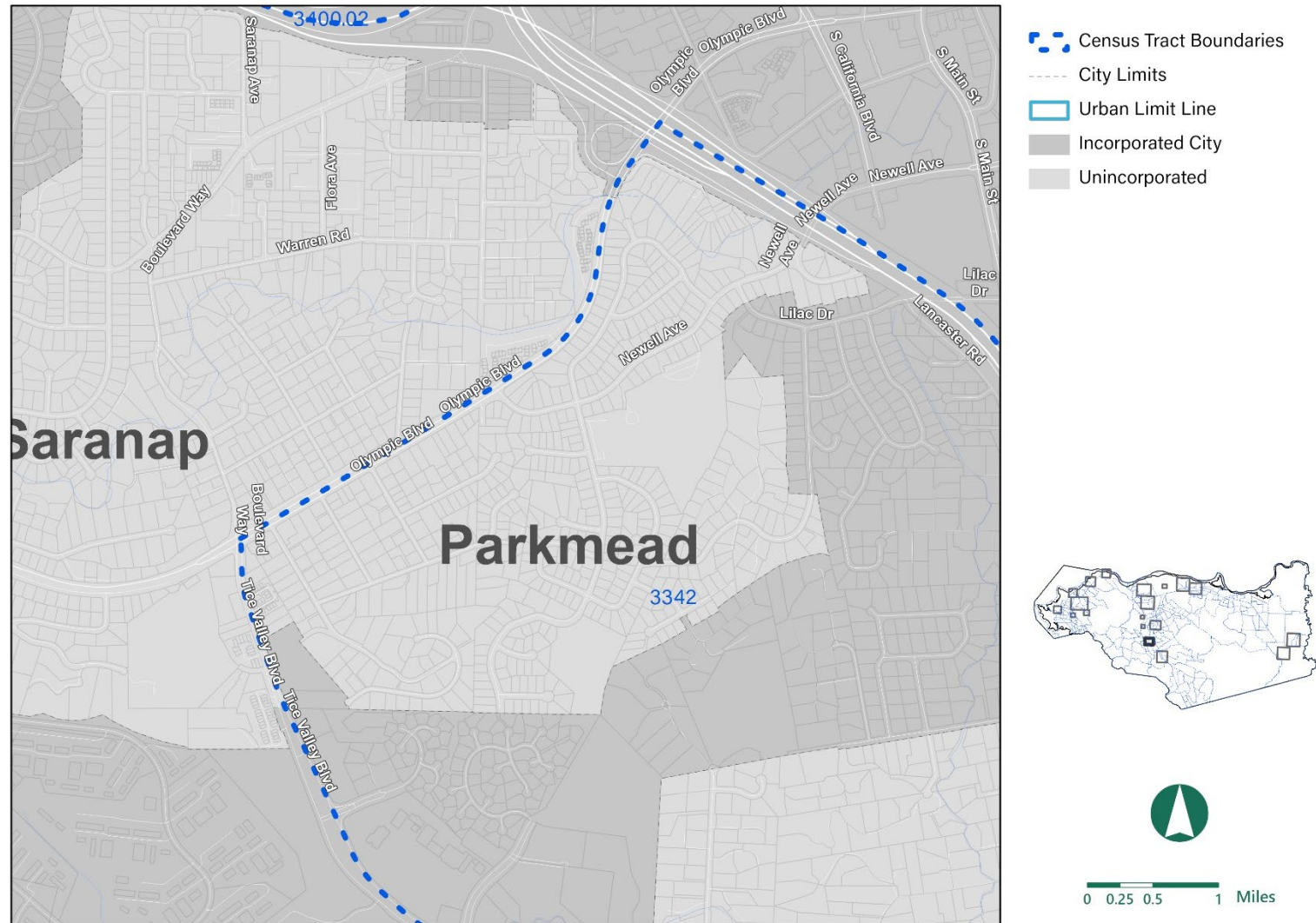
FIGURE 6-30 CENSUS TRACTS – BYRON



Source: 2015-2019 ACS

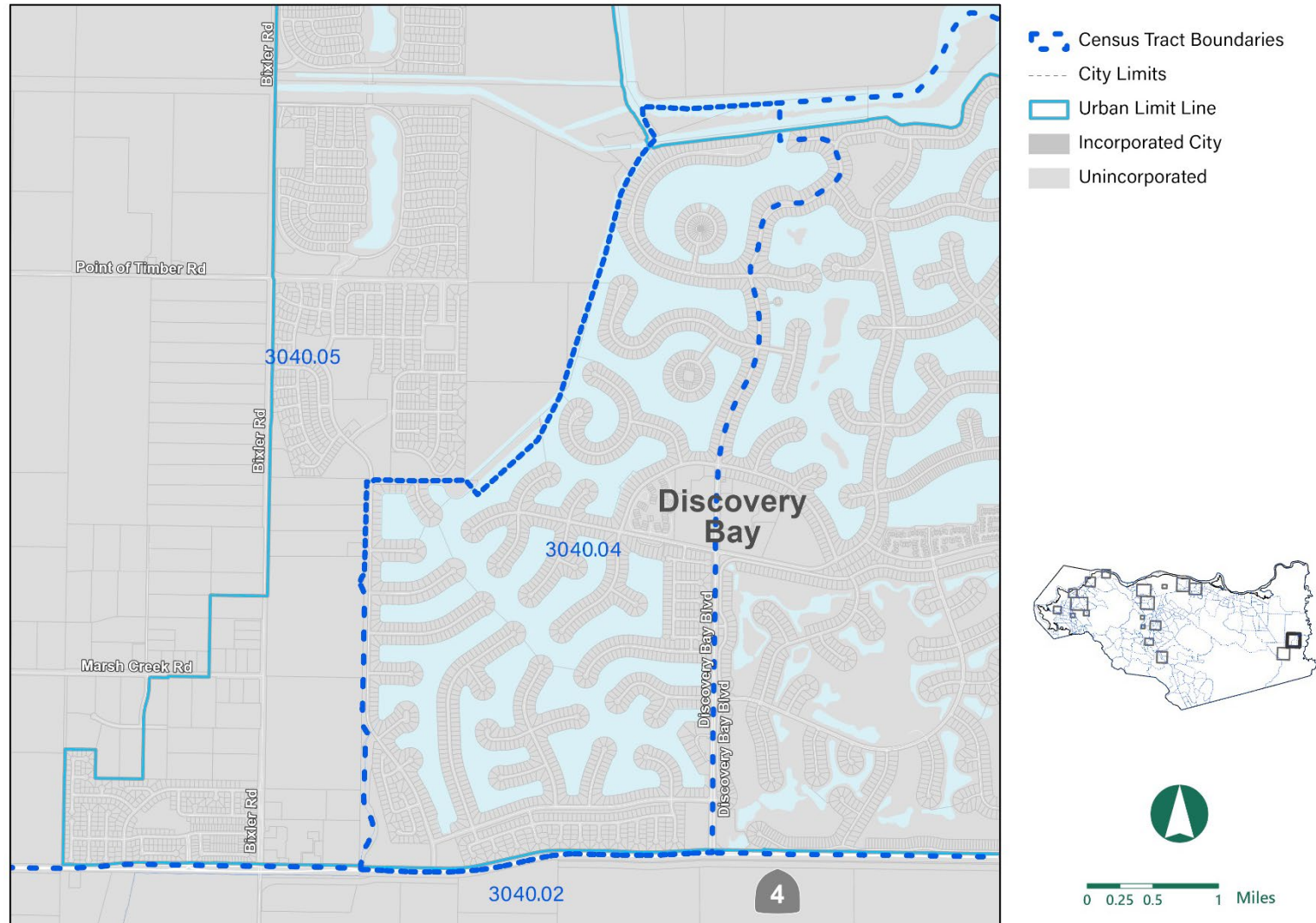


FIGURE 6-31 CENSUS TRACTS – SARANAP / PARKMEAD



Source: 2015-2019 ACS

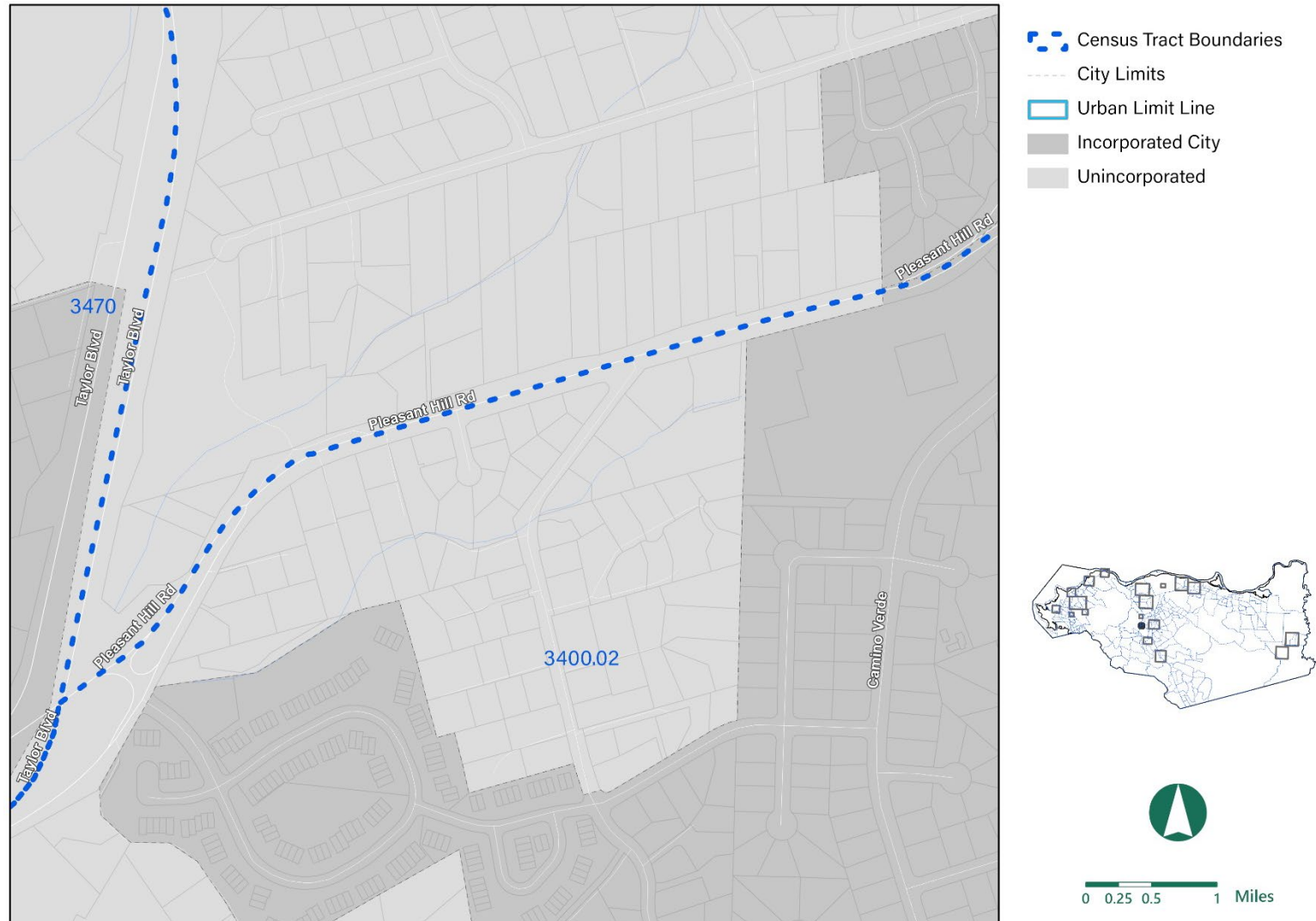
FIGURE 6-32 CENSUS TRACTS – DISCOVERY BAY (WEST)



Source: 2015-2019 ACS

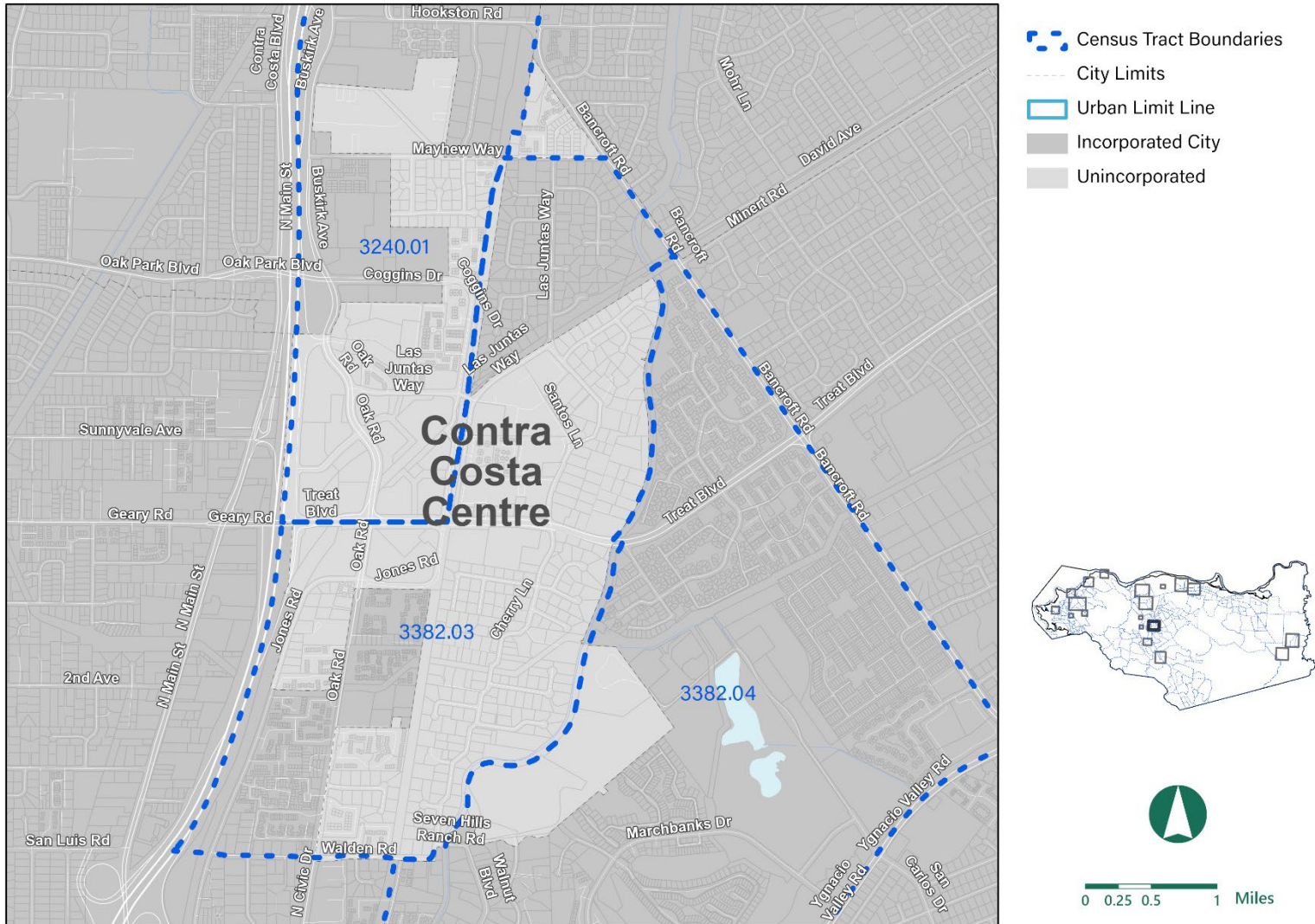


FIGURE 6-33 CENSUS TRACTS – RELIEZ VALLEY



Source: 2015-2019 ACS

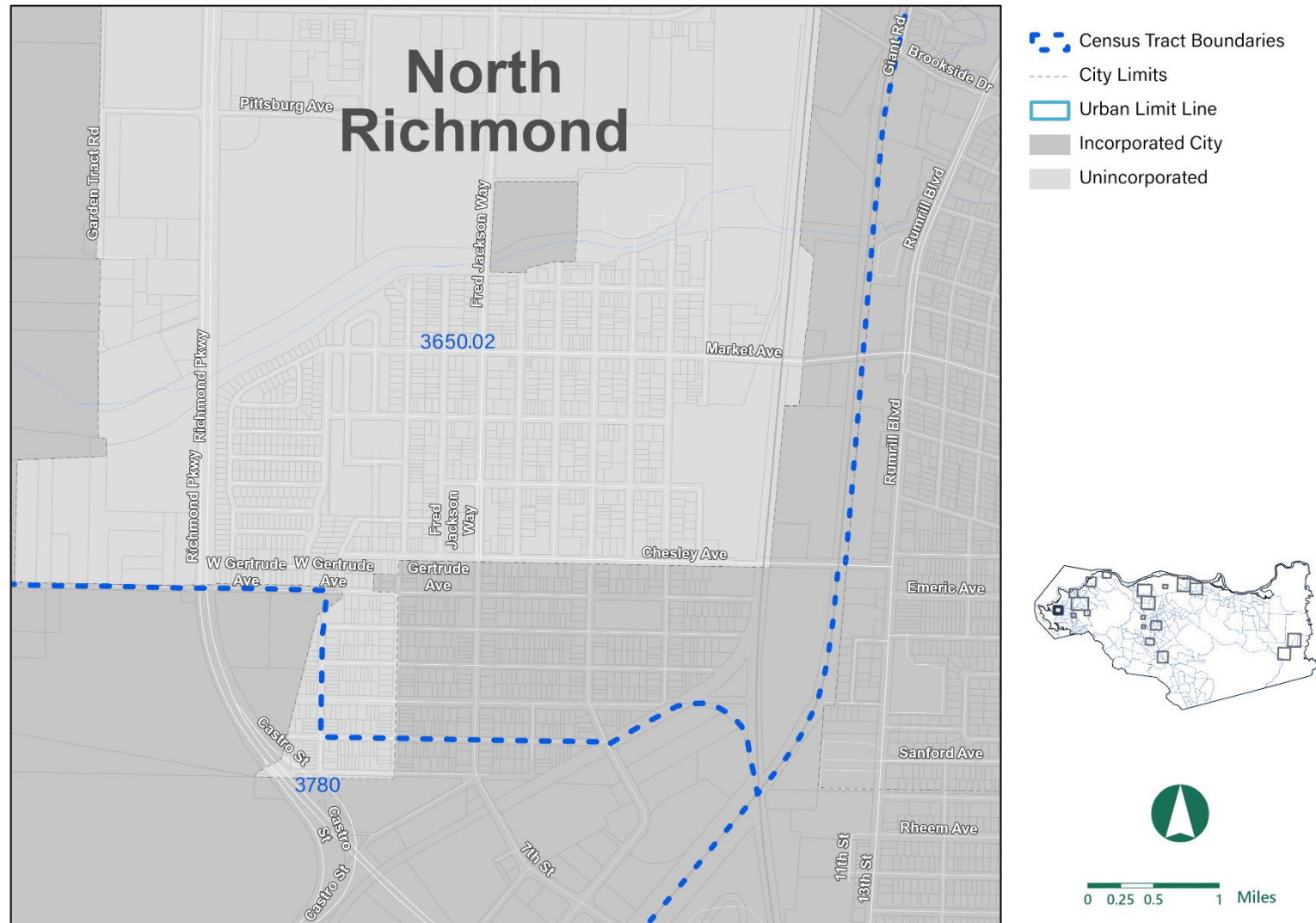
FIGURE 6-34 CENSUS TRACTS – CONTRA COSTA CENTRE



Source: 2015-2019 ACS

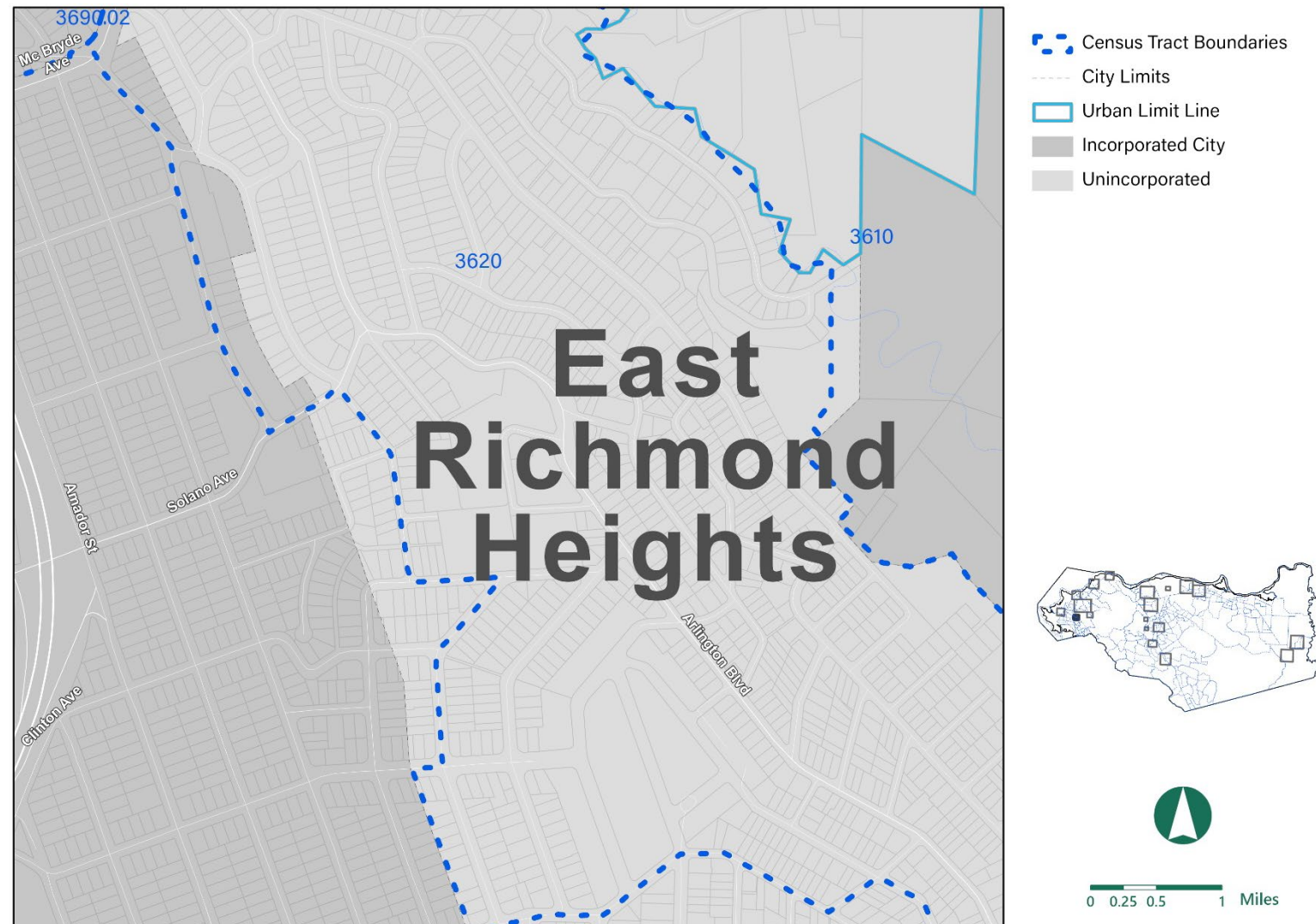


FIGURE 6-35 CENSUS TRACTS – NORTH RICHMOND



Source: 2015-2019 ACS

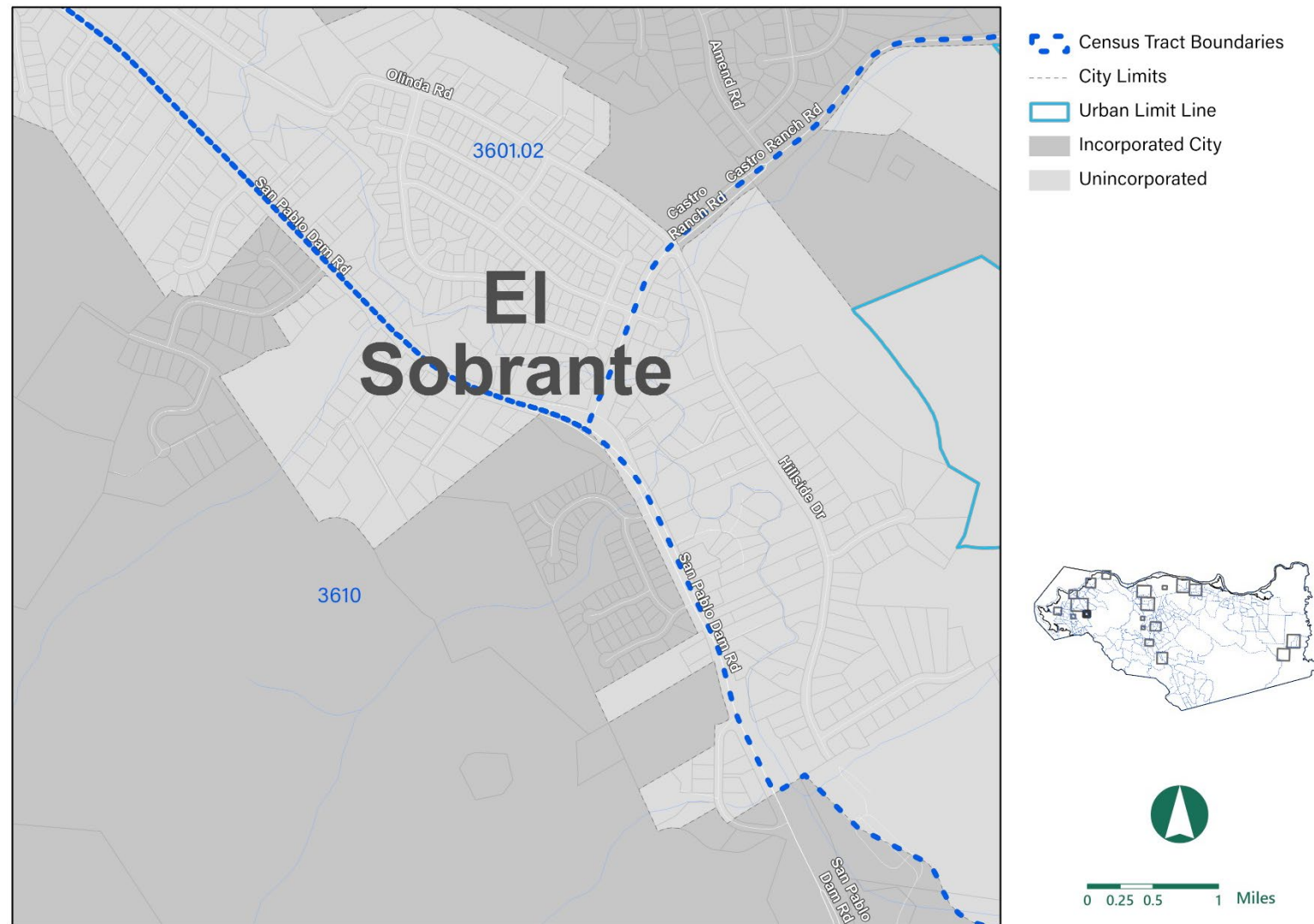
FIGURE 6-36 CENSUS TRACTS – EAST RICHMOND HEIGHTS



Source: 2015-2019 ACS

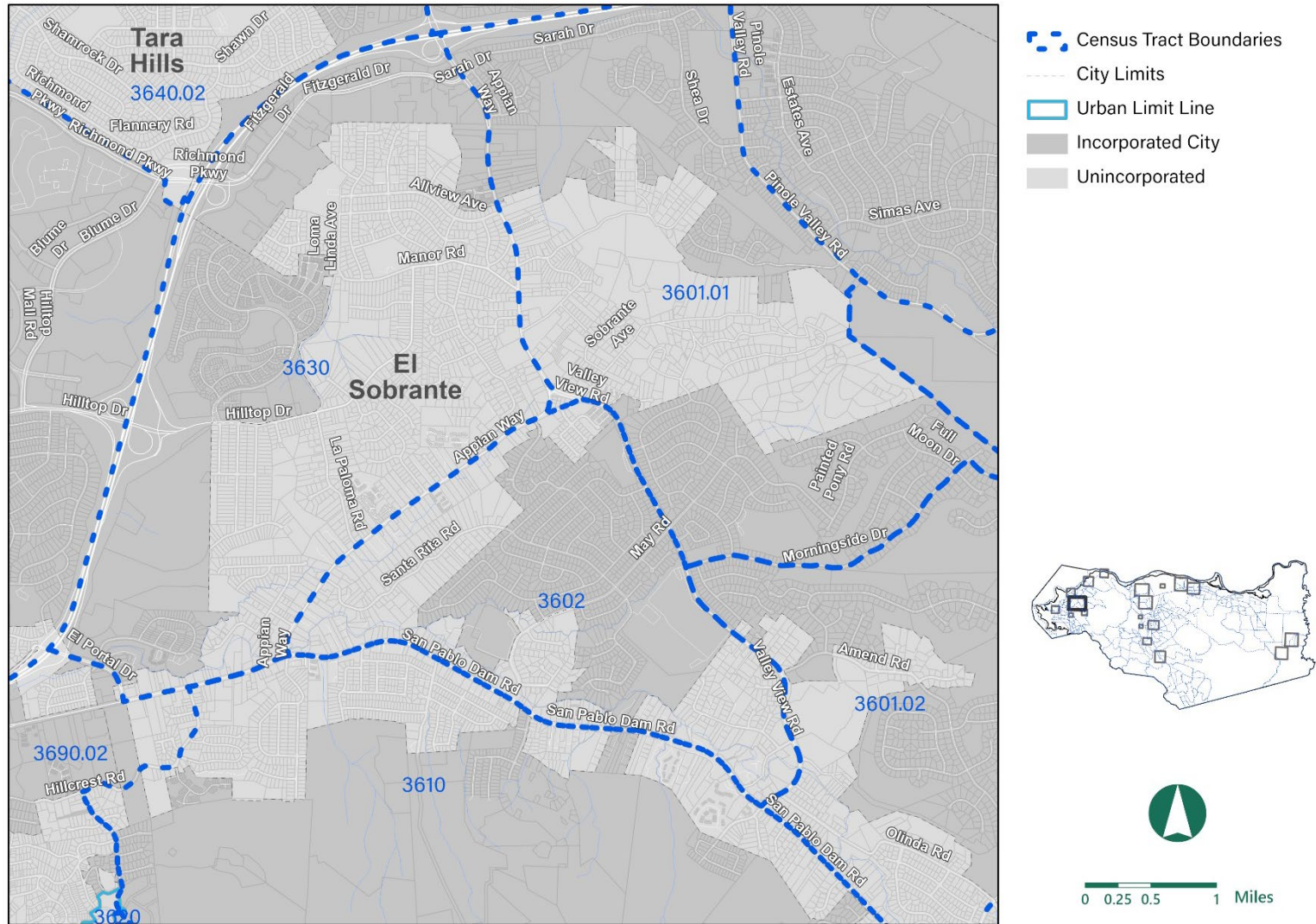


FIGURE 6-37 CENSUS TRACTS – EL SOBRANTE (SOUTHEAST)



Source: 2015-2019 ACS

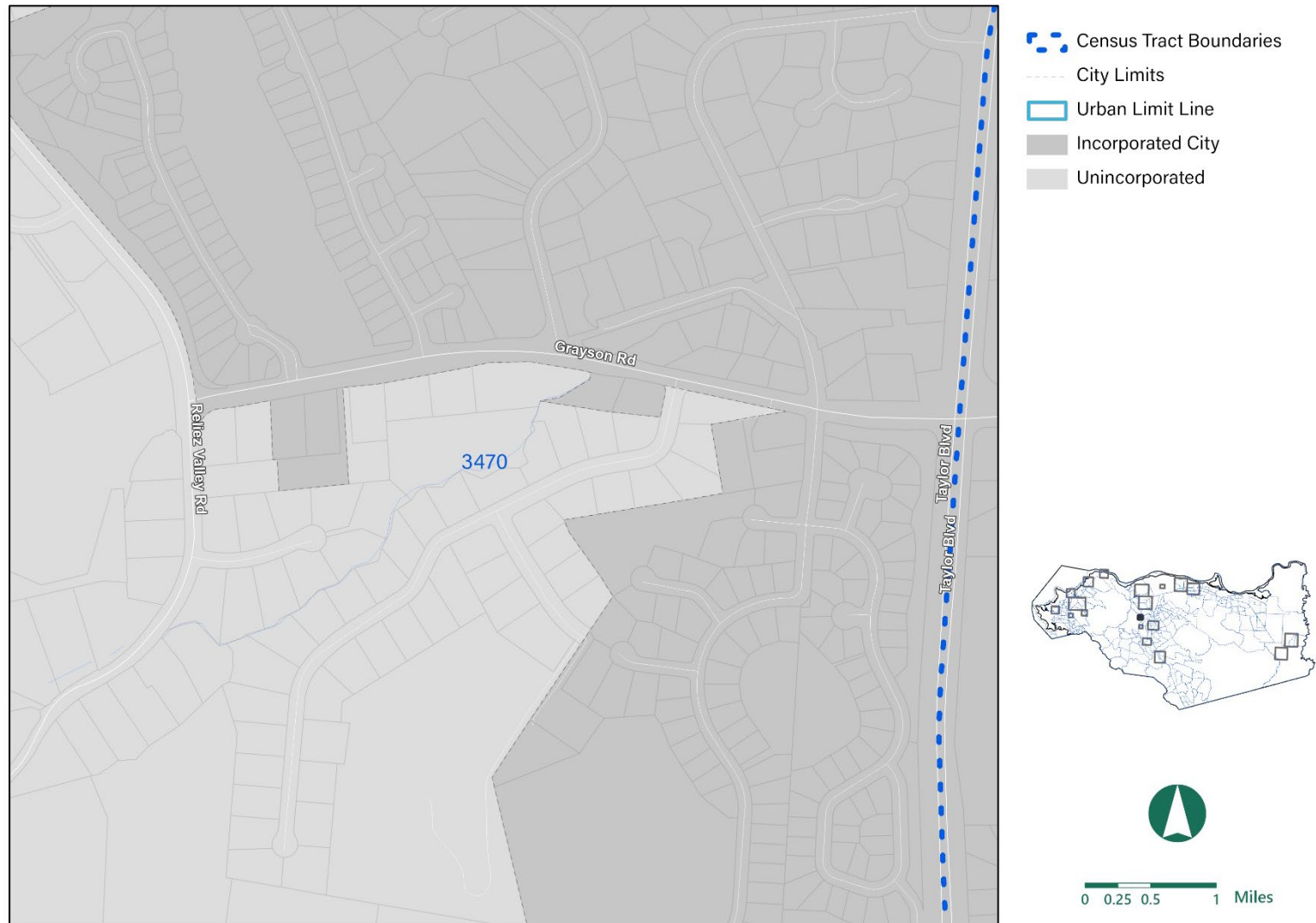
FIGURE 6-38 CENSUS TRACTS – EL SOBRANTE / TARA HILLS (SOUTH)



Source: 2015-2019 ACS



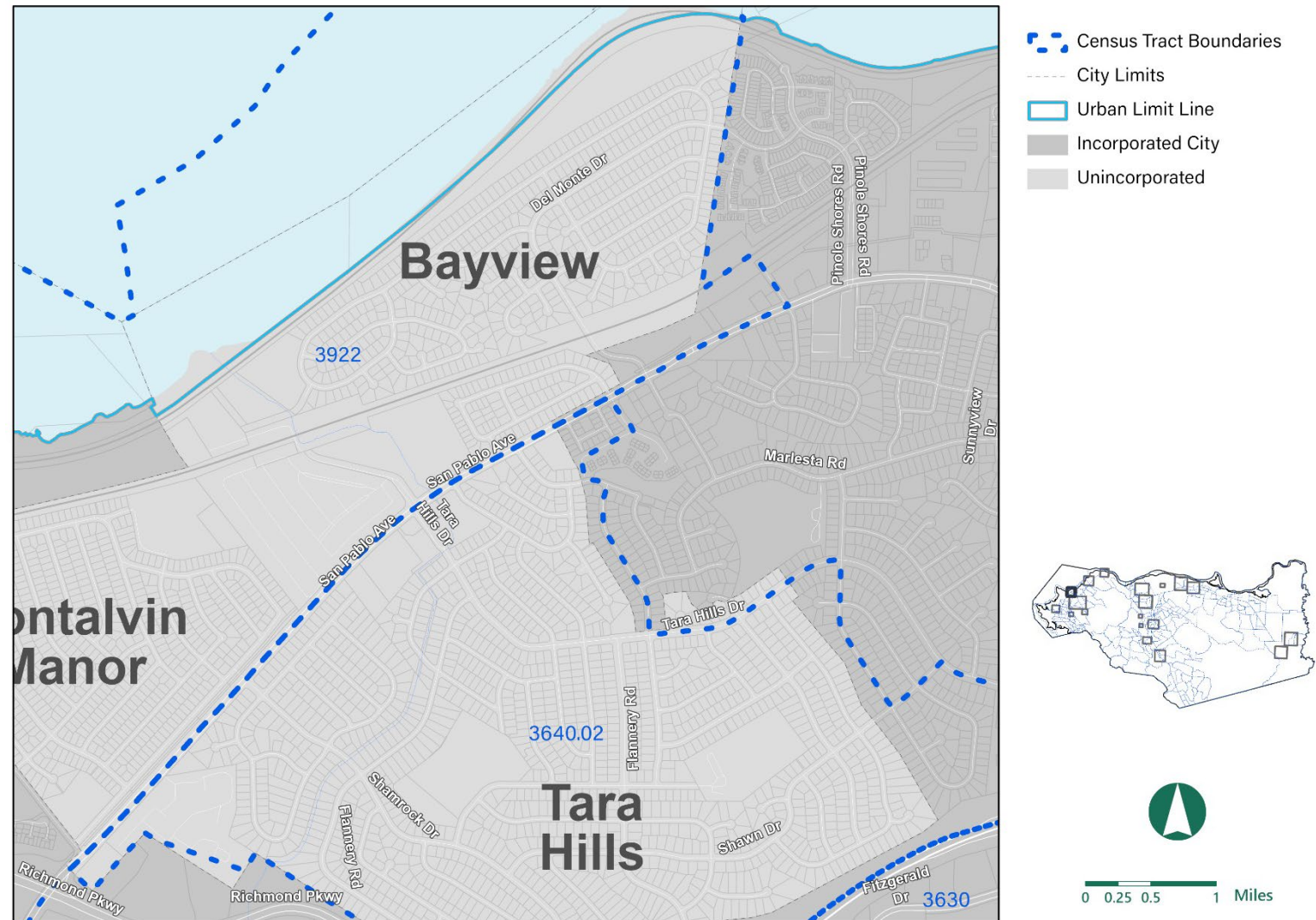
FIGURE 6-39 CENSUS TRACTS – PLEASANT HILL (UNINCORPORATED)



Source: 2015-2019 ACS

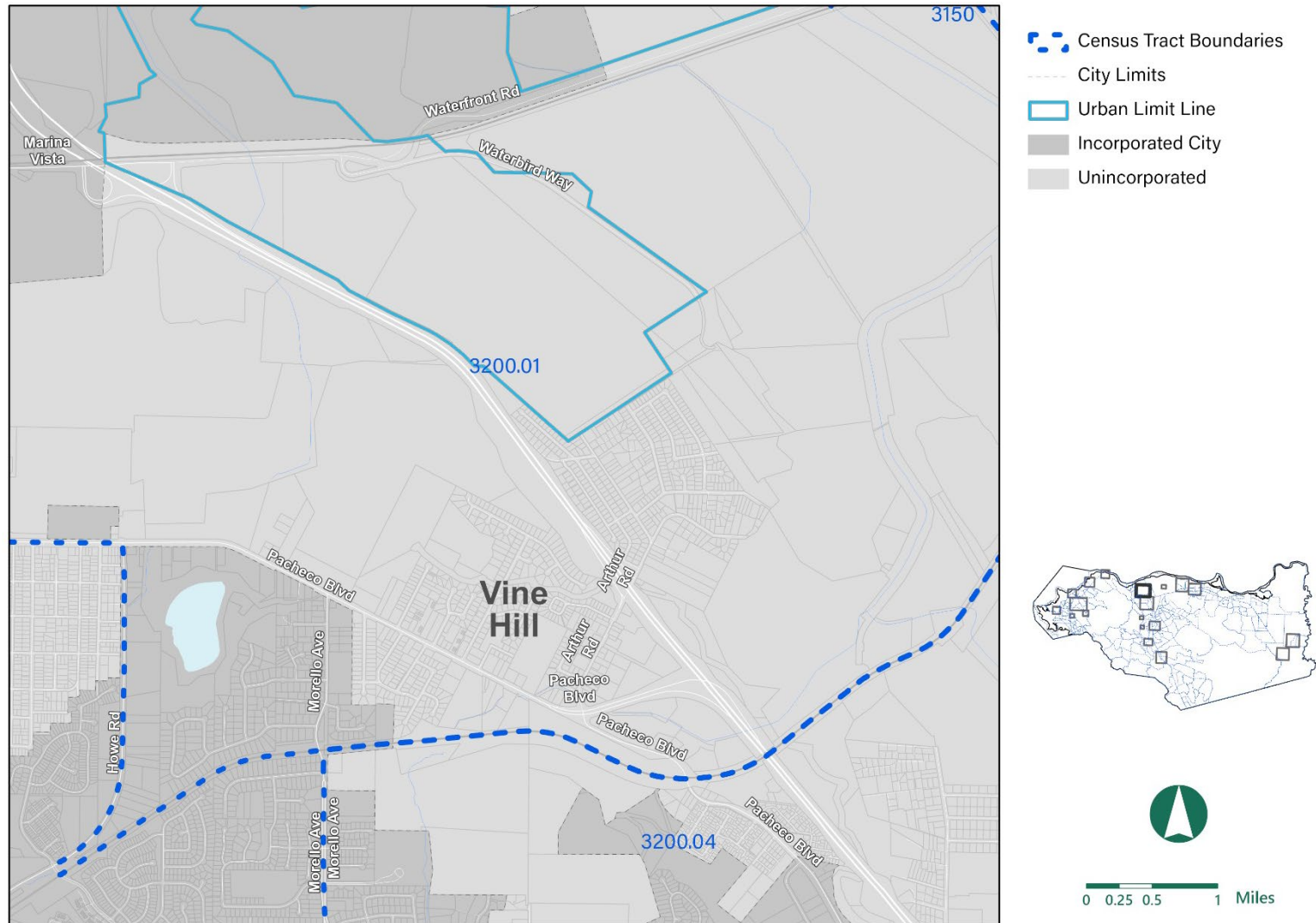


FIGURE 6-41 CENSUS TRACTS – BAYVIEW / TARA HILLS (NORTH)



Source: 2015-2019 ACS

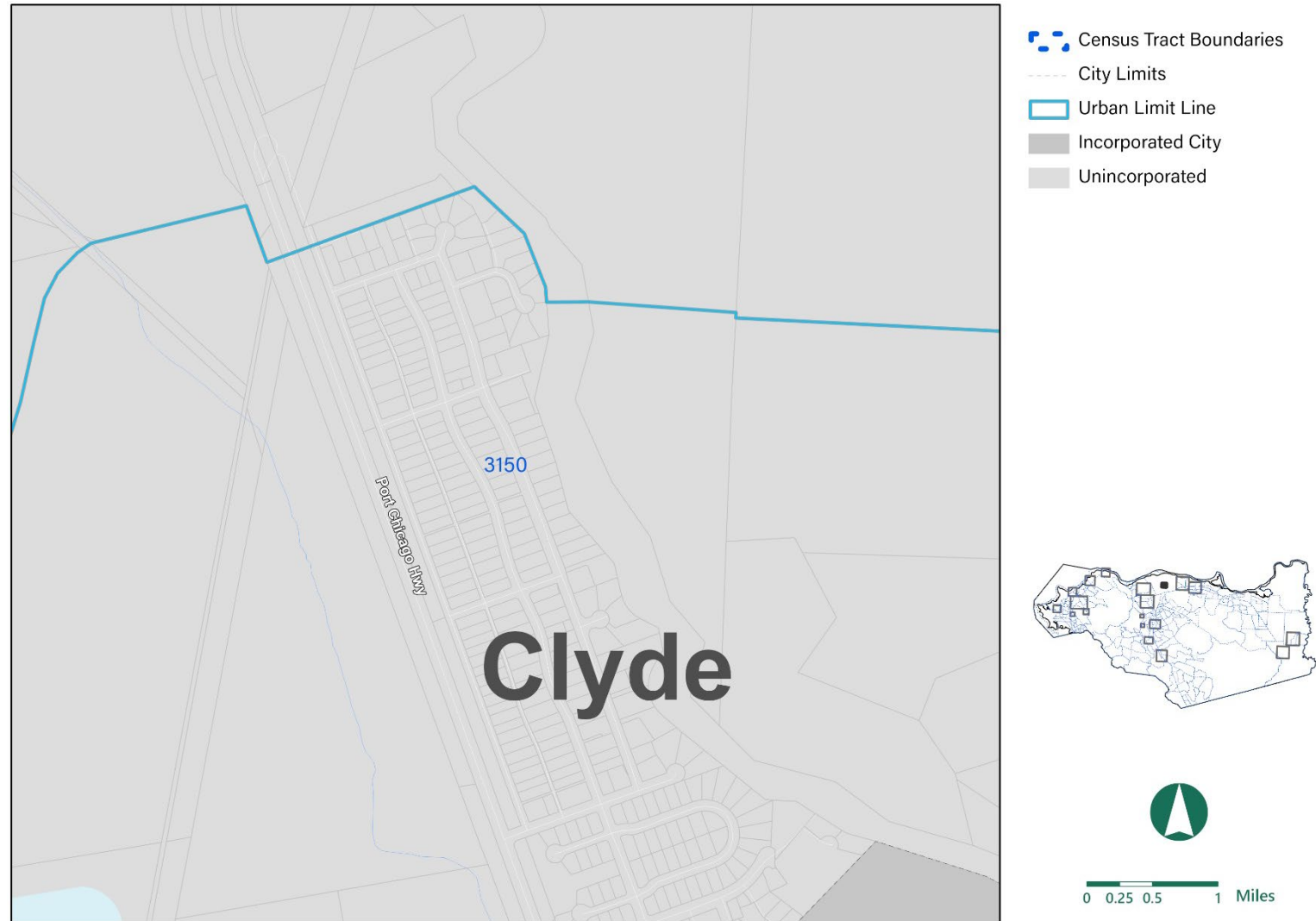
FIGURE 6-42 CENSUS TRACTS – VINE HILL



Source: 2015-2019 ACS

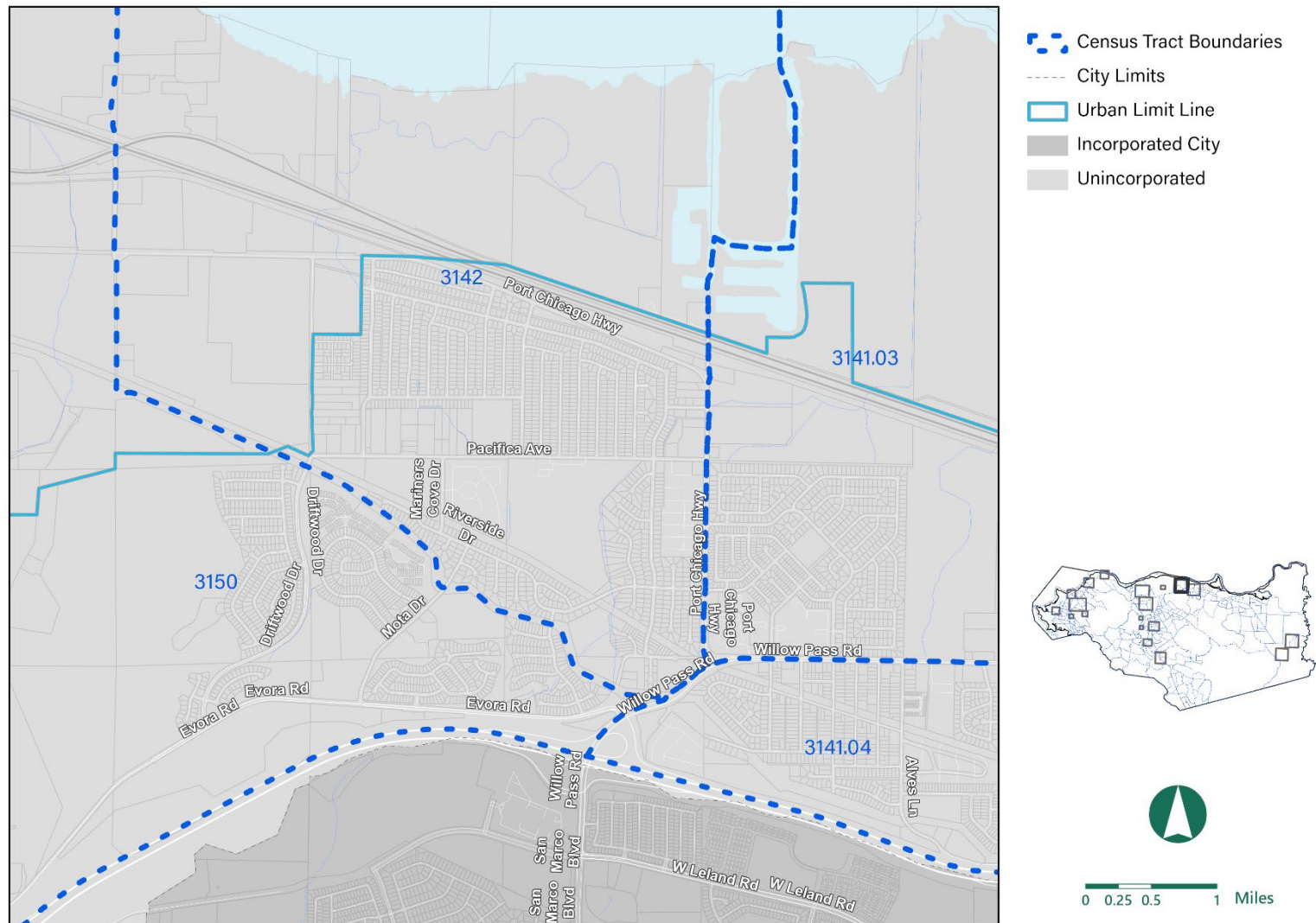


FIGURE 6-43 CENSUS TRACTS – CLYDE



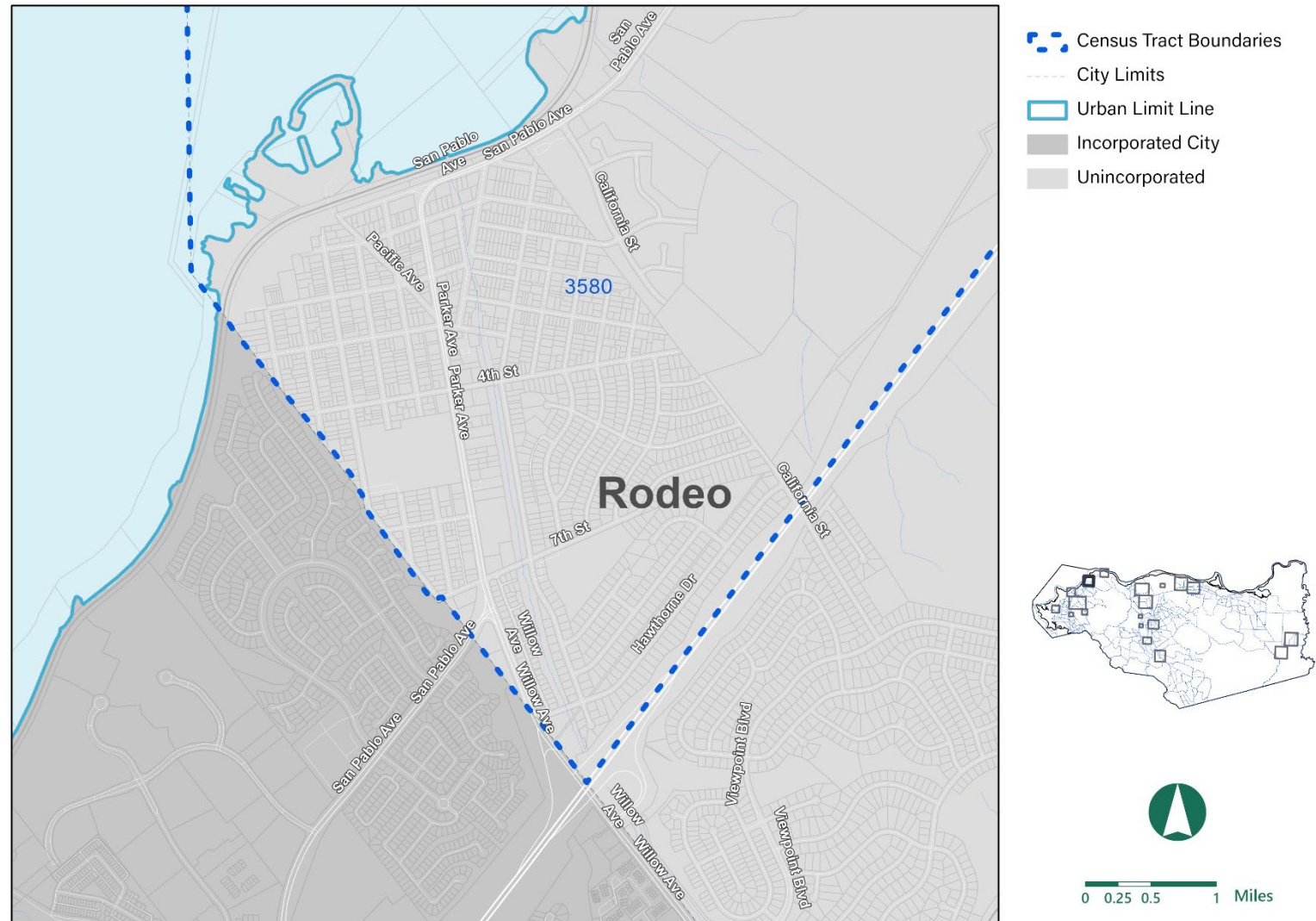
Source: 2015-2019 ACS

FIGURE 6-44 CENSUS TRACTS – BAY POINT (WEST)



Source: 2015-2019 ACS

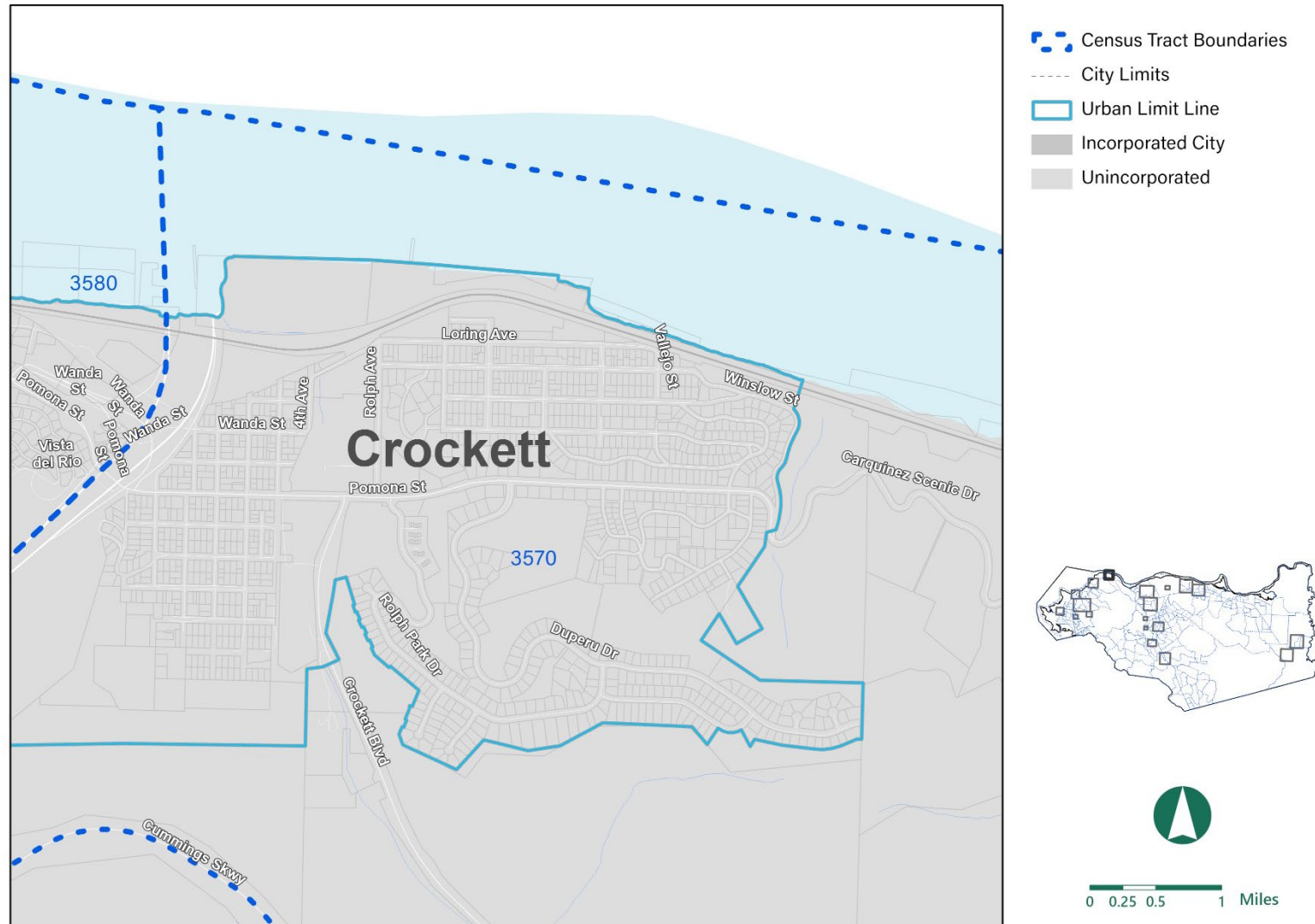
FIGURE 6-46 CENSUS TRACTS – RODEO



Source: 2015-2019 ACS



FIGURE 6-47 CENSUS TRACTS – CROCKETT



Source: 2015-2019 ACS



6.3 Housing Constraints

The provision of adequate and affordable housing opportunities is an important goal of the County. However, a variety of factors can constrain the development, maintenance, and improvement of housing. These include development costs, government constraints, lack of infrastructure, and environmental issues. This section addresses these potential constraints that affect the supply of housing in the unincorporated areas of Contra Costa County.

In evaluating the residential growth potential based on the development of vacant and underutilized sites in the unincorporated areas, the County has undertaken a parcel-by-parcel review of the available sites within the Urban Limit Line (ULL). Realistic development potential is assessed, considering the market trends, development standards, environmental constraints, and infrastructure and public facility/service constraints discussed in this section. The residential development potential is presented in Section 4 of this Housing Element.

A. MARKET CONSTRAINTS

Land costs, construction costs, and market financing contribute to the cost of housing development, and can potentially hinder the production of new housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The section analyzes these market constraints as well as the activities that the County undertakes to mitigate their effects.

1. Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive per unit to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided.

In addition to construction, the price of land is also one of the largest components of housing development costs. Land costs may vary depending on where the site is in the county (Central County is significantly more expensive than portions of East and West County), and whether the site is vacant or has an existing use that must be removed. Similarly, site constraints, such as environmental issues (i.e., steep slopes, soil stability, seismic hazards, or flooding) can also be a major factor in the cost of land. A survey of sales price listings of vacant lots in unincorporated communities across the county in November 2021 finds that most lots for sale tend to be smaller. Although the largest vacant lot for sale was more than 37 acres in size, the median vacant lot was 0.64 acres. The survey also shows that vacant lots can vary in affordability from \$50,000 to \$2,499,888, though the median vacant lot in the county costs \$395,000, which is lower than most home sales prices as determined by the home sales price listing survey in the Housing Needs Assessment section. However, due to the small size of most vacant lots surveyed, acreage tends to be expensive, with the median dollar per acre amount equaling \$1,080,992.65. The most expensive vacant lots were in the Central sub-region of the county, with all but one sales price listings for vacant lots with a price of at least \$1 million. Sales price listings for vacant lots in the Western and Eastern sub-regions ranged from \$50,000 to \$1.9 million and \$135,000 to \$650,000, respectively.



Based on pro forma work detailing construction costs of two recent multi-family developments, the average cost to construct an apartment unit in the unincorporated areas is approximately \$526,797 (including the cost of land and impact fees). The more costly development was Galindo in the Central sub-region, which cost \$1,008,601 per unit, while some portions of the Legacy development in the West sub-region cost less, at \$571,788 per unit. Single-family home construction costs can be less than multi-family development. However, land costs and other charges can off-set those costs and result in higher costs overall. The estimated average development cost of a two-story single-family home consisting of 2,000 square feet in Contra Costa County would cost an approximate \$427,205 total, or approximately \$213.60 per square foot. The cost will vary significantly depending on the quality of materials used, the size of the unit and lot, the location, and the number and quality of amenities provided.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower prices. In addition, prefabricated factory-built housing may provide lower-priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built simultaneously. As the number increases, costs generally decrease as builders benefit from economies of scale.

Another key component is the price of raw land and any necessary improvements. The high demand for residential development keeps land cost relatively high throughout the Bay Area. In the unincorporated areas, residential land costs vary depending on the site and the area. In addition, in-fill development, which is the current regional priority, is more expensive than “green field” development. Many in-fill parcels have existing structures and/or contaminated conditions. Aging infrastructure may require

replacement. These factors increase the cost of development. The County owns former redevelopment agency residential parcels in the unincorporated communities of Bay Point, Rodeo, and North Richmond. All sites will be developed with affordable housing.


2. Home Financing

The availability of financing affects a person’s ability to purchase or improve a home. Currently, lending standards are recovering from the COVID-19 pandemic and associated economic slowdown, which caused the average mortgage rate for a 30-year fixed-rate mortgage to fall to 2.68 percent by December 2020 from the previous rate of 3.7 percent reported in January 2020. Rates are now trending upwards but are still below where they were in recent years. Table 6-3845 reports the varying mortgage and refinance rates for homebuyers as of November 2021.

TABLE 6-3845 INTEREST RATES – NOVEMBER 2021

Product	Interest Rate	APR
Conforming and FHA Loans		
30-Year Fixed Rate	5.375%	5.557%
30-Year Fixed-Rate VA	4.750%	5.078%
15-Year Fixed Rate	4.750%	5.017%
Jumbo Loans		
30-Year Fixed-Rate Jumbo	4.750%	4.855%
15-Year Fixed-Rate Jumbo	4.500%	4.701%

Source: Wells Fargo – Current Mortgage and Refinance Rates (accessed: August 26, 2022): <https://www.wellsfargo.com/mortgage/rates/?linkLoc=fn>



Specific housing programs such as first-time homebuyer programs or other mortgage assistance programs can be a useful tool providing help with down payment and closing costs, which are often significant obstacles to home ownership for lower-income and minority groups.

B. GOVERNMENTAL CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints as well as policies that encourage housing development in the unincorporated areas of Contra Costa County.

1. Land Use Controls

The Land Use Element of the Contra Costa County General Plan sets forth the policies for guiding development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses within the unincorporated areas of the county. As described in Table 6-3946, the General Plan has four residential designations for single-family dwellings and seven for multi-family uses, permitting varying density for rural and urban residential uses. The County is currently undertaking “Envision Contra Costa 2040,” an effort to update the entire

General Plan, including the Land Use Element and its Land Use Map. The General Plan update will effectively establish the land use and housing development patterns across the County’s unincorporated areas for the next two decades. The State of California requires that the County update its Housing Element every eight years on established cycles so the Housing Element, once adopted, will only be effective until 2031. This Housing Element reports the land use controls in effect in the current Contra Costa County General Plan (adopted 2005).

Residential Development Standards

The County regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the County’s General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. The County maintains the current Zoning Code with zoning and development standards along with current fees on the County website.



TABLE 6-3946 RESIDENTIAL LAND USE CATEGORIES

General Plan Land Use Designation	Single-Family Residential					Multiple-Family Residential						
	Multiple-Family Residential					Single-Family Residential						
General Plan Land Use Designation	Very Low (SV)	Low (SL)	Very-Low (SV)Medium (SM)	Low (SL)High (SH)	Very-Low (SV)Off-Island Bonus Area	Low (MSL)	Very-Low (SV)Medium (MM)	Low (SL)High (MH)	Very-Low (SV)Very High (MV)	Low (SL)Very High-Special (MS)	Very-Low (SV)Congregate Care-Senior Housing (CC)	Low (SL)Mobile Home (MO)
Consistent Zoning District(s)	R-40, R-65, R-100	R-15, R-20 ₇	R-10, R-12 ₇	R-6, R-7, D-1	Undefined	R-6, D-1, T-1, M-6, M-9	T-1, M-9, M-12, M-17	M-17, M-29	M-29	P-1	P-1	T-1
Possible Zoning District(s)	P-1, A Districts	P-1, A Districts	P-1, A Districts	P-1, A Districts	N/A	P-1	P-1	P-1	P-1			P-1
Density	0.2 – 0.9	1.0 – 2.9	3.0 – 4.9	5.0 – 7.2	0.2	7.3 – 11.9	12.0 – 21.9	22.0 – 29.9	30.0 – 44.9	45.0 – 99.9	N/A	1.0 – 12.0



Residential Type(s)	Detached single-family homes consistent with rural lifestyle	Detached single-family homes on large lots	Detached single-family homes on moderate-sized lots	Detached single-family homes and duplexes on smaller lots	Detached single-family homes with densities as defined in the SV, SL, or SM designation s per density bonus program allowances.	Single- or two-story duplexes, condos, town houses, mobile home parks,	Denser and larger-size residential uses as in the ML designation.	Multi-story residential uses as defined in the ML designation.	Multi-story apt. and condo complexes with smaller units	Multi-story apartment and condo complexes with smaller units with very high density	Senior housing with shared facilities	Mobile homes
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Notes:

1. Residential land uses may sometimes occur at densities lower than the allowed.
2. The zoning districts listed in this column could be found consistent with the General Plan designation under certain circumstances depending upon the specific use that is proposed.
3. Density increases available through participation in bonus programs described in the Contra Costa General Plan Land Use Element pg. 3-22 (2005).

Source: Contra Costa County General Plan, Land Use Element, 2005-2020.



Table 6-~~40~~47 summarizes the most pertinent residential standards for single-family, while Table 6-~~41~~48 summarizes residential multi-family housing standards, including those for mobile homes and mobile home parks. In each table, zone districts are grouped by the General Plan land use category in which they are permitted (i.e., Very Low, Low, Medium, and High). Note that there are not minimum open space standards in residential zones so that standard has not been included in the table.

TABLE 6-~~40~~47 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	General Plan Land Use Category and Zone District									
	Very Low			Low		Medium		High		
	R-100	R-65	R-40 ¹	R-20	R-15 ¹	R-12	R-10 ¹	R-7	R-6	P-1
Max. Density (du/ac)	0.4	0.67	1.1	2.2	2.9	3.6	4.4	6.2	7.2	Varies based on proposed project
Min. Lot Area (sq. ft.)	100,000	65,000	40,000	20,000	15,000	12,000	10,000	7,000	6,000	Varies based on proposed project
Min. Lot Size (ft.)	200 x 200	140 x 140	140 x 140	120 x 120	100 x 100	100 x 100	80 x 90	70 x 90	60 x 90	Varies based on proposed project
Front Yard (ft.)	30	25	25	25	20	20	20	20	20	Varies based on proposed project
Side Yard (ft.)	30	20	20	15	10	10	10	5	5	Varies based on proposed project
Aggregate Side Yard	60	40	40	35	25	25	20	15	15	Varies based on proposed project
Rear Yard (ft.)	30	15	15	15	15	15	15	15	15	Varies based on proposed project
Max. Bldg. Ht. (stories)	2.5 35 ft.	2.5 35 ft.	2.5 35 ft.	2.5 35 ft.	2.5 35 ft.	2.5 35 ft.	2.5 35 ft.	2.5 35 ft.	2.5 35 ft.	Varies based on proposed project
Parking Req. (space/unit)	2	2	2	2	2	2	2	2	2	Varies based on proposed project

Notes:

1. The Land Use Element indicates that this zoning district is consistent with two General Plan land use designations.

Source: Contra Costa County Zoning Code, November 2021.

Single-Family Residential Development Standards

Given the diversity of residential areas in the county, the minimum lot size for single-family homes ranges from 6,000 to 100,000 square feet, translating to densities of seven dwelling units per acre (du/ac) down to less than one du/ac. The maximum height limit for single-family homes is two and a half stories (or 35 feet in height), while setbacks vary by lot size.

The D-1 zone permits two-family or duplex units such as townhomes to be located on an 8,000-square-foot parcel, while the R-6 zone permits more than one detached dwelling on a parcel so long as the lot size does not exceed 6,000 square feet per dwelling unit.

Multi-family Residential Development Standards

Multi-family units are permitted in all M zones, providing densities ranging from 6 to 29 du/ac. Mobile homes and mobile home parks are permitted in T-1 zones. In addition, the lower-density multi-family zones permit the development of single-family units. This often results in the development of detached single-family homes on small lots (3,000 – 4,000 sq. ft.). The D-1 zone promotes the development of various housing types including single-family or duplexes. The P-1 or Planned Unit District provides flexible development standards to promote a variety of housing types from single-family to very high-density residential development and mixed use development, while the General Plan Mixed-Use category enables the County to provide residential units in conjunction with commercial uses. Both of these are described in more detail later in this section.

TABLE 6-4148 MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	General Plan Land Use Category & Zone District							
	Low/Medium					High	Very High	Very High - Special
	T-1 ¹	M-6	M-9	M-12	D-1	M-17	M-29	P-1
Max. Density (du/ac)	12	6	9	12	N/A	17	29	V ²
Min. Lot Area (sq. ft.)	2,500 ⁴	7,200	4,800	3,000	8,000	2,500	6,000 to 10,000 ⁵	217,800 ⁶
Min. Lot Size (ft.)	40 x 90	varies	varies	varies	80 x 90	varies	None	V
Front Yard (ft.)	20	25	25	25	20	25	25	V
Side Yard (ft.)	5	20	20	20	10	20	20	V
Rear Yard (ft.)	15	20	20	20	15	20	20	V
Lot Coverage (%)	N/A	25	25	25	N/A	25	35	V
Max. Bldg. Height (stories or feet)	20	30	30	30	2.5 35 ft.	30	30	V
Parking Req. (space/unit)	2	c	c	c	2	c	c	V

Notes:

- 1 T-1 Zone District for mobile homes and mobile home parks.
- 2 V = Variable, dependent on Planning Commission approval.
- 3 Dependent upon type of unit, refer to Table 6-4249, Parking Requirements.
- 4 2,500 sq. ft. for mobile home park lots (mobile park requires 3-acre minimum area).
- 5 Residential uses in P-1 district shall be a minimum of 5 acres (217,800 square feet) except for mobile home subdivisions, which shall be a minimum of 10 acres (435,600 square feet). Mixed uses consisting of residential and non-residential uses shall have a minimum of 15 acres (653,400 square feet).
- 6 Minimum lot size for Zoning District M-29 depends on the building or structure proposed for the parcel.

Source: Contra Costa County Zoning Code, November 2021.



The Zoning Code uses maximum height, lot area, and lot coverage regulations to ensure the quality of multi-family development. The maximum height limit in most multi-family zones is 35 (2.5 stories) feet; however, in the P-1 zone, the permitted height may be higher subject to Planning Commission approval. Lot coverage is typically limited to 25 percent, though this increases to 35 percent in the M-29 zone. The development standards in the T-1 zone are similar to those of the single-family zones; however, the lot size and lot area are smaller.

The type of built density varies from site to site. The County has been supportive in allowing the maximum number of units as long as there are no physical constraints to the site (i.e., topographic, hydrologic, etc.). Often, residential projects have sought flexibility in design and requested rezoning to Planned Unit Development (P-1), which has facilitated the development of projects because P-1 is consistent with all of the land use designations. On a few occasions, a parcel may have two different land use designations and the total density has to match the portion of the lot that it represents. For example, one piece of the parcel may have a land use designation of Single-family High Density, and other Multi-family High Density. The density has to consider the amount of square footage covering each land use. Otherwise, the County has been supportive in allowing the maximum number of units within the allowed density range. The County has not approved any residential projects on sites in the existing Housing Element sites inventory at densities below those identified in the inventory.

Parking Standards

The County's parking requirements for residential districts vary by housing type, the number of units, and parking needs. Table 6-42-49 outlines the County's parking requirements for different housing types. Single-family units

are required to have two spaces per dwelling, which may be open or covered. Similar to single-family units, the requirement for mobile homes, duplexes, or town homes is two spaces per unit.

TABLE 6-4249 PARKING REQUIREMENTS

Residential Type	Required Spaces
Single-family	2 covered or open spaces
Duplex or Town House	2 covered or open spaces
Multi-family Unit (Apt. or Condo) ¹	
Studio	1 space + ¼ space for guests ²
One-bedroom	1 ½ spaces + ¼ space for guests ²
Two or more bedrooms	2 spaces + ¼ space for guests ²
Mobile Home	2 covered or open spaces ³
Accessory Dwelling Unit	1 off-street space (may be in the setback) ⁴
Emergency Shelter ⁵	1 space for every 10 beds, plus 2 spaces for staff ⁶⁵

Notes:


- 1 Half of the multi-family spaces shall be covered. Ten percent of the multi-family spaces shall be electric vehicle charging spaces (EV spaces).
- 2 Curb parking along the property's street frontage may be used to satisfy the guest parking requirements.
- 3 Only applicable to mobile home subdivisions.
- 4 Parking space is not required if the ADU is established under County Code Section 82-24.006(b), or is exempt from the parking requirement pursuant to County Code Section 82-24.012(i).

5 The County has included Action HE-A6.1 to amend the Zoning Ordinance to ensure that parking standards for emergency shelters are sufficient to accommodate all staff, provided they do not require more parking than other residential or commercial uses within each zone that permits emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii).

65 May be on an adjacent lot.

Source: Contra Costa County Zoning Code, November 2021.

The number of parking spaces required for multi-family apartment units and condominiums ranges from one space for a studio to two spaces for units with two or more bedrooms. An additional one-quarter parking space must be provided per unit to accommodate guests. Action A3.5 is proposed to



update zoning requirements related to accessory dwelling units for consistency with current state law. In the case of accessory dwelling units, a parking space is not required if the ADU is established under County Code Section 82-24.006(b), or is exempt from the parking requirement pursuant to County Code Section 82-24.012(i). One of the exemptions is proximity to public transit (within one-half mile) which encourages transit use. The driveway may also be used for parking for an ADU. . Since the County does not require enclosed parking for multi-family developments, cost reductions can be achieved by providing open spaces to fulfill the parking requirements. Furthermore, multi-family developments can use curbside parking along the property's street frontage to fulfill part of the parking requirements for guest parking. Ten percent of the multi-family spaces must be electric vehicle charging spaces (EV spaces).

To facilitate the development of housing projects at locations that encourage public transit use, the County has set forth a maximum amount of parking permitted rather than a minimum. This has been done at the mixed-use development at the Contra Costa Centre and is also proposed at a transit-oriented development in Bay Point.

Flexibility in Development Standards

The County offers mechanisms that facilitate the provision of a diversity of housing types. These mechanisms provide greater flexibility regarding residential development standards than in conventional residential zone districts. Such mechanisms include the Planned Unit District (P-1) and density bonuses, described in more detail below.

Planned Unit District: The Planned Unit District (P-1) provides the opportunity for a more imaginative and flexible design for large-scale residential developments than would be permitted in conventional

residential districts. The use of the P-1 district is intended to promote the diversification of buildings, lot sizes, and open spaces to produce an environment in harmony with surrounding existing and potential uses. The flexibility associated with the P-1 district includes variation in structures, lot sizes, yards, and setbacks, and enables the developer to address specific needs or environmental constraints in an area. The final plan for a planned development is subject to approval by the County Planning Commission. The P-1 designation is applicable to all residential districts.

Using the P-1 designation, increased residential densities can be achieved. Density of up to 44.9 du/ac can be achieved in the P-1 district if the underlying General Plan designation is Very High-Density Residential. The density can be increased up to 99 du/ac if the underlying General Plan designation is Very High-Density – Special Residential.

Currently, a few unincorporated communities in the county are entirely zoned P-1 as a means of facilitating residential and other types of development in these areas. The general direction of the County is to encourage P-1 zoning in unincorporated areas, where it is appropriate in relation to the community's setting.

Mixed-Use Developments: The County General Plan Land Use Element includes a category for mixed-use developments in the unincorporated areas. This category has enabled the County to create unique projects that combine residential uses, such as apartments or condominiums, with commercial and other uses. Such developments provide needed housing near key services such as transportation. The development at the Contra Costa Centre is a prime example of this. Other mixed-use land use designations in county unincorporated areas include the Bay Point Willow Pass Corridor and the Parker Avenue downtown area in Rodeo. The mixed-use category offers the County greater flexibility by providing needed



housing in urban areas close to important services, where larger residential units are not appropriate. Table 6-5043 lists the County's designated mixed-

used areas and includes each area's maximum allowable densities and residential uses envisioned for those areas.

TABLE 6-4350 GENERAL DENSITY RESTRICTIONS AND ALLOWED RESIDENTIAL USES IN MIXED-USE AREAS OF CONTRA COSTA COUNTY

Mixed-Use Area	Maximum Allowable Density	Residential Uses
Parker Avenue Mixed Use (M-1)	29 units per acre	Multi-family residential
Downtown/Waterfront Rodeo Mixed Use (M-2)	16 to 30 units per acre	Boarding homes, duplexes, home occupations, live-work studios, multi-family, and detached single-family residential uses.
Pleasant Hill BART Station/Contra Costa Centre Mixed-Use (M-3)	60 units per acre	Multi-family residential
Willow Pass Road Mixed Use (M-4)	21 to 29 units per acre	Boarding homes, single-family, duplexes, home occupations, multi-family, and second residences.
Willow Pass Road Commercial Mixed Use (M-5)	21 to 29 units per acre	Multi-family residential
Bay Point Residential Mixed Use (M-6)	Development Zone 2: 40-unit per net acre minimum with 65 units per acre encouraged Development Zone 3: 21 to 29.9 units per acre	Multi-family residential
Dougherty Valley Village Center Mixed Use (M-8)	Within the Village Center -40 units per net acre	High-density residential
Montalvin Manor Mixed Use (M-9)	Site 1: 12 to 20.9 units per acre. Site 2: 7.3 to 11.9 units per acre	Single-family, duplexes, multi-family, second residences, family member mobile homes, mobile home parks, mobile home subdivisions, permanent mobile homes, and RV parks or campgrounds
Appian Way General Mixed Use (M-11)	8 units per net acre	Duplexes, apartments, condominiums, townhouses, attached or detached single-family residences (in compliance with P-1 design criteria), senior or congregate care housing, and live-work quarters. Creative mixing of types of residential development will be encouraged.
Triangle Area Mixed Use (M-12)	8 units per net acre	Duplexes, apartments, condominiums, townhouses, attached or detached single-family residences (in compliance with P-1 design criteria), and live work quarters.
San Pablo Dam Road Mixed Use (M-13)	12 units per net acre	Duplexes, apartments, condominiums, townhouses, attached single-family residences (in compliance P-1 design criteria), senior or congregate care housing, and live work quarters.
Heritage Point Mixed Use (M-14)	Approximately 52 units per net acre	Affordable, multi-family residential units.
Saranap Village Mixed Use (M-15)	Approximately 53.5 units per net acre	High-density residential uses (apartments and condominiums).

Source: Contra Costa County General Plan Land Use Element 2005; Contra Costa County Zoning Code and Area Wide Planned Unit Development Plans (accessed December 29, 2021): <https://www.contracosta.ca.gov/4736/Zoning-Code-and-Area-Wide-Planned-Unit-D>; Contra Costa County staff communication (December 9, 2021).

Density Bonus: In accordance with state law and the County's Residential Density Bonus Ordinance, Contra Costa County provides density bonuses to qualified new housing projects. Specifically, the developer must have: (1) at least 10 percent of the total units affordable to lower-income households; (2) at least 5 percent of the total units affordable to very-low-income households; (3) 10 percent of a for-sale housing development as moderate-income housing; (4) an age-restricted senior citizen housing development (5) 10 percent of a housing development for transitional foster youth, disabled veterans, or homeless persons with an affordability restriction of 55 years as very low income units; (6) 20 percent of total units for lower income students in a student housing development; or (7) 100 percent of units in the development, including density bonus units, for lower income households. Affordability must be maintained for at least 55 years for a rental project and 45 years for owner-occupied housing units. If these conditions are met, the developer is entitled to a density bonus of between 5 and 80 percent of the maximum density permitted in the underlying zone plus one to three incentives (e.g., modified standards, regulatory incentives, or concessions) of equal financial value based on land costs per dwelling unit. The County has used density bonuses to facilitate the development of affordable housing. The County is proposing Action HE-A4.5 to update their zoning in Section 822-2 for consistency with the current state density bonus law.

Inclusionary Housing: In November 2019 and February 2022, the Contra Costa County Board of Supervisors updated the Inclusionary Housing Regulations in Chapter 822-4 of the County Ordinance Code. This section of the Ordinance Code establishes the currently adopted inclusionary housing program for the county's unincorporated communities. A summary of Chapter 822-4's provisions is below:

Inclusionary unit requirement. Table 6-4451 outlines the minimum number of inclusionary units that the County's Ordinance Code requires at each income level per quantity of housing units developed by each project.

TABLE 6-4451 MINIMUM NUMBER OF INCLUSIONARY UNITS BY HOUSEHOLD INCOME BY TYPE AND NUMBER OF HOUSING UNITS DEVELOPED

Number and Type of Units Proposed	Inclusionary Units			Total Inclusionary Units of all Units
	Very Low Income (VLI)	Lower Income (LI)	Moderate Income	
5 to 125 rental units	20+%	Remainder of inclusionary units after VLI threshold	N/A	15%
5 to 125 for-sale units	N/A	20+%	Remainder of inclusionary units after LI threshold	15%
126 or more rental units	20+%	N/A	Remainder of inclusionary units after VLI threshold	15%
126 or more for-sale units	N/A	20+%	Remainder of inclusionary units after LI threshold	15%

Source: Contra Costa County Ordinance Code, Article 822-4.4

In-lieu Fee. Developers may pay an in-lieu fee as an alternative to building some of the inclusionary housing units as required by Table 6-4451. The fee schedule establishes the valuation of the in-lieu fee. In general, the fee paid in lieu of developing for-sale inclusionary units equals the difference between the (1) affordable sales price and the (2) median sales price for all



single-family homes sold in the county within the prior 12 months. The in-lieu fee equals the difference between (1) the average rent of a two-bedroom unit with a 1.5 bathroom and (2) annual affordable rent for the target household, calculated annually for 55 years. The County requires payment of in-lieu fees before issuing any permits to the developer. As of June 2022, the County had collected a total of \$946,000 paid by developers as in-lieu fees since 2015.

Alternative compliance. Developers may comply with the inclusionary housing ordinance in ways other than building the inclusionary housing on-site or paying an in-lieu fee. They may build off-site inclusionary housing units, convey land titles to the County, combine these two options, or use a crediting system with another housing developer to apply excess inclusionary housing units built at one development to help another developer meet their inclusionary housing requirements.

Exemptions. The following housing types are exempt from the inclusionary regulations: developments of one to four housing units; housing destroyed by natural disaster (i.e., fire, flood, earthquake, etc.) that is re-built within six months of the destruction date to the exact size and land use as the previous structure; residential developments that receive/complete discretionary approval and/or building permits or an unexpired vesting tentative map and/or a completed and submitted application for a tentative map before the ordinance took effect; a community care facility as defined in Health and Safety Code Section 1502; or a housing development proposed in an area of the unincorporated county that the County has deemed a redevelopment area, prior to the dissolution of redevelopment agencies statewide in 2012.


Restrictions. For rental inclusionary units, the monthly rent must remain in place for the target income level group for a minimum of 55 years. For-sale

inclusionary unit qualifying households must not have owned their prior home within three years prior to their application and may have no more than \$200,000 in assets. Occupants of for-sale inclusionary units must agree to live in the unit for a minimum of three years unless an emergency occurs. For-sale inclusionary units may be sold at a market rate to above-moderate income households only (1) after its first sale to the target income group and (2) if the sale allows the County to recapture the sum of both (a) the difference between the initial affordable sales price and the appraised market value of the unit at the time of the initial sale and (b) the proportionate share by the County of any appreciation since the time of the unit's first sale.

Standards. All inclusionary housing units must include and have access to the same amenities provided for market-rate units. They cannot be segregated from the market-rate units and must be dispersed throughout the development. Bedroom count should be the same as the average number of bedrooms provided for market-rate units. The developer must place occupants in the inclusionary units at the same rate/time as the market-rate units.

Review. The inclusionary housing developer must submit a housing plan to the County for their review. This plan must contain or address:

- Brief description of the residential development, which includes the number of inclusionary housing units compared to the market rate and how the developer determined these numbers;
- The mix, location, type, and number of bedrooms for the market and inclusionary units;
- Intended income levels for the inclusionary units;

- 
- Phasing plan (for phased developments) that will bring the inclusionary units online with each phase of the overall project;
 - Description of any incentives requested from the County by the developer;
 - Statement and calculation of intended in-lieu payments for developers who intend to pay in-lieu fees to meet their requirements; and
 - Description and analysis for developers seeking alternative compliance showing that on-site construction of inclusionary units is not possible or that alternative compliance will provide greater benefits than the conventional compliance.

The County has a maximum of 45 days from the submission of the inclusionary housing plan to either approve or reject it. Inclusionary housing plans are required for any applications seeking discretionary approval.

Inclusionary Housing Agreements. All developers not exempt from the County's inclusionary housing ordinance and who opt not to pay in-lieu fees must sign and enter into an inclusionary housing agreement with the County. The agreement must contain or address:

- The number of for-sale versus rental units;
- The number, size, location, and square footage of inclusionary units;
- The market value and sales or rental prices of the inclusionary units;
- Any incentives used;
- Provisions enforcing the "Restrictions" and "Standards" (Sections 410 and 412(d) of the inclusionary housing ordinance), such as deed restrictions, that the County must approve;

- Provisions for determining income eligibility and to maintain ongoing affordability in the future; and
- Provisions for the enforcement and implementation of alternative compliance methods, as appropriate.

Incentives. Developers of inclusionary housing may apply for and receive a density bonus for no more than 15 percent of the total units developed. If the developer reserves any of the proposed units in excess of the minimum amounts of lower-income or senior housing units required by the County, then the developer may apply for a density bonus, as outlined by Cal. Govt. Code Section 65915(d)(2). At its discretion, the County may also grant fee deferral, waivers, tax-exempt financing, or modification of the land use controls and development standards to help otherwise incentivize the developer in building the inclusionary housing units.

In general, the requirements and standards of the County's inclusionary housing ordinance are similar to other jurisdictions, use existing state incentives, and therefore do not act as a constraint to the development of affordable housing. In Contra Costa County, the overriding constraint to affordable housing development is the high land costs, availability of financing, neighborhood opposition or NIMBYism, and other market factors. To mitigate this constraint, the County has been proactively pursuing affordable housing opportunities through the use of subsidies. As demonstrated later in Section 6.6, Housing Plan, the County will continue to work with both for-profit and non-profit developers to actively encourage affordable housing development.

Short-Term Rentals: In 2020, the Contra Costa County Board of Supervisors adopted ordinance 2020-12 and incorporated it as Chapter 88-32 into the County's Ordinance Code to provide the regulations for short-term rental



housing in the unincorporated county. The County's short-term rental ordinance includes the following provisions:

Siting. Short-term rentals can exist in any single-family district, planned unit district for residential uses, water recreational district, multiple-family residential district, or agricultural district (except if the agricultural lot is under the jurisdiction of the Williamson Act).

Term. The County permits short-term rental uses through (1) ministerial short-term rental permits, which last for one year from the permit approval date, and (2) discretionary short-term rental permits, which last until the date specified by the County but not more than five years from the permit date.

Use. The County establishes use regulations for short-term rental units in Division 88-32.602 of the Ordinance Code. The County forbids short-term rentals from being located in buildings with five or more dwelling units, from being in use more than 180 days per year, and from being used by more than two persons per bedroom plus two additional persons elsewhere in the unit. Each short-term rental unit with three bedrooms or less must have at least one off-street parking space for guests, and each unit with four or more bedrooms must have two or more off-street parking spaces for guests. Accessory dwelling units are not allowed locations for hosting short-term rentals.

The County's regulations and standards for short-term rental uses do not pose a significant constraint to new development. The short-term rental regulations were updated recently and balance housing needs of long-term residents while providing options for property owners to have a short-term rental. The County will continue to monitor the impacts of short-term rentals on long-term housing options.

2. Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various housing types for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table 6-45-52 summarizes the housing types permitted within the primary residential zones in the county's unincorporated areas.

In addition to the residential districts identified in the Land Use Element, several other zone districts permit limited residential development. These include the less-intensive agricultural districts (A-2), which permit one single-family dwelling unit per lot. Residential development is also permitted in the Interchange Transitional District and in most commercial/business and industrial districts (N-B, CM, C-B, L-I, and H-I) subject to a land use permit. In the Retail Business (RB) District and the General Commercial (GC) District, single-family homes and duplexes are permitted by right; however, multi-family developments require a land use permit. Once the zoning changes proposed in this Housing Element are completed, fewer sites in the Housing Element inventory will require land use permits for development of residential uses.

The County offers a diversity of housing types that are available for all economic segments of the community as well as more vulnerable members of the community, including those earning lower income, seniors, disabled households, farm workers, and persons experiencing homelessness, among others. These include multi-family units, accessory dwelling units, mobile homes, and other more affordable housing opportunities.

TABLE 6-4552 HOUSING TYPES PERMITTED BY ZONE DISTRICT

Housing Types Permitted	Single-Family Zone Districts									
	R-100	R-65	R-40	R-20	R-15	R-12	R-10	R-7	R-6	D-1
Single-family detached	P	P	P	P	P	P	P	P	P	P
Duplex/Townhomes										
Accessory/Junior Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Mobile/Manufactured homes	P	P	P	P	P	P	P	P	P	P
Special Needs Housing										
Transitional housing (7 or more persons)	C	C	C	C	C	C	C	C	C	C
Supportive housing (7 or more persons)	C	C	C	C	C	C	C	C	C	C
Transitional housing (6 people or less)	-	-	-	-	P	P	P	P	P	P
Supportive housing (6 people or less)	-	-	-	-	P	P	P	P	P	P
Emergency shelter ²	-	-	-	-	-	-	-	-	-	-
Residential care (≤6 beds)	P	P	P	P	P	P	P	P	P	P
Residential care (>6 beds)	C	C	C	C	C	C	C	C	C	C
Single-Room Occupancy (SRO) ⁴	-	-	-	-	-	-	-	-	-	-
Employee/Farmworker Housing ³	P	P	P	P	P	P	P	P	P	P
Second Residence	C	C	C	C	C	C	C	C	C	C
Housing Types Permitted				Multi-family Zone Districts ¹						
				M-29	M-17	M-12	M-9	M-6	P-1 ⁵	T-1
Residential Uses										
Single-family detached				P	P	P	P	P	P	-
Multi-family (3 or more)				P	P	P	P	P	P	-
Duplex/Townhomes				P	P	P	P	P	P	-
Mobile/Mfg. homes				-	-	-	-	-	-	P
Mobile home parks				-	-	-	-	-	-	C
Accessory Dwelling Units				P	P	P	P	P	P	-



Housing Types Permitted				Multi-family Zone Districts ¹						
				M-29	M-17	M-12	M-9	M-6	P-1	T-1
Special-Needs Housing										
Transitional housing (7 or more persons)				c	c	c	c	c	-	-
Supportive housing (7 or more persons)				c	c	c	c	c	-	-
Transitional housing (6 people or less)				P	P	P	P	P	P	-
Supportive housing (6 people or less)				P	P	P	P	P	P	-
Emergency shelter ²				-	-	-	-	-	-	-
Residential care (≤6 beds)				P	P	P	P	P	C	-
Residential care (>6 beds)				c	c	c	c	c	C	-
Single-Room Occupancy (SRO)				-	-	-	-	-	P ⁴	-
Employee/Farmworker Housing ³				P	P	P	P	P	P	-

Notes:


1. Single-family attached and detached units are also permitted in the lower-density multi-family zones (M-6, M-9, and M-12)
2. Emergency shelters not allowed in any residential districts. Only permitted in General Commercial (C) zoning district **which also allows single-family homes and duplexes by right and multi-family developments with a land use permit.**
3. Refers only to Farmworker Dwellings as defined by Ordinance No. 2017-14, not Farmworker Housing Complexes or Farmworker Housing Centers.
4. Permitted with Administrative Review only if the development complies with all the County's standards for the underlying zones. Non-compliant developments subject to land use permit. Also permitted in R-B (Retail-Business) zoning district.
5. The P-1 zone allows both multifamily and single-family development

Source: Contra Costa County Zoning Code, November 2021. P = Permitted c = subject to a Land Use Permit

Multi-family Units: The Zoning Code permits multi-family housing opportunities (projects with 3 or more units) in the multi-family zones (M-29, M-17, M-12, M-9, and M-6) by right. Note that other zones allow more than one unit including duplexes and ADUs. Densities range from 6 units per acre to 29 units per acre. Densities of up to 99 units per acre are permitted in the Planned Unit District (P-1). Approximately 16 percent of the County housing stock consists of multi-family residences. Contra Costa County offers a wide variety of affordable multi-family units for lower-income households and

persons with special needs, such as seniors, people with disabilities, and those with HIV/AIDS.

Licensed Care Facilities: The Zoning Code permits licensed residential or community care facilities with six or fewer beds in all residential zones by right. Those facilities with more than six beds require a land use permit. Although proposals for residential care facilities with more than six residents are not common in Contra Costa County, they have nonetheless occurred in



the past and the County has upheld its regulatory process of requiring administrative review before issuing a development permit. When these proposals have emerged, the use has required compliance with conditions of approval for the land use permit including verification that the residential care facility was licensed by an appropriate state or local agency, and that public services (police and fire protection) and utilities (water, sewer, etc.) were adequate to serve the location and size of the facility. In each case, there were certain conditions relating to the approval of a site plan for the facility and maximum number of employees working in the facility at one time.

Accessory Dwelling Units: Accessory dwelling units are designed to provide an opportunity for the development of small rental units as one way of providing affordable housing for low- and moderate-income individuals and families as well as seniors and people with disabilities. Accessory dwelling units are permitted ministerially with an approved ADU permit (Administrative Permit) in all districts that allow single-family and multi-family residential uses. The accessory dwelling unit must not exceed 1,200 square feet (any size if it is an internal conversion) and must provide complete independent living facilities for one or more persons. Accessory dwelling units may be rented or leased, but they must conform to the standards that are applicable to residential construction in the zone in which the unit is located. Action HE-A5.4 is proposed to continue to update the County's accessory dwelling unit regulations as changes to state law are made, to publicize this housing option and to create pre-approved accessory dwelling unit plans to assist homeowners who are interested in building an accessory dwelling unit.

Mobile/Manufactured Homes: Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households and are permitted in all residential and agricultural zoning districts. In addition, mobile homes are permitted in several commercial, and industrial districts (i.e., H-I, L-I, C, F-R, F-1, C-M, and W-3) subject to a land use permit. The Contra Costa County Planning and Zoning Code also permits mobile home parks in the T-1 district. Mobile homes are permitted for caretaker use in the H-I, L-I, A-80, A-40, A-20, A-4, A-3, A-2, A-1, C, F-R, F-1, C-M and W-3 districts, subject to a land use permit. Currently, approximately 2,816 mobile homes are in mobile home parks in the County's unincorporated area .

Farmworker Housing: The county is home to a variety of agricultural uses, many of which are located in the southern and eastern areas of the county. According to the 2017 Agricultural Census, 1,310 workers were employed on farms in Contra Costa County. Currently, the Zoning Code permits farm worker housing in the agricultural districts (A-2, A-3, A-4, A-20, A-40, and A-80) by right. The County amended the Zoning Code in 2017 to be consistent with the State Employee Housing Act with respect to farm labor housing. This action removed the requirement to secure a land use permit for farmworker housing in agricultural zoning districts, though the County requires that all persons operating farmworker housing apply for and receive a farmworker housing permit for the three types of allowable farmworker housing (i.e., (1) farmworker dwelling, (2) farmworker housing complex, or (3) farmworker housing center) per County Ordinance Code 82-52.602. Action HE-A6.1 is proposed to ensure the County updates their code to comply with the portion of the Employee Housing Act that requires the County to allow employee housing for six persons or fewer anywhere single-family residential uses are allowed (Health and Safety Code Section 17021.5).



As stated in the Land Use Element, approximately 26,720 acres within the ULL are zoned for agricultural use and an additional 312,000 acres outside the ULL are designated for agriculture, open space, wetlands, parks, and other non-urban uses. The majority of agricultural land is in the eastern portion of the county and has a General Plan designation of Agricultural Lands (AL) or Agricultural Core (AC).


Emergency Shelters, Transitional, and Permanent Supportive Housing:

Supportive housing and transitional housing designed to meet the needs of those who are experiencing homelessness and formerly experiencing homelessness are permitted, as shown in Table 6-452. Currently, the County treats both transitional and supportive housing facilities that serve six or fewer clients as different from those serving above this amount. These facilities with six or fewer clients are permitted by right in all single-family zoning districts from R-6 to R-15 as well as zone D-1. Any facilities serving more than six clients require a land use permit in all single-family zones. In multi-family zones, the County allows these facilities by right as well as in land zoned for planned unit development. Facilities serving more than six clients require a land use permit in all multi-family zones and are prohibited in planned unit developments. Transitional and supportive housing of any kind is forbidden in mobile home parks. Action HE-A6.1 calls for the County to allow transitional and supportive housing in all zones where residential is allowed in the same way other residential uses are allowed per Senate Bill (SB) 2 (2007) and to allow supportive housing per Assembly Bill (AB) 2162 (2018) without discretionary review in areas zoned for residential use where multi-family and mixed uses are permitted.

In addition, these facilities are permitted in most commercial and industrial districts with a land use permit. Emergency shelters are only currently permitted in commercial zoning districts. The purpose of the land use permit

is to ensure compatibility with surrounding land uses, and not to constrain their development. The land use permit for an emergency shelter, supportive housing, or a transitional housing facility requires only an administrative review unless the decision is appealed. If the administrative decision is appealed, a hearing on the permit may be held before the Zoning Administrator or the County Planning Commission, as necessary.

The County allows emergency shelters 'by-right' in the C: General Commercial District. [The C: General Commercial district allows single-family homes and duplexes by right and multi-family developments with a land use permit.](#) The C: General Commercial District has three vacant parcels totaling 6.6 acres within this zoning district with both appropriate distance from schools and proximity to transit. In addition, emergency shelters may be allowed in other zoning districts with a conditional use permit. The unincorporated county has approximately 570 persons without nighttime shelter as of the 2020 Point-in-Time Count. Shelters will be no larger than 75 beds. The County's existing 75 bed emergency shelter in Concord is approximately 16,000 square feet and has a capacity for 160 year-round beds. The County requires that an emergency shelter maintain a minimum floor area of 125 square feet for each bed. For a 75-bed shelter, this would be a minimum of 9,375 square feet. To address the current unmet need of unsheltered people in the county, the county would need an additional seven to eight emergency shelters totaling approximately 66,000 or 75,000 square feet, respectively. [At 200 square feet per bed \(per analysis required by Assembly Bill 2339\), 75 beds could be accommodated on a site that is 15,000 square feet. Each of the vacant sites in the C: General Commercial District is substantially larger than 15,000 square feet. This includes three parcels, one 0.43-acre \(18,730 square feet\) parcel, one 1.63-acre parcel, and one 4.54-acre parcel. The 0.43-acre parcel is located in Pacheco, adjacent to](#)



several service industry job opportunities, food and other services, and approximately one city block from transit stops. The 1.63-acre site is a California Highway Patrol (CHP) office parking lot located in Vine Hill approximately two blocks from transit stops, and the 4.54-acre site is a park-n-ride lot adjacent to the CHP parking lot. Approximately one-half-acre of this park-n-ride lot is vacant land available for development of an emergency shelter.

There are sufficient sites in the unincorporated area of Contra Costa County zoned under the C: General Commercial District to address the potential need for emergency shelters to accommodate 570 unsheltered persons experiencing homelessness.

The ordinance includes specific requirements to provide certainty to the applicant and maintain compatibility with the surrounding neighborhood. Following are the general development standards:

- Security features, including doors with locking deadbolts for individual rooms, interior locks on and emergency call alarms within common shower stalls, night-lighting for parking areas that are resistant to vandalism and graffiti, locking windows that cannot be opened from outside, and a client registry denoting their names and dates of stays;
- Design guidelines, including a minimum of one telephone, lockers for personal property, lavatories in the amounts required by the California Plumbing Code, and compliance with Americans with Disabilities Act (ADA) design and accessibility requirements;
- Common facilities for the exclusive use of the clients that include a central kitchen and one dining room, private intake area, and counseling center;

- Additional standards apply but may be modified at the discretion of the County:
 - Siting within a half mile of an existing transit amenity (i.e., bus stop, BART station, Amtrak station, or ferry terminal) or written agreement to the County the shelter will provide transportation to the nearest transit amenity if sited more than a half mile away;
 - A minimum of 125 square feet of gross floor area per bed/client but a maximum of no more than 75 beds per shelter; and
 - Off-street parking for the shelter's staff at a minimum of 2 spaces plus 1 space for every 10 beds;

AB 2339 (California Government Code Section 65583(a)(4)(A)(ii)), adopted by the California Legislature in 2022, requires that parking requirements for emergency shelters should be sufficient to accommodate all staff, provided they do not require more parking than other residential or commercial uses within each zone that permits emergency shelters. The C: General Commercial district. Depending on shelter size, two spaces designated for staff may be insufficient. Therefore, the County has included Action HE-A6.1 to amend the Zoning Ordinance to ensure parking standards for emergency shelters will meet the needs of staff and will not be based on the number of beds, while not exceeding parking requirements for other uses in the same zone. The action also proposes to allow emergency shelters as a permitted use by right in the Light Industrial zoning district to expand the number of sites where emergency shelters are allowed without discretionary review. The Light Industrial zoning district allows a variety of residential uses including all those allowed in single-family and multi-family residential districts with a Land Use Permit. There are five vacant parcels in the Light



Industrial district. They range in size from 0.35 (15,246 sf) to 7.16 (311,889 sf) acres. All five parcels are larger than 15,000 sf. They are located in Bay Point, Clyde and Vine Hill. All are close to services and transit.

In 2019, the California Legislature adopted AB 101, which requires all local governments, including Contra Costa County, to permit Low-Barrier Navigation Centers for people needing housing as a by-right use in areas that the local government has zoned for mixed uses as well as non-residential zones that permit multi-family land uses. These centers must provide access to permanent housing options as well as case manager support to connect clients with public benefits (e.g., income, healthcare, shelter, and housing assistance). Local governments may not subject proposed centers within their planning area authority to conditional use permits or discretionary review. Action HE-A6.1 is proposed to comply with AB 101.


Single-Room Occupancy Facilities: The County revised the Zoning Code in 2014 to include single-room occupancy (SROs) facilities. Development standards and permit procedures allow SROs that comply with all the County's design and development standards for the underlying zones within the P-1 and R-B zoning districts with administrative review from the County's zoning administrator. Similar to the emergency shelter permitting process, the administrative review process ensures that the SRO is supportive of surrounding existing land uses and development standards, rather than to restrict their development. If the proposal for an SRO development does not comply with the underlying zone's existing development standards, then the developer must apply for a land use permit to ensure compliance with the County's Ordinance Code. The County specifies the minimum development and operational standards for SROs, which include:

- Minimum cooking and dining facilities, including a range and oven, refrigerator, and sink with garbage disposal;
- Bathroom facilities, including a flushing toilet and sink in each unit as well as one shower for every seven units or a shower or bathtub in each unit;
- Compliance with the County's Building Code and Fire Code regulations that relate to hotels;
- Design and accessibility compliance with the ADA;
- A manager's office for SRO complexes consisting of 15 or more units;
- Security features (night lighting, locking windows and doors, occupant registration);

In addition to the mandatory development standards listed, the following development standards may be modified upon issuance of a land use permit:

- Off-street parking in the amount of one space for every four units plus one space for the SRO manager;
- Common areas consisting of 10 square feet for every unit or 150 square feet of common space, whichever is greater.

In general, emergency shelters, transitional and supportive housing, and SROs should be accessible to the population in need and near public transit, employment and job training opportunities, community facilities, and services. Typically, people on public assistance are most vulnerable to becoming homeless in the case of an economic recession or cuts in public assistance. Areas with concentrations of CalWORKS participants and good



access to transit, employment, and services would be appropriate for the siting of emergency and permanent supportive housing. In siting such facilities, the County will pay special attention to issues of neighborhood impacts.

Several emergency shelters and transitional housing facilities for persons experiencing homelessness are in Contra Costa County. Table 6-28-34 in the previous section identifies the major temporary, transitional, and permanent housing facilities for persons experiencing homelessness and formerly experiencing homelessness in the county.

Persons with Disabilities: As part of a governmental constraints analysis, Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Compliance with provisions of the federal Americans with Disabilities Act (ADA) is enforced through building permit entitlement and is required for all commercial development, new construction of multifamily apartments with three or more units in any one building, single room occupancy facilities, and emergency shelters. The County enforces all ADA requirements of the 2022 California Building Code. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction. The County currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis, but does not have a formal reasonable accommodations process in place. Therefore, the County has

included Action HE-A3.2 to establish a reasonable accommodation process in compliance with State law.

The County's Municipal Code does not impose any separation requirements between group homes or residential care facilities and site planning requirements are no different for these uses than other residential uses in the same zone.

The Contra Costa County Municipal Code defines family as:

(1) Individual; or

(2) Two or more persons related by blood, marriage, or legal adoption; or

(3) A group of not more than five persons, excluding servants, who are not related by blood, marriage or legal adoption, living together as a single nonprofit housekeeping unit in a dwelling unit as distinguished from a hotel, club, fraternity or sorority house, dormitory or boardinghouse. A "family" includes necessary servants.

The County has included Action HE-A6.1 to amend the definition of family in the Zoning Code to comply with the State definition.

3. Growth Management Program

Growth management programs facilitate well-planned development and ensure that the necessary services and facilities for residents are provided. Furthermore, the planning and land use decisions associated with growth management intend to enhance housing opportunities by concentrating housing in urban areas close to jobs and services, rather than in sprawling developments that may threaten agricultural land and open space. However,



a growth management program may act as a constraint if it prevents a jurisdiction from addressing its housing needs.

In 1988, Contra Costa County residents approved Measure C, which increased sales tax by one half cent to fund transportation projects. In response to growing concerns about traffic impacts of new development and the lack of necessary funding for infrastructure development and improvements, the measure also included a growth management component. Measure C-1988 requires each jurisdiction to adopt a Growth Management Element as part of its General Plan.

In 1990, Contra Costa residents expressed their concerns regarding new development threats to the environment by approving Measure C-1990. This measure applies to the unincorporated county and restricts urban development to 35 percent of the land in the county. The remaining 65 percent of the land is preserved for agriculture and open space.

Growth Management Element – Measure C-1988

As part of the 1990-2010 General Plan, the County developed the Growth Management Element to address the requirements of Measure C-1988. The Element includes adopted level of service (LOS) standards for traffic for particular types of land uses and performance standards to be maintained through capital projects for fire protection, police, parks, sanitary facilities, water, and flood control. These performance standards are designed to ensure that new developments provide their fair share of the cost of infrastructure, public facilities, and services. As a result, new developments


must demonstrate that the LOS and performance standards identified in the Element will be met.

65/35 Land Preservation Plan and Urban Limit Line – Measure C-1990

The 65/35 Land Preservation Plan and the ULL, adopted in 1990 under Measure C, was intended to concentrate development in areas most suitable for urban development. As mentioned previously, urban uses are permitted on 35 percent of the land in the county. Certain types of land are identified in the measure as not being appropriate for urban development, such as prime agricultural land, open space, wetlands, or other areas unsuitable for urban development because of environmental or other physical constraints.

The ULL established a boundary setting apart land that is suitable for urban development from that which is not. The purpose of the ULL is to limit potential urban encroachment by prohibiting the County from designating any land located outside the ULL for an urban land use. Voters in Contra Costa County approved Measure L in November 2006 establishing an updated ULL, extending the term of the ULL to 2026, and enacting new procedures requiring voter approval to expand the ULL by greater than 30 acres.

Implementation of Measure C 1988 and 1990 has not prevented the County from meeting its housing obligations. Instead, the Growth Management Program has led to a coordinated planning effort that has provided a mechanism to support and enhance housing development throughout the county. This has been achieved through pro-rata fees and the concentration of development, which has enabled the County to provide the needed



services, facilities, and infrastructure at a lower cost to residents and developers than could be achieved through unmanaged and sprawling development. Section 4 of this Housing Element demonstrates the County's ability to accommodate its share of regional housing growth on residentially designated land within the ULL.

In 2016, County staff conducted an analysis of future growth to determine if the ULL could pose a severe constraint to housing growth and production in the future. The County determined that if the ULL remained unchanged in the future and development patterns used the lowest land use densities and intensities as allowed in the land use elements of the county and the incorporated cities that were in effect at the time, there could be an approximate shortage of 500 housing units across the entire county. County staff determined that this deficit in housing would be negligible because assumptions proposed an exceptionally conservative scenario. In this scenario, most new development centered on the remaining vacant parcels within the ULL at the absolute lowest density. Furthermore, staff projected that each jurisdiction in Contra Costa County could erase the potential deficit under this scenario if they increased their housing production by less than 2 percent each year. Comparing this conservative scenario to a high-density and -intensity scenario, County staff determined that there would be a surplus of 43,000 housing units in excess of what all the jurisdictions in the county would need to produce to keep pace with housing needs for projected growth patterns. Housing affordability is also a concern with the ULL, but County staff research shows that homes continue to be sold at all price levels, with the highest number of homes sold in 2016 at a sales price value between \$450,000 and \$750,000. Therefore, the ULL, while being an explicit constraint on urban sprawl overall, is not a direct constraint to the production of housing to serve all income levels in Contra Costa County,

provided that the jurisdictions in the county pursue infill growth patterns and work to upzone existing vacant parcels. Action HE-A5.1 calls for rezoning to higher densities to address the current Regional Housing Needs Allocation (RHNA), which will increase the development capacity inside the ULL.

4. Site Improvements and Development Fees

Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure needed to serve the new development. Contra Costa County requires the construction of reasonable on-site and off-site public improvements as a condition of approval for residential (major) subdivisions as permitted by the Subdivision Map Act. Typical improvements required include:

- Grading and improvement of public and private streets serving the subdivision according to adopted design standards (see Table 6-46-5 for a summary of roadway design standards);
- Storm drainage and flood control facilities within and outside the subdivision (when necessary) to carry stormwater runoff both tributary to and originating within the subdivision;
- Stormwater management infrastructure to treat runoff from new impervious surfaces originating within the subdivision before discharge to off-site receiving waters;



- Public sewage system improvements according to sewer service district standards and direct sewage system connection to each lot;
- Public water supply system improvements according to water service district standards to provide adequate water supply and direct water system connection to each lot;
- Fire hydrants and connection of the type and location as specified by the relevant fire service district;
- Public utility distribution facilities, including gas, electric, telephone, and cable television necessary to serve each lot;
- Local transit facilities, such as shelters, benches, bus turnouts, park-n-ride lots for larger residential subdivisions.

Specific standards for a residential subdivision's on-site and off-site improvements must be in accordance with the County's General Plan, Zoning Ordinance Code, Flood Control and Drainage Ordinance Code, and Subdivision Ordinance Code. Additionally, the County may require dedication of land for public use, such as roadways and parks. Dedicated rights-of-way for roadways must be designed, developed, and improved according to the County's Roadway Design Criteria, as summarized in Table 6-[5346](#).

TABLE 6-[4653](#) ROADWAY DESIGN STANDARDS

Roadway Type	Right-of-Way*	Curb to Curb	Median	Sidewalk Area
Parkways	136 ft.	106 ft.	14 ft.	n/a
Major Arterial	126 ft./136 ft.	106 ft.	14 ft.	8 ft.
Arterial / Industrial Collector	84 ft.	64 ft.	n/a	8 ft.
Industrial Collector	68 ft.	48 ft.	n/a	n/a
Minor Arterial / Major Collector	60 ft.	40 ft.	n/a	8 ft.
Minor Collector	56 ft.	36 ft.	n/a	n/a

Source: Contra Costa County staff, personal communication, 2021.

*Right-of-way width excludes areas that may be necessary to accommodate stormwater management infrastructure appurtenant to new public streets for treatment of related stormwater runoff.

It can be reasonably inferred that the costs for the construction of on-site and off-site improvements under the County's residential subdivision process does have an impact on housing supply and affordability.

Development Fees

The County requires the payment of fees for off-site extension of water, sewer, and storm drain systems and transportation improvements. The developer is also required to construct all internal streets, sidewalks, curb, gutter, and affected portions of off-street arterials. New residential construction will either occur as infill, where infrastructure is already in place, or in planned unit districts, where the provision of adequate public services and facilities may be required as conditions for project approval. Development impact fees, such as capital facility fees (e.g., charges for schools and parks), and service connection fees (e.g., sewer and water connections), are identified in Table 6-[5447](#).

TABLE 6-5447 DEVELOPMENT IMPACT FEES UNINCORPORATED AREAS

Single-Family Home Fees	West		Central		East ¹	
	North Richmond	Rodeo	Pacheco	Alamo	Bay Point	Discovery Bay
Permit/Plan Processing Fees	\$22,205	\$22,205	\$19,205	\$19,205	\$22,205	\$19,205
Capital Facilities Fees	\$8,160	\$8,160	\$8,160	\$7,580	\$8,160	\$8,160
Service Connection Fees	\$19,773	\$14,329	\$22,701	\$10,189	\$26,970	\$200
Total	\$50,138	\$44,694	\$50,066	\$36,974	\$57,335	\$27,565

1. When a residential development project falls within the boundaries of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), additional fees may apply. These fees are paid for a project impacting potential habitat and are one option for mitigating impacts to, or takings of, state and federally listed threatened and endangered species (under the Endangered Species Act and California Endangered Species Act.) The East Contra Costa County Habitat Conservancy, Contra Costa County, and the cities of Brentwood, Clayton, Oakley, and Pittsburg oversee the permit program and issue permits on behalf of the California Department Fish and Wildlife and U.S. Fish and Wildlife Service. For more information, see: www.cocohcp.org.

Assumptions: Single-family 2,000 sq. ft. home with 400 sq. ft. attached garage, and wood frame construction. Source: Contra Costa County- Dept. of Conservation and Development, Building Insp. Div. Fee Estimator Program and information provided by Special Districts, November 2021.

Multi-family Apartment Fees	West		Central		East	
	North Richmond	Rodeo	Pacheco	Alamo	Bay Point	Discovery Bay
Permits/Processing Fees	\$752,942	\$752,942	\$749,942	\$749,942	\$752,942	\$749,942
Capital Facilities Fees	\$81,600	\$81,600	\$81,600	\$75,800	\$81,600	\$81,600
Service Connection Fees	\$41,404	\$154,054	\$566,650	\$49,679	\$555,954	\$5,000
Total	\$875,946	\$988,596	\$1,398,192	\$875,421	\$1,390,497	\$836,542
Total Per Unit Fees	\$35,038	\$39,544	\$55,928	\$35,017	\$55,620	\$33,462

Assumptions: Prototypical multi-family residence. Assume a 20,000 sq. ft. apartment building with 25 units. Five 3-bedroom units, 10 2-bedroom units, 10 1-bedroom units.

One structure, 2-story, and wood frame construction.

Source: Contra Costa County- Dept. of Conservation and Development, Building Insp. Div. Fee Estimator Program and information provided by Special Districts, November 2021.



The County also collects fees from developments to cover the costs of planning and processing permits. Processing fees and deposits are calculated based on average staff time and material costs required to process a particular type of application. The average cost of planning and processing fees for single-family and multi-family residential development are summarized in Table 6-4754.

Planning and processing fees, combined with costs for the required site improvements, add to the cost of housing. The average planning and processing fees for a typical single-family home and typical 25-unit multi-family complex have been calculated.¹ The overall development impact fees for site improvements and processing fees range from \$27,565 to \$57,974 for the typical single-family home built in the unincorporated area of the county and from \$33,462 to \$55,928 per apartment unit. These costs vary by unincorporated region of the county, as shown in Table 6-4754, and are representative of the development fees for new residential development within the unincorporated area. Table 6-48-55 shows the development impact fee costs as a proportion of the total development costs (including construction and land acquisition costs). The development impact fees make up the highest proportion of residential development costs in Pacheco, where they consist of a total 5.5 percent of an estimated hypothetical multi-family development. Most development impact fees consist of between 3

and 6 percent of the total development cost for single- and multi-family scenarios and therefore are not overly burdensome on their construction.

Requiring developers to construct site improvements and/or pay fees toward the provision of infrastructure, public facilities, services, and processing will increase the cost of housing.² While these costs may impact housing affordability, these requirements are deemed necessary to maintain the quality of life desired by county residents, and are consistent with the goals and policies of the General Plan.

If a developer owns the property, then either the developer's profit and/or the price of the housing will be adjusted depending on the cost of fees and site improvements. To cover increasing costs, the developer might have to reduce its profit. Or, if the market supports higher prices, the developer might raise the rents or sales prices of the new housing. If the cost of fees and improvements are excessive, and the market does not support higher prices, then the development will not be feasible. If the developer is seeking to purchase land, then the purchase negotiations will be impacted by the total cost of development. The developer will try to pay less for the land to keep a higher profit and/or lower housing costs.

¹ A typical single-family residence consists of a 2,000-square-foot wood frame residence with an attached 400-square-foot garage. A typical multi-family apartment complex consists of one 20,000-square-foot apartment building with 25 units and includes 5 three-bedroom units, 10 two-bedroom units, and 10 one-bedroom units.

² A substantial and growing portion of development fees assessed on new residential development is related to capital facilities and service connection fees collected at the building permit stage by the County for Special Districts. Special District governing bodies establish and set these fees. The County is not involved in determining the fee amount; it only collects the fee for the Special District at issuance of building permits and then passes on the fee revenue to the Special District.

TABLE 6-48-55 PROPORTION OF FEES OF TOTAL RESIDENTIAL DEVELOPMENT COSTS

Development Cost for a Typical Single-Family Unit	West		Central		East	
	North Richmond	Rodeo	Pacheco	Alamo	Bay Point	Discovery Bay
Total Estimated Fees Per Unit	\$50,138	\$44,694	\$50,066	\$36,974	\$57,335	\$27,565
Estimated Development Cost Per Unit	\$872,343	\$866,899	\$872,271	\$859,179	\$879,540	\$849,770
Estimated Proportion of Fee Cost to Overall Development Cost Per Unit	5.7%	5.2%	5.7%	4.3%	6.5%	3.2%

Assumptions: Single-family 2,000 sq. ft. home with 400 sq. ft. attached garage, and wood frame construction. References a median vacant lot price of \$395,000 and assumes a single-family construction cost of \$427,205.

Source: Contra Costa County- Dept. of Conservation and Development, Building Insp. Div. Fee Estimator Program and information provided by Special Districts, November 2021.

Development Cost for a Typical Multi-family Unit	West		Central		East	
	North Richmond	Rodeo	Pacheco	Alamo	Bay Point	Discovery Bay
Total Estimated Fees Per Unit	\$35,038	\$39,544	\$55,928	\$35,017	\$55,620	\$33,462
Estimated Development Cost Per Unit	\$1,001,826	\$1,006,	\$1,022,716	\$1,001,805	\$1,022,408	\$1,000,250
Estimated Proportion of Fee Cost to Overall Development Cost Per Unit	3.5%	3.9%	5.5%	3.5%	5.4%	3.3%

Assumptions: Prototypical multi-family residence. Fee estimates assume a 20,000 sq. ft. apartment building with 25 units. Five 3-bedroom units, 10 2-bedroom units, 10 1-bedroom units. Construction cost estimate references Legacy development costs per unit of \$571,788.

One structure, 2-story, and wood frame construction.

Source: Contra Costa County Department of Conservation and Development, Building Insp. Div. Fee Estimator Program and information provided by Special Districts, November 2021.



5. Development Permit Process

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner, despite the cost and time involved.


The County can encourage needed investment in the housing stock by reducing the time and uncertainty involved in obtaining development permits. Pursuant to the State Permit Streamlining Act, governmental delays can be reduced by: (1) limiting processing time in most cases to one year, and (2) by requiring agencies to specify the information needed to complete an acceptable application.

Approval of residential development may require review and approval of one or more discretionary applications depending on the housing type proposed and the proposed site's zoning. Table 6-45-52 describes the residential uses that require discretionary approval by zoning district. Specifically, it details that the following uses require discretionary approval: Transitional and supportive housing serving more than six clients in all single-family and multi-family zoning districts except in the P-1 zoning district; SROs in the P-1 zoning district that is non-compliant with their underlying zoning districts' development standards; mobile home parks in the T-1 zoning district; residential care facilities with more than six beds in the M-29, M-17, M-12, M-9, M-6, and P-1 zoning districts; and residential care facilities with six or fewer beds in the P-1 district. Action HE-A6.1 calls for the removal of discretionary review for some of these uses. Discretionary applications are often subject to the California Environmental Quality Act (CEQA) provisions. In some cases, in addition to discretionary approvals, some projects require approval of legislative actions by the County Board of Supervisors. Almost all

discretionary applications require public notification and a public hearing before the County Zoning Administrator, Planning Commission, or Board of Supervisors. The processing time for residential development projects can vary significantly. Physical constraints, environmental impacts, the response time of applicants, and public opposition to projects all play a major role in the processing time.

As established by County Ordinance Code Chapter 82-6, the County may grant a land use permit to a qualified applicant seeking to develop on lands according to their permitted land uses. Land use permits are required for a limited number of residential projects including second residential dwellings and some residential projects in commercial and industrial zoning districts. Applicants must submit an application to the County's planning personnel. As established by Ordinance No. 85-56, incorporated as County Ordinance Code 26-2.2002, the County requires the following for applicants seeking a conditional use or special permit:

- A plot plan drawn to scale indicating dimensions and area of the subject property;
- Locations of existing and proposed improvements on the subject property;
- Names of adjoining property owners;
- Names of adjoining streets;
- Locations of existing improvements on adjacent properties;
- A statement of how the request is consistent with, and will further the goals and objectives of the General Plan, including, but not limited to, its community facilities element; and

- 
- Where extreme grades exist, the direction of slope and other facts necessary to accurately depict the request except in relation to the subject and adjacent properties. The planning department may adopt a form that will be used for applications.

Once submitted, the County's Zoning Administrator has the following authorities and discretions to act on the applicant's proposal, as provided by County Ordinance Code 26-2.1204:

- Hear and decide all applications for variance permits, including off-street parking and loading requirements, highway setback requirements, and sign requirements. Further, the zoning administrator shall review and decide all site, development, elevations, off-street parking, and loading and landscaping plans and drawings, and plans and drawings for location, size, and design of signs. Where matters covered by this paragraph are requested with the filing of a tentative minor subdivision map, the entire application shall be considered by the division charged with reviewing the map;
- Hear and decide all requests for conditional use permits (also referred to as land use permits);
- Be part of the advisory agency for the purpose of passing on minor subdivision and tentative maps, as specified in Title 9 of this code;
- Hear and decide all applications or requests for proposed entitlements estimated to generate less than 100 peak-hour trips;
- Hear and make recommendations regarding proposed development agreements when such agreements are processed separately from the development project applications; and

- Hear and act on such other matters as specifically assigned by ordinance or board resolution or order.

Required findings for a land use permit are that the proposed land use will not cause the following:

- be detrimental to the health, safety and general welfare of the county;
- adversely affect the orderly development of property within the county;
- adversely affect the preservation of property values and the protection of the tax base within the county;
- adversely affect the policy and goals as set by the general plan;
- create a nuisance and/or enforcement problem within the neighborhood or community;
- encourage marginal development within the neighborhood;

The above findings have not posed a constraint to approval of residential projects that require a land use permit.

Apart from the County's provisions to protect and preserve trees as well as requiring stormwater control plans, respectively established in Section 4010 of Chapter 816-6 and Section 004 of Chapter 1014-4 of the County's Ordinance Code, there is no mandated design review process or body that reviews developments proposed in the county's unincorporated areas.

Two levels of review are involved with residential development. The first level involves the review of conformance with the County General Plan and state environmental requirements. If the site is not designated for residential development under the General Plan, an amendment to the General Plan is



required. The second level of review requires that the site have the appropriate zoning for the type and amount of residential development identified in the project; otherwise a zone change is needed. Changing a site to a Planned Unit District includes both rezoning and a preliminary development plan. Single-family developments often require subdivision map approval while multi-family developments require a development plan. Depending on the size, scope, and location, the application and processing times for a residential development project vary (see Table 6-4956).

TABLE 6-4956 ESTIMATED DEVELOPMENT REVIEW TIME FRAMES

Development Permit/Review Process	Time Frame
Rezoning	6 to 12 months
Use Permits	4 to 6 months
Development Plans	3 to 4 months
Minor Subdivisions	4 to 6 months
Major Subdivisions	6 to 12 months*
Variances	3 to 4 months

Source: Contra Costa County Department of Conservation and Development (August 2021).


Note: * It should be noted that approval of larger residential subdivisions (100 units or more) often take a year or more. This is because such applications for residential development proposals invariably require an Environmental Impact Report (EIR).

It should be noted that it is the experience of Contra Costa County that larger residential subdivisions (100 units or more) often take up to 12 months or more to complete approvals and processing. This is because such applications for residential development proposals invariably require an environmental impact report. The length of time to finalize the environmental impact report depends greatly on the size, scope, and location of the residential development project, environmental issues under

review, and the extent of public comment received on the draft environmental impact report. The amount of time between the entitlement approval and when the application is approved for a building permit depends on several factors, including, and not limited to, the number of units and the developer's financial and funding sources. **Building permits are typically requested within 12 months after receiving planning approval.**

Overall, the County has taken several steps to expedite processing, reduce costs, and clarify the process to developers and homeowners. The County has rezoned many of the parcels in its formerly designated redevelopment project areas as P-1 or Planned Unit Development districts to facilitate a faster, more streamlined permit process. Furthermore, in August 1990, the County established the Application and Permit Center. The Center is designed to make permit processing quicker and easier by enhancing the coordination of permitting services. The review and submittal of new applications have been available online since 2019, with this capacity increasing in 2020. This process has eliminated the extra time to submit applications in person and has been very well-received by customers. The County also offers a voluntary Pre-application Review. Developers and homeowners can meet with staff to determine the permits necessary and the cost and review time involved. More importantly, residential developments under 100 units that are allowed by zoning need not be reviewed by the Planning Commission or Board of Supervisors; rather they are reviewed by the Zoning Administrator. The County makes all efforts to process applications in an expedient manner.

The County will comply with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and



development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The County is proposing Action HE-A6.1 to establish a process in compliance with SB 35 to streamline the review of eligible affordable housing projects.

6. Building Codes and Enforcement

Contra Costa County has adopted the 2019 California Building Code (CBC), with local amendments as deemed necessary, and the Uniform Housing Code as Title 7 within the County's Ordinance Code, which establish standards and require inspections at various stages of construction to ensure code compliance. Chapter 74-4 within Title 7 contains the local amendments to the adopted CBC. These amendments include provisions related to fire-suppression systems, retaining wall requirements, seismic safety design, electric vehicle charging facilities, among others. Specifically, the County's local amendments require the following:

- Permit exemptions for retaining walls below three feet in height and that have a downward ground slope with a maximum rise and run of 1:10 unless supporting surcharge or ground slope more than 1:2.
- Construction plans must be submitted on suitable materials and drawn to scale. Electronic submissions are permissible with advanced approval. Plans must show existing property lines, elevations, and existing structures as well as the contact information of the landowner and the people who prepare the plans.
- Any newly-built group R-1, R-2, R-3 buildings should include infrastructure to support future installation of chargers for use by electric vehicles and newly-built group R-2 must include fully-functioning charging stations.
- Smoke detectors must be installed on existing flat-roof buildings when a pitched roof is constructed on top of the existing structure with the existing roof sheeting in place.
- Exterior wall cover using wood shakes or shingles must be treated for fires unless there is a 10-foot minimum easement between the property line and the exterior wall facing the street.
- Isolated spread concrete footings of buildings three stories or less above grade that are fully supported on earth or rock where the structural design of the footing is based on a specified compressive strength of no greater than 2,500 pounds per square inch.
- Structures in Seismic Design Category C, D, E, or F shall not have elements of structural plain concrete except when (1) isolated footings of plain concrete supporting pedestals or concrete have the projection of the footing beyond the face of the supporting member not in excess of the footing thickness or (2) when plain concrete footings have at minimum two continuous longitudinal reinforcing bars.
- Slabs shall have a reinforcement of at least 6-inch by 10-gauge wire mesh or equal at mid-height.
- Gypsum board may be used provided it is opposite of the studs from other types of braced wall panel sheathing and Method PCP is limited to one-story dwellings and accessory structures.



- Chapter 4 provisions shall apply to additions and alterations of existing residential buildings when: (1) Projects that increase the total combined conditioned and unconditioned area by 5,000 square feet or more; (2) alterations to existing structures impacting 5,000 square feet or more of total combined conditioned and unconditioned building area; (3) demolition projects when a demolition permit is required.
- Application of Section 5.408's requirements to additions, alterations, and demolitions whenever a permit is required for the work except when a demolition has been declared necessary for public health reasons.
- New multi-family buildings apart from those in Section 4.106.4.1 must feature electric vehicle charging spaces at a minimum of 10 percent of the total number of parking spaces at the dwelling site, and half of these, but not less than one, shall have fully-operational electric vehicle supply equipment (EVSE) with the remainder supporting future EVSE.
- A minimum of 65 percent of nonhazardous construction and demolition waste must be recycled or reused except for (1) soil excavations and land-clearing debris and (2) if the enforcing agency identifies alternate waste-reduction requirements.
- Submission of a construction waste management plan with updates as necessary and must fulfill certain requirements, including identification of the materials to be diverted from the site, statement as to whether waste materials will be sorted on-site, identification of where the waste materials will go, identification of construction methods to reduce waste generated, weighing and measuring the waste in accordance with the enforcement agency's standards, and a final document outlining the compliance with this requirement.


On January 18, 2022, the County Board of Supervisors adopted Ordinance 2022-02, an All-Electric (New Construction) Ordinance, to amend the 2019 California Energy Code to require the following building types to be all-electric:

- Residential (including single-family and multi-family buildings)
- Detached Accessory Dwelling Units

These local amendments were made to address multiple vulnerabilities in Contra Costa County, including seismic risk, fire hazards, and communities subject to environmental inequity. The County's building code also requires new residential construction to comply with the federal ADA, which specifies a minimum percentage of dwelling units in new developments that must be fully accessible to the physically disabled. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The County's Code Enforcement Section is responsible for enforcing both state and County regulations governing the maintenance of all buildings and properties. Code Enforcement handles complaints and inspections in the unincorporated areas of the County and also provides services to several cities and towns, including Lafayette, Moraga, Orinda, Pittsburg, and Clayton, and a portion of the City of Richmond.

Most of the complaints submitted to Code Enforcement deal with property maintenance, substandard housing issues, and abandoned vehicles. To facilitate the correction of code violations or deficiencies, Code Enforcement works closely with other County agencies. Code Enforcement staff routinely refer homeowners to the County's rehabilitation loan and grant programs,



including the Neighborhood Preservation Program. The Division also refers homeowners, mobile home owners, and apartment owners to the County's Weatherization Program. This program offers minor home repairs, water heaters, stoves, insulation, and other improvements for housing units in the county.

C. ENVIRONMENTAL, INFRASTRUCTURE, AND PUBLIC SERVICE CONSTRAINTS

Environmental factors and a lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. This section summarizes and analyzes the most pertinent constraints to housing in Contra Costa County.

1. Environmental Constraints

Environmental constraints related to seismic activity, geology/topographical, flooding potential, or other environmental issues can impact the cost associated with the maintenance, improvement, and development of housing. A more detailed discussion is contained in the Safety Element of the County General Plan. The discussion below summarizes the most pertinent environmental constraints.

Seismic Constraints

Contra Costa County is divided by several fault systems that divide the county into several large blocks of rock. These faults include the San Andreas, Hayward, Calaveras, Franklin, Concord, Antioch, Mount Diablo, and Greenville Faults. Based on estimates from geologists, these faults have a probable earthquake magnitude of between 5.0 and 8.5 on the Richter scale. The area has experienced a number of major earthquakes originating on faults both in the county and in the broader region, including most recently the Loma Prieta Earthquake in 1989.

Seismic activity associated with faults can also cause hazards such as liquefaction and soil settlement, slope failure, deformation of sidehill fills, ridgetop fissuring and shattering, and seiches,³ among others. Typically, structures on bedrock experience less groundshaking and earthquake-related impacts than structures on recent sedimentary deposits.

Since housing in the region will likely be subject to a damaging earthquake, it must be designed to withstand the event and protect its occupants. Without proper mitigation, earthquakes and other seismic-related activity can have a major impact on housing development. For development proposed in areas with potential earthquake-induced hazards, special mitigation measures must be included as conditions of development approval. As described in the Safety Element, these measures may include:

³ An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.



- **Environmental review:** Through the environmental review process, the County requires geologic, seismic, and/or soils studies as necessary to evaluate proposed development in areas subject to ground-shaking, fault displacement, or liquefaction.
- **Improved construction design:** Staff review of applications may require modified seismic strengthening and detailing to meet the latest adopted seismic design criteria.
- **Setbacks:** Require that structures are adequately setback from active and potentially active fault traces.

Fire Hazard Constraints

Fire hazards, particularly wildland fires, can represent a considerable constraint to residential development without appropriate mitigation measures and the availability of firefighting services.⁴ However, this constraint is primarily limited to development that is adjacent to the ULL where there is more open space and typically a greater amount of vegetation. Areas of the county outside the ULL that are covered with natural vegetation and dry-farmed grained areas are extremely flammable during the late summer and fall. These types of wildland or brush fires are a particular threat to home sites with large areas of non-irrigated vegetation.

Most of the county is identified as susceptible to moderate wildland fire hazards, while isolated areas in the western and central areas of the county have a high or very high susceptibility. Another special hazard in the East County is peat fires. Once peat fires occur, they are extremely difficult to extinguish. Any area east of the high-water line may have peaty soil conditions. However, most of these areas with a moderate to high susceptibility to fire hazards are located beyond the ULL boundary where development is limited and the areas are primarily used as open space and for agricultural operations. Identified Very High Fire Hazard Severity Zones occur mainly along communities on the eastern side of Berkeley Hills, especially near El Sobrante as well as further east in Mt. ? Diablo.

The Safety Element and the Public Facilities and Services Element of the County General Plan contain policies and measures designed to protect the public and housing from these fire hazards, particularly beyond the ULL. Some of these policies are identified below.

- Projects that encroach into areas that have a high or extreme fire hazard must be reviewed by the appropriate Fire Bureau to determine if special fire prevention measures are advisable.
- Major developments will not be approved if fire-fighting services are not available or are not adequate for the area.
- New development will pay for its fair share of costs for new fire protection facilities and services.

⁴ Pursuant to SB 1241 (Kehoe, Statutes of 2012), concurrent with the 2023 - 2031 Housing Element Update, the Safety Element will be reviewed and updated as necessary to address the risk of fire hazard in state responsibility areas and very high fire hazard severity zones.



- Needed upgrades to fire facilities and equipment will be identified as part of project environmental review and area planning activities to reduce fire risk and improve emergency response in the county.

Additionally, the state legislature adopted SB 99 (2019) in response to the destruction observed with the 2018 Camp Fire that razed Paradise, California. To ensure public safety and ability to evacuate quickly, the state requires all new residential developments in a fire hazard severity zone to have a minimum of two entry/exit points to access emergency evacuation routes. The Draft Safety Element will contain an analysis of the residential developments in the unincorporated county that comply with this law.

Flood Hazard Constraints

Substantial areas within Contra Costa County are subject to flooding, with most of the county's creeks and shoreline areas lying in the 100-year flood plain.⁵ The land inventory for residential sites includes an analysis of flood hazard constraints, and sites lying in the 100-year flood plain. A substantial portion of East County near the Sacramento-San Joaquin Delta is subject to flooding. The most serious flood hazards are associated with the system of levees that protect the islands and adjacent mainland in the Delta area. As with fire hazards, the majority of the area subject to flooding, particularly in the eastern part of the county, is beyond the ULL boundary in areas where development is restricted. Nonetheless, the County's 2018 Local Hazard Mitigation Plan identifies that approximately 66 percent of the potentially

developable land in the dam/levee failure inundation zone of the county could become residential uses (1,730.7 acres) and approximately 4 percent (113.3 acres) could become mixed-use (including housing) under the currently adopted Land Use Element. Some areas with land uses permitting housing in the inundation zone may be updated as part of the General Plan Update to protect the health, safety, and well-being of county inhabitants.

General policies and specific measures in the existing Safety Element are designed to protect persons and structures from hazards related to flooding. These include:

- Intensive urban and suburban development is not permitted in reclaimed areas unless flood protection in such areas is constructed, at a minimum, to the standards of the Flood Disaster Protection Act of 1973.
- The creek setback ordinance requires appropriate setbacks for residential and commercial structures to prevent property damage from bank failure along natural water courses.
- The environmental review process ensures that potential flooding impacts are adequately addressed through appropriate mitigation measures, such as flood-proofing, levee protection, and Delta reclamation.

⁵ Pursuant to AB 162 (Wolk, Statutes of 2007) and SB 5 (Machado, Statutes of 2007), concurrent with the 2023 - 2031 Housing Element Update, the flood hazard map, and related flood hazard policies and measures, contained in the Safety Element will be reviewed and updated as necessary to reflect new information regarding flood hazard risks, including the best available maps that identify the risks associated with a 200-year flood event.



Geologic/Topographical Constraints

The presence of steep hillsides and the risk of landslides and erosion can restrict housing development in certain areas of the county and may require specific mitigation measures to ensure the safety of structures and their inhabitants. Much of the topography of the county includes hilly terrain and it also has a high proportion of recent, poorly consolidated geologic formations that are prone to slope failure. As a result, many of these areas have been placed outside the ULL to restrict development in these areas and ensure public safety.

Apart from earthquakes, unstable hill slopes, reclaimed wetlands, and marsh fill areas, which may suffer landslides, slumping, soil slips, and rockslides are considered a major geologic hazard in these areas of Contra Costa County. Liquefaction is also a concern in areas of the county near major bodies of water, especially on the county's western section along San Pablo Bay; the north section along Suisun Bay; and the eastern section along the Sacramento River, Old River, and Discovery Bay.

To protect persons and property from these types of geologic/topographical hazards, the County has recognized that major slope areas in excess of 26 percent may be unsuitable for development. In addition, the County has adopted a Hillside Preservation Ordinance to prevent development in areas that are hazardous for persons or structures. Additional measures and policies affecting housing development identified in the Safety Element include:

- Slope stability is a primary consideration in the ability of land to be developed or designated for urban uses.

- Slope stability is given careful scrutiny in the design of developments and structures, and in the adoption of conditions of approval and required mitigation measures.
- Residential density shall decrease as slope increases, especially above a 15-percent slope.
- Subdivisions approved on hillsides that include individual lots to be resold at a later time will be large enough to provide flexibility in finding suitable building site and driveway location.

In general, the County has taken important measures to ensure that the areas designated for urban development (i.e., those areas lying within the ULL boundary) are safe and suitable for residential development. Major areas subject to flooding and fire hazards, as well as areas with particularly steep hillsides have been placed outside the ULL to restrict inappropriate and unsafe development there. While earthquakes affect the entire region, adequate measures identified both in the Safety Element and contained in the Uniform Building and Housing Codes are incorporated into developments to ensure that structures are designed to withstand these events and protect their inhabitants.

The updated Safety Element, which is being prepared as part of the Comprehensive General Plan Update in progress, will include additional new policies to further promote hazard reduction. Those policies will enhance public safety without significantly augmenting the cost of development.



Other Constraints

The sites in the inventory are all inside the County Urban Limit Line. None of the sites have environmental constraints that would prevent the development of the number of units assigned in the inventory during the planning period, including Williamson Act contracts, conservation easements, or parking obligations.



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6.4 Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in the unincorporated areas of Contra Costa County. This analysis includes an evaluation of the availability of land resources for future housing development, the County's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the County's housing programs. Additionally, this section examines opportunities for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

The Association of Bay Area Governments (ABAG) is responsible for developing the Regional Housing Needs Allocation (RHNA), which assigns a share of the region's future housing need to each jurisdiction in the ABAG region. State law requires communities to demonstrate that they have sufficient land to accommodate their share of the region's need for housing from June 30, 2022, through December 15, 2030, the County's RHNA projection period. This timeframe differs from the timeframe of the Housing Element document itself of January 31, 2023 through January 31, 2031. The RHNA projection period is the timeframe which residential units can be counted towards the County's 6th cycle RHNA. For the 6th cycle RHNA projection period, ABAG has determined that the County's share of the RHNA is 7,610 new housing units (see Table 6-32 for the County's RHNA share.) This section identifies the development potential through projected accessory dwelling units and on suitable land throughout the unincorporated areas of Contra Costa County.

1. Site Inventory

An important component of the Housing Element required by State Housing Element law (Government Code Section 65583.2) is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the County's share of regional housing needs as determined by ABAG. As part of the 2023-2031 Housing Element update, an analysis of the residential development potential in each of the unincorporated communities of Contra Costa County was conducted. In addition, a parcel-specific vacant and underutilized site analysis was performed using the County's Geographic Information System (GIS) and up-to-date information from the County Assessor's records.

The analysis takes into consideration a range of factors, including permitted density, parcel size, potential for lot consolidation, development constraints relating to topography, potential hazards, and other physical and environmental issues, location and housing demand, as well as available development tools and incentives such as planned unit development. Factors related to fair housing were also considered based on the Assessment of Fair Housing in Section 6.2.

In addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of accessory dwelling units (ADUs). Action HE-A2.5 is included in Section 6.7, Housing Plan, to commit the County to supporting ADU development.



Accessory Dwelling Unit Potential

In 2018, 2019, 2020, and 2021, County permit records indicate that an average of 64 ADUs received building permits per year.

- 2018 - 47 ADUs received building permits
- 2019 - 62 ADUs received building permits
- 2020 - 48 ADUs received building permits
- 2021 - 100 ADUs received building permits

Based on the average of 64 ADUs per year, an additional 546 ADUs can be projected for the 2022-2030 6th cycle projection period. The Association of Bay Area Governments (ABAG) prepared a Draft Affordability of Accessory Dwelling Units report for the entire ABAG region in early 2022. The analysis made findings for the affordability of ADUs based on data gathered on current rents and occupancy of ADUs, in addition to industry research about affordability levels of ADUs, including those that do not reach the rental market. In addition, ADU research conducted by the University of California, Berkeley's (UC Berkeley's) Center for Community Innovation indicates that 40 percent of ADUs are typically rented to family members or friends at either no cost or below-market rental rates.¹ Table 6-~~55-62~~ shows the projected 546 ADUs broken into income categories based on the ABAG analysis. The

County's ADU regulations encourage this housing type and allow flexibility in their development.

Housing Units Constructed or Approved

Some units the County proposes to count toward meeting the RHNA are on sites with approved projects. The units on these sites are shown in Table 6-~~57-9~~. The County anticipates that these approved units will be completed within the 2023-2031 planning period.

¹ Chapple et al., 2017, UC Berkeley's Center for Community Innovation. *Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle, and Vancouver.*

TABLE 6-5057 RESIDENTIAL PROJECTS APPROVED OR UNDER CONSTRUCTION

County File No. Project Name	APN(s)	Acreage	Community	Current General Plan Land Use & Density (units/acre)	Status	Units	Affordability Level
SD13-9338 "Ball Estates"	198170006, 198262002, 198262003, 198262004 and 198170008	61.70	Alamo	SL (1-2.9 du/ac) OS (Open Space)	Approved	35	Above Moderate: 35 Total: 35
SD18-9504	201010007	3.52	Alamo	SL (1-2.9 du/ac)	Approved Under Construction	6	Above Moderate: 6 Total: 6
BIMR19-011850	197010029	0.23	Alamo	Under Construction	3		Above Moderate: 3 Total: 3
GP13-0001, SD13-9340, DP13-3027 "Habitat for Humanity Pacifica Landing"	098210001	2.35	Bay Point	SM (3-4.9 du/ac)	Approved. Habitat is seeking to record the final map, getting close to building permit.	29	Above Moderate: 25 Moderate: 3 Lower: 4 Total: 29 Subject to Inclusionary Ordinance and affordability requirements of project funding sources
DP20-3011 "Alves Lane"	093100059 and 093100060	3.85	Bay Point	MM (12- 20.9 du/ac)	Under Construction Approved. In the building permit process.	100	Above Moderate: 87 Lower : 13 Total: 100 Subject to Inclusionary Ordinance



County File No. Project Name	APN(s)	Acreage	Community	Current General Plan Land Use & Density (units/acre)	Status	Units	Affordability Level
DSD17-09467, DP17-03017	096020081	0.62	Bay Point	ML (7.3-11.9 du/ac)	Under Construction	7	Above Moderate: 7 Total: 7
SD60-013CC, DP82-03024CC	Large number of APNs, not all individually listed	n/a	Bethel Island	SL (1-2.9 du/ac)	Under Construction	329	Above Moderate: 329 Total: 329
SD60-013CC, DP82-03024CC, LL22-0011, ZZ22-0198, BIGS22-003758	031010012	14.29	Bethel Island	SL (1-2.9 du/ac)	Under Construction	55	Above Moderate: 55 Total: 55
GP07-00009, DP10-03008 "Tassajara Parks"	220100023	154.89	Camino Tassajara	SH (5-7.2 du/ac) PR (Parks and Recreation)	Approved	125	Above Moderate: 125 Total: 125
DP21-3001, SD21-9559, RZ21-3258	172012008, 172012020, 172012021, 172012023, 172012020, 172012025 and 172012028	5.40	Contra Costa Centre	MH (21- 29.9 du/ac)	Approved Under Construction	125	Above Moderate: 115 Moderate : 10 Total: 125 Subject to Inclusionary Ordinance
DP18-3031 "Del Hombre Apartments"	148170051	2.36	Contra Costa Centre	MS (50-125 du/ac)	Under Construction	284	Above Moderate: 248 Moderate: 24 Lower: 12 Total: 284 Subject to Inclusionary Ordinance



County File No. Project Name	APN(s)	Acreage	Community	Current General Plan Land Use & Density (units/acre)	Status	Units	Affordability Level
GP 19-0002 "Pantages"	011230007, 011230006, 011220010, 011220017 and 011220018	157.06	Discovery Bay	SH (5-7.2 du/ac) OS (Open Space) PR (Parks and Recreation)	Approved Under Construction	277	Above Moderate: 236 Moderate: 33 Lower: 8 Total: 277 Subject to Inclusionary Ordinance
GP08-0002 "Newport Pointe"	011220013 and 011220014	20.80	Discovery Bay	SM (3-4.9 du/ac) SH (5-7.2 du/ac) OS (Open Space) PR (Parks and Recreation)	Approved Under Construction	67	Above Moderate: 67 Total: 67
SD05-08986, DP05- 03038 , BIGS19-010697	425110027	1.17	El Sobrante	ML (7.3-11.9 du/ac)	Approved	10	Above Moderate: 10 Total: 10
DP16-03011 SD15-09407	430152092 thru 430152095	1.12	El Sobrante	M-12 (12 du/acre)	Approved	8	Above Moderate: 8 Total: 8
SD18-9491	403202011	2.76	Montalvin Manor	M-9 (7.3-11.9 du/ac)	Approved	33	Above Moderate: 33 Total: 33
SD05-9065 DP05- 03095, BIPRJ22-00007	375311001 and 375311003	1.45	Mountain View	MH (21- 29.9 du/ac)	Under Construction	30	Above Moderate: 30 Total: 30
BIR19-012635	409172019	0.23	North Richmond	SH (5-7.2 du/ac)	Under Construction	2	Above Moderate: 2 Total: 2




County File No. Project Name	APN(s)	Acreage	Community	Current General Plan Land Use & Density (units/acre)	Status	Units	Affordability Level
DP21-3019 “Rodeo II Senior Housing”	357120074	0.99	Rodeo	MS (50-125 du/ac)	Approved. <u>Currently working on financing. Timing requirements for how soon they need to move forward are based on development agreement. Estimated closing of escrow to buy the land from County by Fall of 2024, then building permits would be issued.</u>	67	Lower: 67 Total: 67 <u>Housing Successor Site, income restrictions based on funding sources.</u>
SD14-09367	357140058, 357140059 and 357140060	0.33	Rodeo	Under Construction	6		Above Moderate: 6 Total: 6
RD20-00001 BIR21-004148	357042008	0.07	Rodeo	M-2 (<u>16</u> 2 du/ac)	Under Construction	1	Above Moderate: 1 Total: 1
MS16-00009	357140062 thru 357140064	0.42	Rodeo	M-1 (<u>29</u> 2 du/ac)	<u>Approved Under Construction</u>	3	Above Moderate: 3 Total: 3
-DP18-3021, BICO21-009177, CV21-0065 “ <u>Parker Place</u> ”	357151002	0.56	Rodeo	M-2 (<u>230</u> 2 du/ac)	Approved. <u>Inclusionary and density bonus agreements have been recorded. The project is in Plan Check.</u>	22	Above Moderate: 19 Lower : 3 Total: 22 <u>Subject to Inclusionary Ordinance</u>



County File No. Project Name	APN(s)	Acreage	Community	Current General Plan Land Use & Density (units/acre)	Status	Units	Affordability Level
GP13-0003, RZ13-3224, SD13-9359, DP13-3035 "Saranap Village"	184010035, 184010046, 184450025, 185370010, 185370012, 185370018 and 185370033	3.44	Saranap	M-15 (53.5 du/ac)	Approved	198	Above Moderate: 198 Total: 198
GP04-0013, DP04-3080, RZ04-3148, SD04-8809 "Bayview Estates"	380030046	78.65	Vine Hill	SH (5-7.2 du/ac) OS (Open Space)	Approved	144	Above Moderate: 144 Total: 144
SD20-9545	161150009	9.89	Vine Hill	SH (5-7.2 du/ac)	Approved	38	Above Moderate: 38 Total: 38
MS14-00009	380231020	0.31	Vine Hill	SH (5-7.2 du/ac)	Approved	2	Above Moderate: 2 Total: 2
CDDP15-03004	426261050	0.20	El Sobrante	M-12 (12 du/ac)	Approved	3	Above Moderate: 3 Total: 3
CDSD21-09573	161280005	1.98	Vine Hill	SH (5-7.2 du/ac)	Approved	7	Above Moderate: 7 Total: 7
SD16-9442	169150012, 169150013, 169150014, 169150015	9.59	Reliez Valley	SL (1-2.9 du/ac)	Approved	4	Above Moderate: 4 Total: 4
SD16-9429	166210018, 166210019, 166210020, 166210021, 166210022, 166210023, 166210024, 166210025, 166210026	7.64	Reliez Valley	SL (1-2.9 du/ac)	Approved Under construction	9	Above Moderate :9 Total: 9



County File No. Project Name	APN(s)	Acreage	Community	Current General Plan Land Use & Density (units/acre)	Status	Units	Affordability Level
MS15-0008	166240037, 166240038, 166240039	2.23	Reliez Valley	SL (1-2.9 du/ac)	Approved Under construction	3	Above Moderate: 3 Total: 3
LP21-2015, MS21-00004 "Orbisonia Village"	094-026-007 (primary)	7.00	Bay Point	M-6 (6 du/ac)	Approved Construction expected to begin in 2024.	384	Above Moderate: 4 Low income: 74 Very Low: 268 Extremely Low: — 38 Total: 384 Housing Successor Site. Development Agreement with the County guarantees the deed-restricted affordable units.
RZ 21-03260, SD21- 09588, and DP 21- 03028 "Fairview Ave"	096-050-016	2.88	Bay Point	SH (5-7.2 du/ac)	Approved	15	Moderate: 15 Total: 15
GP20-0001, RZ20-3225, MS20-0007, LP20-2038, DP20-3018	172-080-007 172-150012	30.60	Walnut Creek	SM (3.0-4.9 du/ac)	Approved	354	Above Moderate: 354 Total: 354



County File No. Project Name	APN(s)	Acreage	Community	Current General Plan Land Use & Density (units/acre)	Status	Units	Affordability Level
DP21-3031 "Windover Terrace Apartments"	380-220-066	0.77	Martinez	MH (21- 29.9 du/ac)	Approved	24	Very Low: 1 Low: 2 Moderate: 21 Total: 24 Subject to Inclusionary Ordinance
LP22-2017 (ADU)	001-041-064	85.00	Byron	A-4	Approved	1	Moderate: 1 Total: 1
VR22-1062	368145-024	0.08	Port Costa	SH (5-7.2 du/ac)	Approved	1	Moderate: 1 Total: 1
TOTALS						2,518 32	Above Moderate: 1,959 Moderate: 846 Lower: 475 Total: 2,518

Source: Contra Costa County, 2022

Sites Inventory

The County's land inventory for the 2023 – 2031 Housing Element timeframe is included in Appendix A. The majority of the sites are proposed to receive a change in land use designation and allowed density as part of the comprehensive General Plan update currently underway. If the current allowed density and General Plan designations and zoning will remain, the

site is listed in Table A of Appendix A. If a change to General Plan land use and/or zoning is needed, the site is listed in Table B of Appendix A.

Realistic Development Capacity

The assumed realistic capacity for housing development for all parcels in the land inventory is a proportional share of the maximum densities allowed.



Realistic units are rounded down to the next-lowest whole number. However, all of the parcels in the land inventory can accommodate at least one unit per parcel, so parcels that would round down to zero units are instead rounded up to allow one unit on the parcel. This section looks at historic development trends for lower- and higher-density residential projects in the unincorporated county to determine realistic percentages of maximum allowable density to calculate units shown in Appendix A on the sites. If a parcel listed in Appendix A is already part of an approved project, the realistic units are based on that approved project.

Sites that allow higher-density housing types at 30 units per acre and above are considered suitable for lower-income households in Contra Costa County, per state set default densities. In addition, also per state law, sites in land use designations and zoning districts that allow a minimum density of 30 dwelling units per acre can calculate realistic development capacity based on the size of the site multiplied by the minimum allowed density. There are sites in the sites inventory that are proposed to receive minimum densities of either 30 or 75 dwelling units per acre that propose to accommodate lower-income units. This method of calculating realistic capacity is used on those sites. The supporting trends and proposed realistic development capacity for the remaining sites in the inventory are discussed below.

Parcels that allow lower densities (0-17 du/ac) are what is most typically included in this inventory to address the above moderate RHNA numbers. All of the sites that address the moderate income RHNA allow 30 du/ac or higher but are smaller sized sites than most sites addressing lower income RHNA units. Because developing greater density on smaller sites can be more difficult, these sites are considered more suitable for addressing the moderate income RHNA.

To estimate reasonable residential potential on individual parcels in the land inventory that could accommodate more than one unit per parcel, a realistic assumption of 80 percent of maximum allowed density was used to estimate a realistic number of dwelling units that would likely develop on each parcel. Table 6-~~51-58~~ presents recent projects in medium- and lower-density areas of the county that support an assumption 80 percent of maximum allowed density. The average percent of allowed density of the listed projects exceeded 80 percent of allowed unit capacity.

To estimate reasonable residential potential on individual parcels in the land inventory that could accommodate higher density multifamily projects, a realistic assumption of 85 percent of the maximum allowed density was used to estimate a realistic number of dwelling units that would likely develop on each parcel. This is based on the development standards and historic development trends on sites that allow higher-density multifamily development. Multiple residential or mixed-use projects containing multifamily housing have been constructed or recently approved in unincorporated Contra Costa County (see Table 6-~~52-59~~ for representative projects). Representative approved and built projects in Table 6-~~52-59~~ support realistic capacity assumptions of 85 percent. The average built density for projects in Table 6-~~52-59~~ is 114 percent of the maximum allowed density.

TABLE 6-5158 REPRESENTATIVE MEDIUM- AND LOWER-DENSITY PROJECTS IN UNINCORPORATED CONTRA COSTA COUNTY

County File No. Project Name	APN(s)	Acreage	Entitled, Under Construction, or Completed?	Zone	Previously Developed with/ Existing Uses	Project Description	Total Number of Dwelling Units	Built Density	Percentage of Allowed Capacity
SD07-09174, 'Summer Hills Park'	166010042 thru 166010050	6	Completed in 2015	SL/R-20 1-2.9 du/ac	No	Single Family Houses	9	2 du/ac	66%
DP13-03022 SD13-09352 GP13-00002 "Driftwood Dr"	098590001 thru 098590050	7.8	Completed in 2018	SH/P-1 5-7.2 du/ac	No	Single Family Houses	50	8.25 du/ac	115%
DP07-03035 DP04-03031 SD04-08830 "Sea Breeze II"	098580001 thru 098580017	3.51	Completed in 2014	SH/P-1 5-7.2 du/ac	No	Single Family Houses	17	6.4 du/ac	89%
SD04-08902	095060017 thru 095060024	1.53	Completed in 2014	SH/P-1 5-7.2 du/ac	No	Single Family Houses	8	7.0 du/ac	97%
DP04-03048	161570001 thru 161570020	2.47	Completed in 2018	ML/P-1 7.3-11.9 du/ac	No	Single Family Houses	20	10.8 du/ac	90%
SD-6844, CV15-00075	166420001 thru 166420006, 166420014 thru 166420019, 166420028, 166420029, 166010034 and 166010056 thru 166010058	13.25	Completed in 2020	SL/R-20 1-2.9 du/ac	No	Single Family Houses	16	1.6 du/ac	57%
SD18-09495, RZ18-03244	117040023 thru 117040030	3.4	Completed in 2021	SL/R-15 1-2.9 du/ac	No	Single Family Houses	8	3.1 du/ac	106%
MS00-00003, CV16-00055, CV14-00041	192210028 thru 192210030	3.3	Completed in 2019	SV/R-40 0.2-0.9 du/ac	No	Single Family Houses	3	0.82 du/ac	91%
AVERAGE PERCENT OF ALLOWED CAPACITY									89%

Source: Contra Costa County, 2022



TABLE 6-5259 REPRESENTATIVE MULTIFAMILY HIGHER-DENSITY PROJECTS IN UNINCORPORATED CONTRA COSTA COUNTY

Address/ Project Name	APN(s)	Acreage	Entitled, Under Construction, or Completed?	Zone	Previously Developed With/ Existing Uses	Project Description	Total Number of Dwelling Units	Maximum Allowed Density	Built Density	Percentage of Allowed Capacity
Heritage Point 1500/1540 Fred Jackson Way, North Richmond DP14-0326	409080028, 40908001, 409080014, 409080015, 409080016, 409080020, 409080026	0.69	Completed in 2019	P-1	Single-family, vacant commercial, and vacant underutilized parcels	Rental project owned by CHDC of North Richmond	42 (41 affordable)	50 du/ac	60 du/ac	117%
Del Hombre Apartments 3010 thru 3070 Del Hombre Ln and 112 Roble Rd, Pleasant Hill BART project, Unincorporated Walnut Creek DP18-03031	148170041, 148170037, 148170001, 148170022, 148170042	2.37	Under construction	P-1	Four Single family residences	Rental project owned by Hanover/Del Hombre Walnut Creek holdings	284 (12 very low and 24 moderate)	100 du/ac	119 du/ac	119%
214 Center Ave., Pacheco	125120017	0.41 small site	Under construction	P-1	Vacant lot	Ownership project	8 (1 moderate)	19	19.5	102%
Willow View Apartments 3600 – 3628 Willow Pass Road, Bay Point	098240064	7.34	Completed in 2021	P-1	Vacant lot	Rental project owned by Meta Housing Corporation	193 (19 affordable)	21.99	26	119%
AVERAGE PERCENT OF ALLOWED CAPACITY										114%

Source: Contra Costa County, 2022

Inventory of Sites

Sites in addition to those with approved projects listed in Table 6-507 are identified to address the County's RHNA. These are summarized in Table 6-53-60 by community. Details about each site are included in the tables and maps in Appendix A. Tables with additional details are also included in Appendix A for sites that include units to address the lower-income RHNA.

TABLE 6-5360 VACANT AND UNDERUTILIZED RESIDENTIAL SITES ANALYSIS

Community	Total No. of Parcels	Potential No. of Units
Alamo	15	335 54
Bay Point	142	2,963 5
Bay View	5	969
Byron	2	184
Clyde	1	1
Contra Costa Centre	6	458
Crockett	17	21
Discovery Bay	4	494
East Richmond Heights	5	50
El Sobrante	103	1,180 4
Montalvin Manor	3	240 410
North Richmond	134	544 54
Pacheco	7	113
Pleasant Hill (unincorporated)	2	8
Reliez Valley	1	1
Rodeo	26	250 75
San Pablo	1	18
Saranap	1	1
Tara Hills	2	20
Vine Hill	30	430
Walnut Creek (unincorporated)	22	978
Total:	529	9,258485

Source: Contra Costa County 2022

Note:

1. The two APNs in Mountain View are part of a submitted application. Other parcels are not included for Mountain View due to constraints related to water and wastewater service.

Small and Large Sites

Some of the sites included in the sites inventory to address the lower-income RHNA consist of multiple parcels, some of which are smaller than 0.5 acres, and some sites included are one parcel that is smaller than 0.5 acres. Only sites that correspond to a similar track record of development under the same owner or those with strong potential for parcel assemblage or consolidation due to owner interest and/or common ownership have been included in the inventory to address the lower-income RHNA. (see Appendix A sites exhibits). A successful example (214 Center in Pacheco) of projects containing multifamily housing on a parcel smaller than 0.5 acres has been included in Table 6-5259. The County has also included Action HE-A5.5 to encourage and facilitate parcel assemblage. One example of small parcels being consolidated into a larger project is the recently approved Orbisonia Village project. The Orbisonia Village project is an assemblage of 45 distinct parcels for the purpose of developing a three-phase 384-unit primarily affordable housing development with a County Library and some commercial. The entitlements and development agreements were completed in 2022 and construction is expected to begin in 2024.

One site larger than 10 acres is included in the site inventory to address the lower income RHNA. It is Site 77 the McAvoy site in Appendix A. The developable portion of this site is about 20 acres. There are multiple examples of high density residential projects on sites larger than 10 acres in the county including:

- Park Regency – 12.37 acres. Park Regency is a high density multi-family of 892 units, in 11 buildings; 13,650 sq. ft. of neighborhood serving retail/personal services, and a 2,650 sq. ft. day care center (Step Ahead Learning Center); with 1,254 parking spaces. The



development is within the Pleasant Hill/Contra Costa Centre BART Station area.

- Hilltop Commons – 14.7 acres – 324 units
- Avalon Bay Apartments – 18 acres. The AvalonBay-Walnut Creek development is approximately 622 high-density residential units located on the former surface parking lot of the BART Station. The site totals 18-acres, with one block, approximately two-acres in area, planned for office yet to be built. BART and the Pleasant Hill BART Leasing Authority (a joint powers agency between BART, the County of Contra Costa, and the Contra Costa County Redevelopment Agency) have entered into a Disposition and Development Agreement with Avalon Bay Communities, Inc. and Millennium Partners to develop the property primarily on a ground lease basis.
- Pantages – 157 acres (see Table 6-507). This project in Discovery Bay is currently under construction and includes 8 lower income units.

Potential Hazards

Some residential neighborhoods and sites listed in the Sites Inventory are vulnerable to fire, flooding and other hazards risks in unincorporated Contra Costa County. Some potential housing sites have been eliminated from the sites inventory due to their location in hazard zones. Hazards are discussed in more detail in Section 6.3.C of this element. The existing Safety Element includes policies that minimize risk to existing homes and sites identified in the Sites Inventory related to hazards. The updated Safety Element, which is being prepared currently as part of the Comprehensive General Plan

Update, will include additional new policies to further promote hazard reduction. Those policies will enhance public safety without significantly augmenting the cost of development.


Infrastructure and Public Service Constraints

A lack of adequate infrastructure or public services and facilities can be a substantial constraint to residential development if it is to avoid impacting existing residents. In fact, according to the National Association of Home Builders, ensuring that the construction of schools, roads and other infrastructure keeps pace with the anticipated growth in population and economic activity is one of the biggest challenges facing local and regional governments.²

As part of the Growth Management Program, the County conducts an evaluation of the remaining infrastructure capacity. This includes an analysis of areas not adequately served by infrastructure. This process enables the County to identify constraints to the provision of services and facilities in a given area and better plan for cost-effective and efficient growth.

The General Plan, as the principal document regulating growth and development in the county, contains service standards that establish a linkage between new development accommodated in the Plan and new facilities and/or services required to meet demands created by new development. The Growth Management Element contains the implementing programs and service standard requirements that facilitate the attainment of

² National Association of Home Builders, Smart Growth: Building Better Places to Live, Work and Play. May 2000.



goals and objectives of the Land Use, Public Facilities and Services, and Housing Elements of the General Plan.

These standards ensure that the infrastructure and public services and facilities are in place to serve that development within the ULL. The standards are implemented through payment of fees and exaction and site improvements discussed earlier in this section. However, it is important to note that intensive residential development on infill sites can create additional challenges to existing infrastructure and public services. This is particularly true in areas with aging infrastructure or public facilities that are already strained in serving the needs of current residents.

Many of the County's affordable housing developments are located in infill locations in areas already served by existing infrastructure. While such infill sites are beneficial in that they don't require the extension of services, provide housing near public transit and jobs, encourage economic growth in urban areas, and thus promote "smart growth" development principles³, they may face other challenges to development. Infill sites in the County's older communities may require upgrading existing infrastructure systems to support more intense development, such as roadway improvements and replacement of undersized sewer and water lines. Other constraints to the development of infill sites include site assembly and clean-up; relocation; compatibility with surrounding land uses; and potential neighborhood opposition.

There are 34 unincorporated communities (defined as Census designated places) in Contra Costa County, which are within the county's ULL, that receive water and sanitary sewer services from multiple providers, including single purpose agencies, special districts, community service districts, county

service areas, and private companies. The water and sanitary service providers for the unincorporated communities is detailed further in the next section. Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to residential developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the Housing Element to water and sewer providers.

The adequacy of the public infrastructure to serve new residential development is central to the County's planning process. The Growth Management and Public Facilities/Services Elements to the General Plan establish performance measures for infrastructure, including water and sewer. New residential development must receive written verification for both water and sewer services prior to the final subdivision map or issuance of a building permit. Additionally, Senate Bill 610 and Senate Bill 211 (which both took effect as of January 1, 2002) require that extensive, specific information about water availability be presented and considered by cities and counties in connection with residential subdivisions of a certain size. Cities and counties are required to contact the responsible water agency proposed to serve the residential subdivision to determine whether water supplies are sufficient to serve the project. Information from water and sewer agencies about supply and system capacity is also presented in a residential project's environmental review analysis prepared under CEQA.

Water and Wastewater Services

All of the sites identified in the inventory are likely to be able to access water and wastewater services from a Special District. This section describes these

³ Judy Corbett and Joe Velasquez. "The Ahwahnee Principles: Toward More Livable Communities," *Western City*. September 1994.



Special Districts, including the availability of water and wastewater services and recent or planned infrastructure improvement projects related to storage, treatment, collection, and distribution that may affect development in the respective areas. Figures 6-26 through 6-29 display the water and wastewater service provider service areas in the county. Table 6-54-61 lists unincorporated communities where sites in the Housing Element's land inventory are located and identifies which district could provide the following services: source water, water delivery, wastewater collection, and wastewater treatment to the sites.

Priority Water and Sewer Services for Affordable Housing

Government Code Section 65589.7 requires public agencies and private entities providing water or sewer services to adopt written policies and procedures with objective standards for provision of services in compliance with the law. For example, a public agency or private entity that provides water or sewer services shall not deny or condition the approval of an application for services to, or reduce the amount of services applied for by, a proposed residential development with affordable housing units unless the agency or entity makes specific written findings per Government Code Section 65589.7. In accordance with California Government Code, Section 65589.7, Central Contra Costa Sanitation District and East Bay Municipal Utility District have adopted policies that prioritize connections for affordable housing. On December 4, 2008, the Board of Directors for Central Contra Costa Sanitation District (CCCSD) adopted Resolution 2008-114. The resolution identified that developments with housing units affordable to lower-income households will be given priority for wastewater connection services. The resolution requires the district to prepare a wastewater utility service capacity report every five years for Board acceptance. The report will

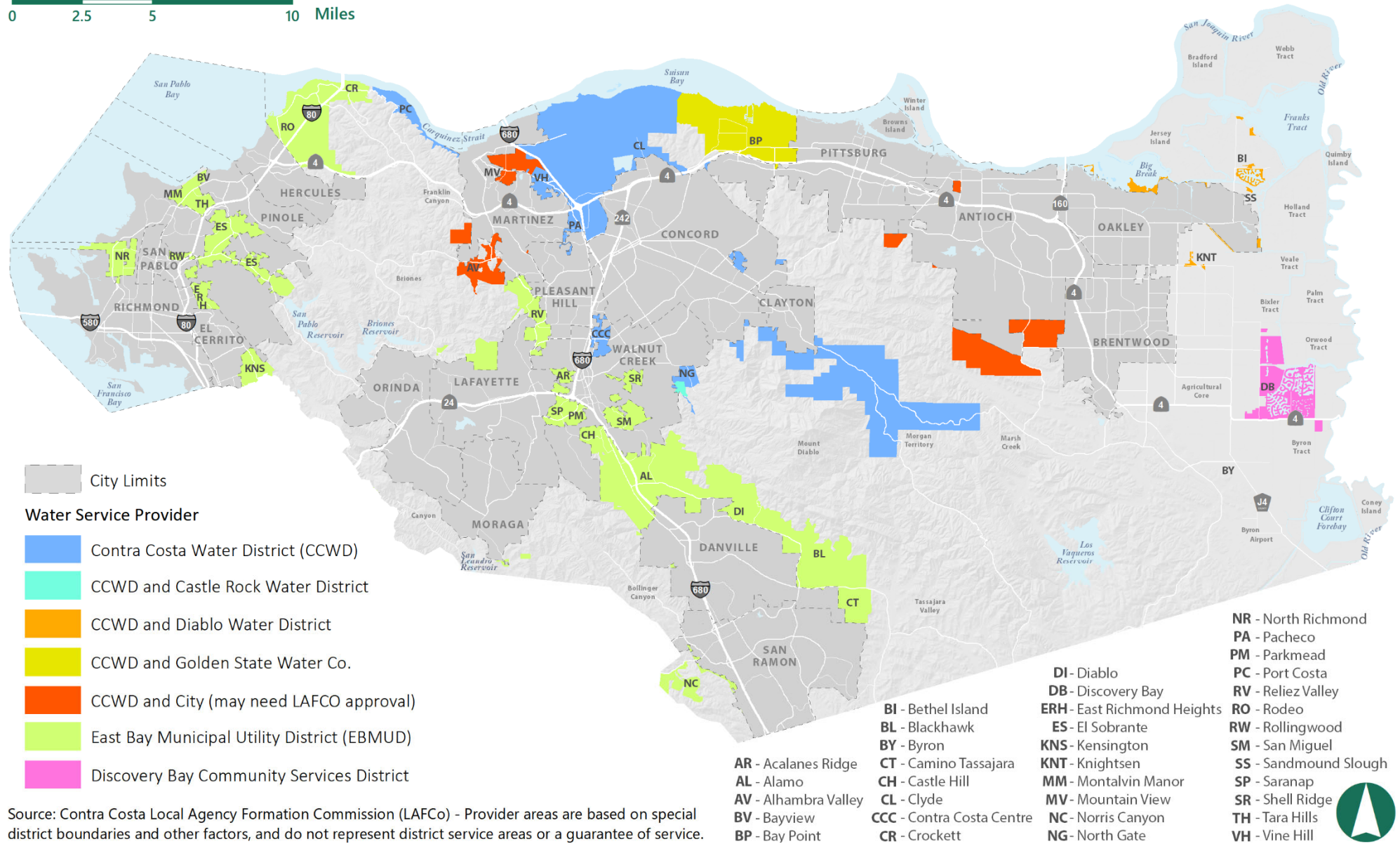
identify CCCSD's available wastewater collection capacity and help anticipate sewer services demands for lower-income households as well as formulate approaches to address capacity shortfalls. Another district that specifically prioritizes connections to affordable housing is East Bay Municipal Utility District (EBMUD). On April 26, 2016, EBMUD's Board of Directors approved Policy 3.07, which gives priority for new water service connections during restrictive periods to proposed developments within EBMUD's existing service area that include housing units affordable to lower-income households.

Urban Water Management Plans

In accordance with California Water Code, Sections 10610-10656 and 10608, every urban water supplier that either provides over 3,000 acre-feet of water annually or serves more than 3,000 urban connections is required to submit an Urban Water Management Plan (UWMP). The plan is prepared by urban water suppliers every five years to support the suppliers' long-term resource planning to ensure that adequate water supplies are available to meet existing and future water needs.

FIGURE 6-2468 CONTRA COSTA COUNTY WATER AND WASTEWATER SERVICE DISTRICTS

0 2.5 5 10 Miles



Source: Contra Costa Local Agency Formation Commission (LAFCo) - Provider areas are based on special district boundaries and other factors, and do not represent district service areas or a guarantee of service.



TABLE 6-5461 COMMUNITIES AND SERVICE DISTRICTS

Community	Number of Parcels in the Inventory	Dwelling Units in Inventory of Sites	Central Contra Costa Sanitary District	Contra Costa Water District	Crockett Community Services District	Delta Diablo Sanitation District	Diablo Water District	Discovery Bay Community Services District	East Bay Municipal Utility District	Mountain View Sanitary District	Rodeo Sanitary District*	Stege Sanitary District	West County Wastewater District
Alamo	15	335 51	Wastewater						Water				
Bay Point	142	2,963 5		Water Source		Wastewater							
Bayview	5	969							Water				Wastewater
Byron	2	184	The two parcels in Byron are within the Byron Sanitary District and have had their water service worked out with the County. The two parcels in Byron make up one site with a pending project that has its water and wastewater service worked out with the County. See Appendix A for more information on this site.										
Clyde	1	1	Wastewater	Water									
Contra Costa Centre	6	458	Wastewater	Water									
Crockett*	17	21			Wastewater				Water				
Discovery Bay	4	494						Water and Wastewater					
East Richmond Heights	5	50							Water				Wastewater
El Sobrante	103	1,180 4							Water				Wastewater
Montalvin Manor	3	240 410							Water				Wastewater
North Richmond	134	544 54							Water				Wastewater
Pacheco	7	113	Wastewater	Water									
Pleasant Hill (unincorporated)	2	8	Wastewater						Water				
Reliez Valley	1	1	Wastewater						Water				
Rodeo	26	250 306							Water		Wastewater		
San Pablo	1	18							Water				Wastewater
Saranap	1	1	Wastewater						Water				
Tara Hills	2	20							Water				Wastewater
Vine Hill	30	430		Water						Wastewater			
Walnut Creek (unincorporated)	22	978	Wastewater	Water									

*One site in Crockett



Summary of Districts' Services

Central Contra Costa Sanitation District

Central Contra Costa Sanitary District (CCCSD) provides wastewater collection. CCCSD serves nearly half a million customers and more than 3,000 businesses within a 145-square-mile service area, which includes unincorporated communities within central Contra Costa County. For collection, CCCSD services approximately 344,600 customers in the communities of Alamo, Danville, Lafayette, Martinez, Moraga, Orinda, Pacheco, Pleasant Hill, San Ramon, and Walnut Creek. CCCSD also treats wastewater for an additional 139,600 customers of the Concord/Clayton area under a 1974 contract with the City of Concord. For treatment and disposal, CCCSD services a total population of approximately 484,200.

In December 2008, CCCSD's District Board approved the 2008 Wastewater Utility Service Capacity/Demand Report. This report describes the district's capacity for providing wastewater collection and treatment services. CCCSD uses a capacity modeling program called InfoWorks to assess the impacts of proposals for development in areas of known or anticipated capacity deficiencies or current, high-maintenance facilities. The anticipated demand is discussed in the 2017 Comprehensive Wastewater Master Plan (CWWMP), which estimates that affordable units would have an added burden of 0.46 MGD (million gallons per day), market-rate units would have an added burden of an extra 1.01 MGD, and nonresidential uses would have an added burden of an added 0.59 MGD. In combination with the 2017 average daily sanitary flow (ADWF) of 33.3 MGD, the effluent discharge capacity total is below the 53.8 MGD limit for 2022. Using this data, CCCSD concludes it can provide adequate collection and treatment services for anticipated demand through 2035.

CCCSD prioritizes new wastewater connections for affordable housing (CCCSD Resolution 2008-114). An entire proposed development that has at least one affordable housing unit will receive priority. To accurately account for these units, CCCSD uses the RHNA developed by ABAG for lower-income units when measuring future demand for capacity collection and treatment services.

When shortfalls in collection system capacity are identified, CCCSD has a combined approach to addressing them. According to its 2008 Wastewater Utility Service Capacity/Demand Report, CCCSD requires that improvements be made by developers, and if "too far downstream from an active project site to be considered a direct impact of a development project," then the district may incorporate funding for improvements of this nature in its Capital Improvement Plan (CIP). As demonstrated by the 2008 Wastewater Utility Service Capacity/Demand Report and the 2017 CWWMP, the district has demonstrated sufficient capacity to provide collection and treatment services for the sites identified in the land inventory in the unincorporated communities. There are no current or projected barriers that would limit CCCSD's ability to serve the sites identified in the land inventory in the unincorporated communities.

Sites in the inventory that could receive wastewater collection and treatment services from CCCSD are in the following communities: Acalanes Ridge, Alamo, Blackhawk, Camino Tassajara, Castle Hill, Clyde, Contra Costa Centre, Diablo, La Casa Via, Norris Canyon, North Gate, Pacheco, Pleasant Hill (unincorporated), Reliez Valley, San Miguel, San Ramon (Unincorporated), Saranap, Shell Ridge, Walnut Creek (Unincorporated)



Contra Costa Water District

Contra Costa Water District (CCWD) serves approximately 500,000 customers throughout north, central, and east Contra Costa County. CCWD operates and maintains a complex system of water transmission, treatment, and storage facilities to supply both treated and untreated water to its customers. CCWD's service area encompasses most of central and northeastern Contra Costa County, a total area of more than 140,000 acres (including the Los Vaqueros watershed area of approximately 19,100 acres). Water is provided to a combination of municipal, residential, commercial, industrial, landscape irrigation, and agricultural customers. Treated water is distributed to individual customers living in the following communities: Clayton, Clyde, Concord, Pacheco, Port Costa, and parts of Martinez, Pleasant Hill, and Walnut Creek. In addition, CCWD treats and delivers water to the City of Brentwood, Golden State Water Company (Bay Point), and the City of Antioch. CCWD provides wholesale treated water service to the cities of Antioch and Brentwood as well as the Golden State Water Company in Bay Point. CCWD is also a retail provider of treated water to Clayton, Clyde, Concord, Pacheco, Port Costa, and portions of Martinez, Pleasant Hill, and Walnut Creek, referred to as the Treated Water Service Area (TWSA).

CCWD does not have an accounting for the number of connections where they provide wholesale of either treated or untreated water. However, the TWSA has a total of approximately 61,000 connections servicing about 90,700 dwellings. Every 5 years, in accordance with the UWMP, urban water suppliers that serve over 3,000 customers or supply 3,000 acre-feet of water must annually prepare and adopt a water management plan. The most recent update for CCWD was completed in 2020. The UWMP describes the district's capacity for providing water services. CCWD's currently available and planned supplies are sufficient to meet the district's reliability goal and estimated water demands during average, single-dry, and multiple-dry year

conditions during the next 25 years. One of the methodologies relied upon is based on long-term planning documents, such as General Plans that have been vetted by local and regional land use agencies. The district also relies on the Future Water Supply Study (FWSS), which is the district's long-term water supply plan. The plan includes an econometric that relies on historical data and factors that impact water use, such as population, economy, and weather.

To address shortfalls during dry-year conditions, a combined approach of short-term conservation programs and short-term water purchases continues to be instituted consistent with the CCWD's FWSS. CCWD provides services as requested. The district provides water source and delivery to customers within their service boundaries. Thus, CCWD only issues Intent to Serve letters as developers approach CCWD with development projects. There are no current or projected barriers that would limit CCWD's ability to serve the sites identified in the land inventory in the unincorporated communities.

Sites in the inventory that could receive both source water and delivery services from CCWD are in the following communities: Clyde, Contra Costa Centre, North Gate, Pacheco, Port Costa, Vine Hill, and Walnut Creek (unincorporated). Sites in the inventory in Bay Point could receive source water from CCWD; however, in Bay Point water is delivered by Golden State Water Company.

Crockett Community Services District

The unincorporated communities of Crockett and Port Costa, separated by the hills of the East Bay Regional Park District (EBRPD), are in the northwest corner of the county. The two communities are bound together by their location along the Carquinez Strait. Crockett Community Services District (CCSD) serves two communities – Crockett and Port Costa – and is



authorized to provide the following services: wastewater collection, treatment, and disposal. CCSD uses two small wastewater treatment plants with capacity at the Port Costa wastewater treatment plant (WWTP) of 0.033 MGD and at the joint C&H Sugar-Crockett Phillip F. Meads wastewater treatment plant (WWTP) of 1.78 MGD. Sewage effluent is collected through 81,000 lineal feet of sewer main and two pump stations in Crockett, and 7,100 lineal feet of sewer main in Port Costa. Secondary treated effluent is disposed of into the Carquinez Strait tributary to the San Francisco Bay.

According to the most recent Sewer System Management Plan (2020), CCSD has not had any capacity-related Sanitary Sewer Overflow (SSO) since 2007 and has not required a Capital Improvement Plan (CIP). The District has collected flow data over time and plans on using this data from existing CCSD sanitary departments to inform the capacity analysis that is planned for realization in the next five years from 2020. Thus, with no capacity issues related to Sanitary Sewer Overflow (SSO) since 2007 and plans to use flow data to inform future capacity analysis, there are no current or projected barriers that have not already been addressed or would limit CSD's ability to serve the sites identified in the land inventory in the unincorporated communities.

Sites in the inventory that could receive wastewater collection and treatment services from CCSD are in the communities of Crockett and Port Costa.

Delta Diablo Sanitation District

The Delta Diablo Sanitation District (DDSD) provides water resource recovery (wastewater collection) services for the unincorporated community of Bay Point and the Cities of Antioch and Pittsburg. DDSD is south of the San


Joaquin River, north of an open space area that includes the Black Diamond Mines Regional Preserve, west of the Ironhouse Sanitary District, and east of the CCCSD. All flows come to the pump stations before they are conveyed to the treatment plant for treatment. According to the Contra Costa County Water and Wastewater Agencies Combined Municipal Service Review and Sphere of Influence Study (second round), as of 2015, DDSD operates a WWTP with 16.5 MGD capacity, five pump stations, and a collection and conveyance system of 71 miles of sewer pipeline.

For current wastewater collection and treatment services, DDSD has over 70,000 customers representing approximately 214,000 customers within its service area. The DDSD Conveyance System and Master Plan Update (2010) describes the conveyance system that is made up of 23 miles of interceptor pipelines, pump stations, and equalization storage facilities that convey wastewater flows from the District's three service zones (Cities of Pittsburg and Antioch and the community of Bay Point) to the DDSD's WWTP.

The Conveyance System and Master Plan Update (2010) outlined recommended projects to address deficiencies in the conveyance system according to priority and flow checkpoints. These projects will be implemented under the Capacity Improvement Project program as the average dry weather flow (ADWF) is tracked to predict the timing to make the necessary improvements.

According to Thanh Vo, Senior Engineer, DDSD has sufficient capacity to treat wastewater from future development in Bay Point.⁴ Vo also noted that, collection capacity is limited due to the conveyance infrastructure (connection points); however, a property owner or developer can make necessary improvements to the sewer system in the immediate area to

⁴ Thanh Vo, Senior Engineer, DDSD, 2021, personal communication, 2021.



accommodate the additional flow. DDSD provides will-serve letters based on requirements such as Local Agency Formation Commission (LAFCO) approval of inclusion of the project site into the DDSD's sphere of influence (SOI), compliance with requirements of appropriate regulatory agencies, project drawings and sewer studies along with related documents and paying all necessary DDSD fees and charges. As of 2021, the district does not prioritize connections for affordable housing.

Sites in the inventory that could receive wastewater collection and treatment services from DDSD are in the community of Bay Point.

Town of Discovery Bay Community Services District (TDBCSD)

The Town of Discovery Bay Community Services District (TDBCSD) is in the eastern portion of the county, north of Highway 4, approximately one mile east of the Byron Highway. The service area encompasses the developed and developing unincorporated community of Discovery Bay of approximately 5,760 acres. Today, Discovery Bay has evolved into a year-round home for over 13,500 customers. TDBCSD was formed in 1998 as an independent district pursuant to the Community Services District Act (Government Code Section 61000 et seq.). TDBCSD is authorized to provide water and wastewater services. TDBCSD provides a variety of services, including water and wastewater for the community of nine square miles. The water operations function provides potable treatment capacity of approximately 2 MGD; storage in 4 reservoirs; and distribution through several booster pumps and 46 miles of pipeline. TDBCSD operates six active wells for pumping groundwater to provide for treatment. Wastewater operations functions include two relatively small but environmentally sensitive WWTPs with capacity of 2.1 MGD and average flow of 1.8 MGD. A

system of 15 pump stations takes collected effluent to the WWTP for treatment and disposal.

The TDBCSD WWTP is a combination of two plants, referred to as Plant 1 and Plant 2. All influent sewage goes to the Influent Pump Station within Plant 1, which is then transferred to separate oxidation ditch secondary treatment systems at Plants 1 and 2. The secondary treatment effluents from the two plants meet in Plant 2 for further filtration, UV disinfection, and export pumping to Old River. Biosolids handling facilities for both plants are at Plant 2 and include an aerobic digester, belt filter presses, active solar dryers, and sludge lagoons. According to the most recent Wastewater Treatment Plant Master Plan Update (2019), based on future land use buildout, the capacity of Plant 2 alone will not be sufficient to sustain peak design flow and loads. Therefore, Plant 1 will need to undergo improvements so it will be available as a backup for Plant 2, even though it will not be operated frequently. The 2019 Master Plan describes improvements to Plant 1 that could be implemented between 2019 and 2023. It prioritizes them from essential to nonessential. The Master Plan states that the improvements will need to be made, according to level of priority, as the TDBCSD determines these improvements to Plant 1 to be cost-effective to implement. At current capacity, the district's hydraulic capacity for collection and treatment is adequate for development projections. This is due to recent improvement projects to accommodate flows greater than the ones projected for buildout capacity conditions.

According to the Urban Water Management Plan (2021), TDBCSD relies on groundwater to operate six facilities and service customers. The report determines the district's capacity to meet projected demands through groundwater wells. This conclusion is based on the reliability analysis to operate the 6 wells for 12 hours per day, 365 days per year. For the fiscal year of July 2019 to June 2020, the water demand for Discovery Bay was



1,050 million gallons. The district's 2020 Urban Water Management Plan projected water demand for 1,941 million gallons per year in 2045. The report concludes that the existing capacity of the wells can reliably meet current and future annual water demands based on current growth projections. Additionally, Discovery Bay is participating in the East Contra Costa Groundwater Sustainability Working Group to develop a Groundwater Sustainability Plan to ensure the continued reliability of groundwater to meet the water demands of the basin. The district also plans to implement water storage levels so it's able to identify and respond to water supply shortages. There are no current or projected barriers that would limit TDBCSD's ability to serve the sites identified in the land inventory in the unincorporated communities.

Sites in the inventory that could receive source water, water delivery services, wastewater collection, and wastewater treatment services from TDBCSD are in the community of Discovery Bay.


East Bay Municipal Utility District

The East Bay Municipal Utility District (EBMUD) supplies water and provides wastewater treatment for parts of Alameda and Contra Costa Counties. EBMUD is a California special district formed under the Municipal Utility District Act. The EBMUD water service area now includes 20 cities and 15 unincorporated East Bay communities and serves 1.4 million customers. Water supply is received from the Mokelumne River Watershed of the Sierra Nevada Mountains and supplied by an aqueduct to EBMUD's system of 2 water storage reservoirs, 6 water treatment plants, and 4,100 miles of transmission/distribution pipelines. A network of pump stations supply water

to a system of 170 neighborhood reservoirs for both untreated and treated water service. EBMUD routes wastewater through 29 miles of interceptor sewer pipe from seven satellite collection systems to the main WWTP in Oakland for treatment. Treated effluent is discharged more than one mile offshore into the San Francisco Bay. A portion of the treated effluent is also used for recycled water supply within EBMUD and other water agencies' recycled water programs. EBMUD maintains an aggressive Capital Improvement Program (CIP) for expansion and rehabilitation of its infrastructure with over \$234 million budgeted in 2013-2014. EBMUD provides water through their infrastructure to customers within its service area and wastewater treatment to those customers within their smaller wastewater treatment area. EBMUD's water service area provides service to approximately 1.4 million customers in Alameda and Contra Costa Counties. In addition, EBMUD's wastewater treatment system serves approximately 740,000 customers within their wastewater service area. Every 10 years, EBMUD performs a comprehensive demand projections study to understand water demand and supply projections for a 30-year horizon. The most recent update was completed in 2020. It projected demand and required supply for 2050.

As reported in EBMUD's 2020 Urban Water Management Plan, the water demand forecasting methodology relied on long-term planning documents approved and adopted by the local and regional land use agencies. Specifically, "Growth projections in EBMUD's future water demand is a reflection of planned land-use changes and redevelopment projects forecasted by the local and regional land use agencies."⁵ As demonstrated in the Urban Water Management Plan, EBMUD shows adequate capacity to accommodate demand through 2050 through a diversified and resilient

⁵ EBMUD 2020, *Urban Water Management Plan*.



portfolio that includes recycled water and conservation programs. There are no current or projected barriers that would limit EBMUD's ability to serve the sites identified in the land inventory in the unincorporated communities.

Sites in the inventory that could receive source water and delivery services from EBMUD are in the following communities: Acalanes Ridge, Alamo, Bayview, Blackhawk, Camino Tassajara, Castle Hill, Crockett, Diablo, East Richmond Heights, El Sobrante, La Casa Via, Montalvin Manor, Norris Canyon, North Richmond, Pleasant Hill (unincorporated), Reliez Valley, Rodeo, Rollingwood, San Miguel, San Pablo, San Ramon (Unincorporated), Saranap, Shell Ridge, Tara Hills, and Walnut Creek (Unincorporated). Sites in the inventory in the community of Kensington could receive source water and delivery services, as well as wastewater treatment services from EBMUD; however, wastewater collection services in the community of Kensington are provided by Stege Sanitary District (SSD), which is described later in this section.

Golden State Water Company

Golden State Water Company Bay Point (GSWC Bay Point) is in northern Contra Costa County along the south shore of the Suisun Bay. The GSWC Bay Point service area is 3.3 square miles in the unincorporated Contra Costa County community of Bay Point and a small part of the City of Pittsburg. GSWC Bay Point serves the mostly unincorporated community's residential and commercial connections. GSWC Bay Point's primary water supply consists of purchased supplies from CCWD. It also has appropriative groundwater supplies derived from the Pittsburg Plain groundwater basin, which serve mostly as a peaking water supply and backup water source. Bay

Point also maintains an emergency connection with the City of Pittsburg that allow it to access additional sources of water in emergency conditions. GSWC Bay Point works cooperatively with CCWD in augmenting and managing water supplies for use in Bay Point's service area.

GSWC Bay Point obtains its water supply from a combination of imported water and local groundwater. As of November 2021, the agency has a total of 5,042 municipal connections. The most recent update was adopted in July 2020 with projected demand and required supply for 2045. This document describes the district's capacity for providing water delivery service. According to the report, GSWC has reliable supplies to meet its retail customer demands in normal, single-dry years, and five consecutive dry year conditions through 2045. This is determined by GSWC's reliable water purchase agreement with CCWD where water supplies are not heavily impacted and demonstrate that GSWC has enough water supply to meet future demand for water delivery. In addition, with recent restrictions placed on CCWD's surface water rights, improvements by CCWD have led to more long-term storage for drought periods and significant conservation savings. Thus, according to the UWMP 2020 report from GSWC, "no shortage in single dry or multiple dry year periods is expected and thus no curtailment is anticipated to apply to wholesale customers."⁶

Sites in the inventory that could receive water delivery services from GSWC are in the community of Bay Point.

⁶ Golden State Water Company, 2020, *GSWC Urban Water Management Plan*.



Mountain View Sanitary District

According to the Contra Costa County Water and Wastewater Agencies Combined Municipal Service Review and Sphere of Influence Study (second round), as of 2015, MVSD serves approximately 18,253 customers, treating an average daily flow of 1.25 million gallons of wastewater per day. The MVSD service area comprises approximately 4.7 square miles and is contiguous on all sides with the CCCSD. MVSD is an “island” within CCCSD’s service area. MVSD operates a 2.1 MGD designed flow WWTP. The WWTP averages 1.007 MGD as measured in 2012 as part of the district’s System Reliability Evaluation study. MVSD’s collection system consists of 72.5 miles of main sewer lines and 4 pump stations. Effluent disposal is accomplished by disposal in the Peyton Slough and Moorhen Marsh area adjacent to MVSD’s WWTP facilities.

The Fiscal Year 2021-2022 update of MVSD’s 10-year CIP describes planned improvements, repairs, rehabilitation, and replacement of the MVSD’s plant, collection system and pump station, and marsh assets. As noted in the update, funding for capital improvements is expected to come from a combination of sources, including sewer service charges, ad valorem property tax, debt, and possibly grants. During Fiscal Year 2019-2020, the Board adopted a three-year schedule of sewer service charge increases, primarily to fund the CIP. The update notes that as of 2021, several residential projects are in various stages of development, which potentially would make significant funding contributions in the future.

According to Chris Elliott, MVSD District Engineer,⁷ all proposed developments are subject to hydraulic modeling and analysis before final district approval. He also noted that, capacity impacts precipitated by proposed developments will be rectified by developers at their own expense. Therefore, for the purposes of this analysis, there are no known impediments that Housing Element sites in MVSD’s district would face in connecting to the MVSD system.


According to the Water and Wastewater Municipal Service Review and Sphere of Influence Study (MSR), as of 2014, Vine Hill is part of MVSD’s sphere of influence. Vine Hill is north of the City of Martinez and west of Interstate (I-) 680.

Sites in the inventory that could receive wastewater collection and treatment services from MVSD are in the community of Vine Hill.

Rodeo Sanitary District

The Rodeo Sanitary District (RSD) serves the unincorporated communities of Rodeo and Tormey adjacent to San Pablo Bay. The district provides wastewater collection, treatment, and disposal services, and contracts for solid waste collection service for Rodeo with the Richmond Sanitary Service. According to RSD’s website, as of 2019, RSD operates and maintains 25 miles of pipeline with two force mains and two pump stations. The district’s Water Pollution Control Plant (WPCP) has a design capacity of 1.14 MGD and average dry-weather flow of 0.60 MGD. RSD, the City of Pinole, and the City of Hercules share discharge facilities to San Pablo Bay through a Joint Powers Agreement.

⁷ Chris Elliott, MVSD District Engineer, 2021, personal communication.



RSD provides wastewater collection and treatment services to customers within its district boundary. According to the Contra Costa County Water and Wastewater Agencies Combined Municipal Service Review and Sphere of Influence Study (second round), RSD serves approximately 2,500 connections for water collection and treatment. The Comprehensive Wastewater Master Plan (CWWMP), which was last updated in 2013, is an executive report that assesses the feasibility of current facilities to provide reliable wastewater collection and treatment, including a calculated CIP that scopes RSD's current and future needs. In the 20 years from 2013, the CWWMP estimates \$37.2 million future wastewater-treatment improvements and future collection-system capital improvements. The district aims to fund these improvements through debt using Clean Water State Revolving Fund (CWSRF) loans and traditional municipal bonds. RSD has planned for anticipated growth through identified resources and can provide new residences with service collection. There are no current or projected barriers that would limit RSD's ability to serve the sites identified in the land inventory in the unincorporated communities.

Sites in the inventory that could receive wastewater collection and treatment services from RSD are in the community of Rodeo. Additionally, one site in the inventory in Crockett is in the RSD service area, while the other sites in Crockett would receive wastewater collection and treatment services from CCSD, which was described earlier in this section.

Stege Sanitary District

The Stege Sanitary District (SSD) provides sanitary sewer services to Kensington, El Cerrito, and a portion of Richmond known as the Richmond Annex. As of 2019, the district operates and maintains 148 miles of sanitary sewers and two pumping stations serving over 35,000 customers residing within the district boundaries. Wastewater treatment and disposal services are provided by EBMUD, Special District No. 1.

SSD provides wastewater collection services throughout its district, including 12,127 residential connections and 591 commercial connections, as of 2021. According to Paul Soo, Senior Engineer, the district has a policy to not deny any new developments of 10 or more residential dwelling units from being built and connected to sanitary sewer services in Kensington.⁸ For developments of 10 or more residential dwelling units, SSD requires developers to perform a sanitary sewer study to prove SSD's facilities are adequate for the proposed development and if they are not, the developer is responsible for constructing the needed increased capacity. SSD does not implement policies that prioritize affordable housing connections to wastewater and has no plans to preemptively make any capacity improvements in Kensington. As demonstrated by the policy to service future development in Kensington, the district has demonstrated sufficient capacity to provide collection services for the sites identified in the land inventory in the unincorporated communities.

Sites in the inventory that could receive wastewater collection services from SSD are in the community of Kensington.

⁸ Paul Soo, Senior Engineer, Stege Sanitary District, December 2021, personal communication.



West County Water District

According to Armondo Hodge, Engineer III, West County Wastewater District (WCWD) provides wastewater collection and treatment services to approximately 34,000 residences and 2,450 commercial and industrial businesses, serving a total population of nearly 100,000.⁹ All parcels connected to WCWD collection system are serviced. The wastewater from serviced properties is transported and treated at the WCWD Water Quality & Resource Recovery Plant (WQRRP) in Richmond.

WCWD provides wastewater collection and treatment services for all customers within its service boundaries. The most recent Master Plan (2014) was created with future buildout in mind and projects planned in a timeline coordinated with the expected buildout timelines. The Capital Portfolio Division uses the 2014 Master Plan to inform the scope of work for their projects (in this case, pipe repairs and/or replacements). According to the Master Plan, the district has planned to address anticipated needs and accommodate buildout throughout a 20-year planning period through 2034. The growth projections indicate that flows to the WPCP will not surpass the permitted capacity within the 20-year planning period. Through the course of these 20 years, the district has identified necessary funding opportunities such as low-interest loans and special incentives for recycled water projects offered through the CWSRF.

WCWD does not prioritize connections for affordable housing, nor does the district reserve specific wastewater capacity for lower-income housing. WCWD provides Intent to Serve letters depending on the proposed areas of buildout after a site analysis is conducted by WCWD's consultant. Specific

system improvements will be made as proposed in the Master Plan. However, if system improvements are necessary before a planned capital project can be competed, the developer is responsible for financing the adequate upgrades. As demonstrated by the Master Plan, the district has sufficient capacity to provide collection and treatment services for the sites identified in the land inventory in the unincorporated communities.

Sites in the inventory that could receive wastewater collection and treatment services from WCWD are in the communities of Bayview, East Richmond Heights, El Sobrante, Montalvin Manor, North Richmond, Rollingwood, San Pablo and Tara Hills.

3. Progress Toward RHNA

The Regional Housing Needs Allocation (RHNA) was prepared by ABAG for the period of June 30, 2022, through December 15, 2030. As part of this process, ABAG requires each jurisdiction to plan for a certain number of housing units for this period. This requirement is satisfied by identifying adequate sites that could accommodate housing affordable to very low-, low-, moderate-, and above moderate-income households. ABAG has determined that the unincorporated county's share of regional housing needs is 7,610 new housing units. Table 6-55-62 shows that the County has enough units identified to address and exceed the RHNA. More than 50 percent of the lower income RHNA can be accommodated through a combination of approved projects, projected ADUs and vacant sites. Per AB 725, at least 25 percent of the sites where moderate and above moderate income units are assigned, allow for development of 4 or more units.

⁹ Armondo Hodge, Engineer III, West County Wastewater District (WCWD), 2021, personal communication.

TABLE 6-5562 REMAINING RHNA BY INCOME GROUP

Income Group	RHNA	Completed Residential Units (as of May 2023)	Approved Projects (as of May 2023 November 2022) [Table 6-508]	Remaining RHNA	Projected ADUs	Potential Units on Vacant/ Under- utilized Sites	Surplus
Very Low	2,072	12	475107	2,773,1599	164	5,4,778380	2,327549
Low	1,194				164		
Moderate	1,211	24	8470	1,10341	164	1,723767	78490
Above Moderate	3,133	257	1,959855	9171,278	54	1,9172,369	1,054145
Total	7,610	293	2,02,51832	4,7995,578	546	8,4189,516	

Source: Contra Costa County Department of Conservation and Development, 2022


B. FINANCIAL RESOURCES

Contra Costa County has access to existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. The following section describes the key housing funding sources currently used in the county: Community Development Block Grant (CDBG), HOME Investment Partnership Act Funds (HOME), Mortgage Credit Certificates (MCC), Housing Opportunities for Persons with AIDS (HOPWA), as well as tax-exempt bond financing, tax credits, and Section 8. Table 6-56-63 provides a complete inventory of the key financial resources available for housing in the County's unincorporated areas..



TABLE 6-5663 FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities	
1. Federal Programs			
Community Development Block Grant (CDBG)	Annual grants awarded to the County on a formula basis for housing and community development activities in the Urban County.	<ul style="list-style-type: none">• Acquisition• Rehabilitation• Homebuyer Assistance• Economic Development	<ul style="list-style-type: none">• Infrastructure Improvements• Homeless Assistance• Public Services
HOME Investment Partnership Act Funds (HOME)	Flexible grant program awarded to County on a formula basis for affordable housing activities in the Contra Costa Consortium area.	<ul style="list-style-type: none">• Acquisition• Rehabilitation	<ul style="list-style-type: none">• Homebuyer Assistance• New Construction
Emergency Shelter Grants	Competitive grants awarded to County for use by County and nonprofits to implement a broad range of activities and housing that serve homeless persons in Urban County.	<ul style="list-style-type: none">• Shelter Construction• Shelter Operation	<ul style="list-style-type: none">• Social Services• Homeless Prevention and assistance
Housing Opportunities for Persons with AIDS (HOPWA)	Funds for housing development and related support services for low-income persons with HIV/AIDS and their families.	<ul style="list-style-type: none">• Acquisition• Rehabilitation	<ul style="list-style-type: none">• New Construction• Housing-related Services
Housing Choice Voucher Program (Section 8)	Direct rental assistance payments to owners of private market rate units on behalf of very low-income tenants.	<ul style="list-style-type: none">• Rental Assistance	
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for large-scale projects. Maximum loan amount can be up to five times the jurisdiction’s recent annual allocation.	<ul style="list-style-type: none">• Acquisition• Rehabilitation• Homebuyer Assistance	<ul style="list-style-type: none">• Economic Development• Homeless Assistance• Public Services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies (County) make certificates available.	<ul style="list-style-type: none">• Homebuyer Assistance	
Low-income Housing Tax Credit (LIHTC)	Annual tax credits that help owners of rental units develop affordable housing.	<ul style="list-style-type: none">• New Construction• Acquisition	<ul style="list-style-type: none">• Rehabilitation• Historic Preservation
Capital Funds Financing Program (CFFP)	Funds are available to public housing authority for public housing modernization and rehabilitation.	<ul style="list-style-type: none">• Rehabilitation• Modernization	
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	<ul style="list-style-type: none">• Transitional Housing• Housing for the Disabled	<ul style="list-style-type: none">• Supportive Housing• Support Services
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	<ul style="list-style-type: none">• Homeless Assistance	<ul style="list-style-type: none">• New Construction



Program Name	Description	Eligible Activities	
Section 811	Grants to nonprofit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	<ul style="list-style-type: none"> Acquisition New Construction 	<ul style="list-style-type: none"> Rehabilitation Rental Assistance
2. State Programs			
Affordable Housing and Sustainable Communities	To encourage and support sustainable communities pursuant to SB 375.	<ul style="list-style-type: none"> Construction, rehabilitation, or acquisition 	<ul style="list-style-type: none"> Development or preservation of affordable housing
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time home buyer assistance.	<ul style="list-style-type: none"> Predevelopment, site acquisition, and development Acquisition and rehabilitation of site-built housing 	<ul style="list-style-type: none"> Rehabilitation and repair of manufactured housing Down payment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help projects
Infill Infrastructure Grant Program	Assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable housing.	<ul style="list-style-type: none"> New construction, rehabilitation, and acquisition of infrastructure 	
California Housing Finance Agency (CalHFA) Rental Housing Programs	Below-market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgages. Funds may also be used to acquire properties.	<ul style="list-style-type: none"> New construction Rehabilitation 	<ul style="list-style-type: none"> Acquisition
California Housing Finance Agency (CalHFA) Home Mortgage Purchase Program	CalHFA sells tax-exempt bonds to make below market loans to first-time homebuyers. Program operates through participating lenders who originate loans for CalHFA.	<ul style="list-style-type: none"> Homebuyer Assistance 	
Local Housing Trust Fund Matching Grant Program	Provides matching grants to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.	<ul style="list-style-type: none"> New Construction 	<ul style="list-style-type: none"> Homebuyer Assistance
Single-Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market-interest rate loans can be issued to first-time homebuyers.	<ul style="list-style-type: none"> Homebuyer Assistance 	
Prop 63 Mental Health Services Act Funds	Funding for capital improvements and operating subsidies for supportive housing for formerly homeless or at-risk individuals with mental disabilities.	<ul style="list-style-type: none"> Special-Needs Programs 	<ul style="list-style-type: none"> New Construction
Affordable Housing Partnership Program (AHPP)	Provides lower-interest-rate CHFA loans to home buyers who receive local secondary financing.	<ul style="list-style-type: none"> Homebuyer Assistance 	



Program Name	Description	Eligible Activities	
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and non-entitlement jurisdictions, and competitive grants to non-entitlement jurisdictions.	<ul style="list-style-type: none"> • Predevelopment • Development • Acquisition • Rehabilitation • Preservation 	<ul style="list-style-type: none"> • Matching Funds • Homelessness Assistance • Accessibility Modifications • Homeownership Assistance • Fiscal Incentives
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning Grants (LEAP) provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that accelerates housing production. Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	<ul style="list-style-type: none"> • Housing Element Updates • Updates to Zoning, Plans or Procedures to Increase or Accelerate Housing Production 	<ul style="list-style-type: none"> • Pre-Approved Architectural and Site Plans • Establishing State-Defined Pro-Housing Policies • See Complete List in Program Materials
SB 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and the Development Code to streamline housing production, including but not limited to general plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs.	<ul style="list-style-type: none"> • Technical Assistance 	<ul style="list-style-type: none"> • Planning Document Updates
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance.	<ul style="list-style-type: none"> • Rental Assistance 	
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	<ul style="list-style-type: none"> • New Construction 	
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties, and Continuums of Care to address the homelessness crisis throughout California.	<ul style="list-style-type: none"> • Identified Homelessness Needs • Capital Improvements Related to Homelessness 	<ul style="list-style-type: none"> • Rental Assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	<ul style="list-style-type: none"> • Homelessness Service System Administration • New Construction 	<ul style="list-style-type: none"> • Rental Assistance

Program Name	Description	Eligible Activities	
3. Local Programs			
Single-Family Mortgage Revenue Bond	Issue mortgage revenue bonds to support the development and improvement of affordable single-family homes to qualified households.	<ul style="list-style-type: none">• New Construction• Rehabilitation	<ul style="list-style-type: none">• Acquisition
Tax Exempt Housing Revenue Bond	Support low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none">• New Construction• Rehabilitation	<ul style="list-style-type: none">• Acquisition
Measure X Local Housing Fund	Measure X is a dedicated source of revenue to fund the building of permanent housing for people earning less than 50% of the Area Median Income. Provides complementary ongoing funding for supportive services and homelessness prevention to support and maintain housing.	<ul style="list-style-type: none">• Predevelopment• New Construction, Acquisition, Rehabilitation, Dedicated Homelessness Prevention, Supportive Services	
Housing Successor (Former Redevelopment Low-Moderate Income Housing Fund)	The County is the Housing Successor to the former Redevelopment Agency. The Housing Successor has land assets in Bay Point, Rodeo and North Richmond that are available for affordable housing development. The Housing Successor has limited funds available to assist in the development of those housing properties.	<ul style="list-style-type: none">• New Construction	
4. Private Resources/Financing Programs			
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none">• Homebuyer Assistance	
	Mortgages which fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none">• Homebuyer Assistance	<ul style="list-style-type: none">• Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low-income and minority cities.		
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent Median Family Income qualify.	<ul style="list-style-type: none">• Homebuyer Assistance	
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	<ul style="list-style-type: none">• New Construction• Rehabilitation	<ul style="list-style-type: none">• Acquisition
Federal Home Loan Bank Affordable Housing Program	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	<ul style="list-style-type: none">• New Construction• Homebuyer Assistance	<ul style="list-style-type: none">• Rehabilitation• Housing Supportive Services



Program Name	Description	Eligible Activities	
Community Vision	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	<ul style="list-style-type: none"> Acquisition Pre-Development 	<ul style="list-style-type: none"> New Construction
Bay Area Local Initiatives Support Corporation (LISC)	Bay Area LISC provides recoverable grants and debt financing on favorable terms to support a variety of community development activities, including affordable housing.	<ul style="list-style-type: none"> Acquisition 	<ul style="list-style-type: none"> New Construction
Low-Income Investment Fund (LIIF)	LIIF provides loan financing for all phases of affordable housing development and/or rehabilitation.	<ul style="list-style-type: none"> Acquisition Rehabilitation 	<ul style="list-style-type: none"> New Construction

1. Community Development Block Grant Program Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of housing and community development activities for low-income persons.

The County administers the CDBG Program for all Contra Costa jurisdictions except the cities of Antioch, Concord, Pittsburg, and Walnut Creek. These four cities have populations over 50,000 and are entitled to receive funding from HUD directly. The remaining 15 cities and the unincorporated areas participate in the CDBG program through the County, and are collectively referred to as the Contra Costa Urban County.

Based on previous allocations, the County anticipates receiving an annual allocation of approximately \$4.5 million annually in CDBG funds during the 2023-2031 planning period. In accordance with policies established by the Board of Supervisors, 45 percent of the annual CDBG allocation (approximately \$2.02 million) is reserved for programs and projects to

increase and maintain the supply of affordable housing in the Urban County. Program priorities include projects to:

- increase the supply of multifamily rental housing affordable to and occupied by very low- and low-income households;
- maintain the existing affordable housing stock through the rehabilitation of owner-occupied and rental housing;
- increase the supply of appropriate and supportive housing for special needs populations;
- assist the homeless and those at risk of becoming homeless by providing emergency and transitional housing; and
- alleviate problems of housing discrimination.

CDBG funds are used for site acquisition, rehabilitation, first-time homebuyer assistance, development of emergency and transitional shelters, and fair housing/housing counseling activities. Additional activities in support of the new construction of affordable housing include site acquisition, site clearance, and the financing of related infrastructure and public facility improvements.



2. HOME Investment Partnership Act Program Funds

The purpose of the HOME Program is to improve and/or expand the supply of affordable housing opportunities for low-income households. Contra Costa as the Urban County and the cities of Antioch, Concord, Pittsburg and Walnut Creek formed the Contra Costa Consortium for purposes of participating in the HOME Program. The County administers the program on behalf of the Consortium.

Approximately \$3.6 million in HOME funds are allocated to the Consortium on an annual basis through HUD.

Consortium HOME Program priorities include the following:

- acquisition, rehabilitation and new construction of affordable multifamily rental housing;
- owner-occupied housing rehabilitation programs for low-income households;
- first-time homebuyer's assistance for low-income households.

All projects funded with HOME funds must be targeted to very low and low-income households and must have permanent matching funds from non-federal resources equal to 25 percent of the requested funds. In addition, the Board of Supervisors has established a priority for the allocation of HOME and CDBG funds to projects that include a portion of the units affordable to extremely low-income households.

3. Housing Opportunities for Persons with AIDS (HOPWA)

The Housing Opportunities for Persons with AIDS (HOPWA) program provides funding for housing development and related support services for low-income persons with HIV/AIDS and their families. Funds are provided through HUD on an annual basis to the City of Oakland for the Alameda/Contra Costa eligible metropolitan area. Contra Costa County receives a formula share of HOPWA funds from the City of Oakland based on the number of reported AIDS cases. Contra Costa's share is approximately 25 percent of the total allocation, or approximately \$900,000. Funds had been used primarily for acquisition/rehabilitation, and new construction of permanent housing. Additional funds have been used by the County AIDS Program for housing advocacy. CCHS will be managing this program going forward. Future allocations will be used for HIV/AIDS services rather than housing development.

4. Mental Health Services Act

The Mental Health Services Act (MHSA) was established by the passage of Proposition 63 in November 2004 as is intended to "transform the public mental health system". The population to be helped under MHSA is defined as adults and older adults who have been diagnosed with or who may have a serious and persistent mental illness, and children and youth who have been diagnosed with or who may have serious emotional disorders, and their families. In 2008, the County assigned its MHSA housing funds to the California Housing Finance Agency (CalHFA) to administer on behalf of the County.



Until 2016, the County participated in a specially legislated state-run MHSA Housing Program through CalHFA. In collaboration with many community partners, the County embarked on several one-time capitalization projects to create 56 permanent housing units for individuals with serious mental illness. The individuals housed in these units receive their mental health support from CCBHS contract and county service providers. The sites include Villa Vasconcellos in Walnut Creek, Lillie Mae Jones Plaza in North Richmond, The Virginia Street Apartments in Richmond, Tabora Gardens in Antioch, Robin Lane apartments in Concord, Ohlone Garden apartments in El Cerrito, Third Avenue Apartments in Walnut Creek, Garden Park apartments in Concord, and scattered units throughout the County operated by Hope Solutions (formerly Contra Costa Interfaith Housing).

The state-run MHSA Housing Program ended in 2016 and was replaced by the Special Needs Housing Program (SNHP). Under SNHP, the County received and distributed \$1.73 million in state level MHSA funds to preserve, acquire or rehabilitate housing units, and added 5 additional units of permanent supportive housing at the St. Paul Commons housing development in Walnut Creek. Effective January 3, 2020, CalHFA discontinued SNHP. The Department of Health Care Services (DHCS) notified county mental health plans that the deadline to use SNHP funds was June 30, 2023.

4. No Place Like Home

Although discontinued, the SNHP was intended to be a bridge between the MHSA Housing Program and the No Place Like Home (NPLH) Program. The NPLH Program was enacted on July 1, 2016 (via Assembly Bill 1618) to invest in the development of permanent supportive housing for persons who need mental health services and are experiencing homelessness or are at risk of


chronic homelessness. Since the inception of the NPLH Program, Contra Costa County has applied for both the competitive and non-competitive portions in all four rounds of the NPLH Program.

Round 1 - Contra Costa was awarded competitive funding in partnership with Satellite Affordable Housing Association (SAHA) in the amount of \$1,804,920 for construction of 10 dedicated NPLH units for persons with serious mental illness at their Veteran's Square Project in the East region of the County.

Round 2 - Contra Costa was awarded funds to construct permanent supportive housing units in the Central and West regions of the County. An award was granted to Resources for Community Development (RCD) in the amount of \$6,000,163 for 13 NPLH Units at their Galindo Terrace development. In 2020, CCBHS received a non-competitive allocation amount of \$2,231,574 which was awarded to RCD for a combination project (use of both competitive and non-competitive funds) for a total amount of NPLH financing in the amount of \$14,456,028.

Round 3 - 8 units located at 699 Ygnacio Valley Rd in Walnut Creek via non-competitive funds.

Round 4 - CCBHS submitted two competitive applications. If awarded, the first would result in 21 units located in Walnut Creek in partnership with RCD. The second application would result in 8 units located in Richmond in partnership with Community Housing Development Corporation (CHDC).



5. Housing Successor (former Redevelopment Set-Aside) Funds

The legislation eliminating redevelopment allowed housing assets to remain with the County. There is approximately \$8.3 million in housing funds which will be used in the former redevelopment areas. Housing developed with these funds must remain affordable to low- and moderate-income households for at least 55 years for rentals and 45 years for ownership housing. In addition, the Housing Successor has several vacant housing sites available for development of affordable housing in Bay Point, Rodeo, and North Richmond.

6. Bond Financing

The County has been very active in issuing tax-exempt mortgage revenue bonds to support the development of affordable housing. Under the Mortgage Revenue Bond (MRB) Program, the County provides mortgage financing for affordable housing projects through the sale of tax-exempt bonds. In particular, the Multi-family Residential Rental Housing Revenue Bond Program assists developers of multi-family rental housing in increasing the supply of affordable rental units available to qualified households. The proceeds from bond sales are used for new construction, acquisition, and/or rehabilitation of multi-family housing developments. A specified number of units are required to remain affordable to eligible, lower-income households for a specified number of years after the initial financing is provided. Numerous County affordable housing developments have been funded in part by proceeds from County-issued bonds, including Heritage Point in North Richmond,. Through the refinancing of bonds, the County has also extended the affordability terms on assisted housing projects.

7. Mortgage Credit Certificates

The Mortgage Credit Certificate Program, authorized by Congress in the Tax Reform Act of 1984, provides financial assistance to "First-time homebuyers" to purchase new or existing single-family homes. In 1985, the State adopted legislation authorizing local agencies, such as Contra Costa County, to make Mortgage Credit Certificates (MCCs) available in California. Contra Costa County MCC authority can be used in all cities as well as the unincorporated areas of the County. As of 2019, the State, through CalHFA, has not provided additional funding to counties for the MCC Program; therefore, Contra Costa County currently does not have any additional funds to provide mortgage credit certificates to new first-time homebuyers in Contra Costa County. CalHFA has not officially discontinued the MCC Program and may provide funds again in the future.

8. Low Income Housing Tax Credits (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with County and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets minimum low-income occupancy requirements. The tax credit is typically sold to large investors at a syndication value. Several County affordable apartment projects have been funded in part by LIHTC proceeds.



9. Housing Choice Voucher (Section 8) Assistance

The Housing Authority of Contra Costa County administers the federal rental assistance program that provides rent subsidies to very-low income persons in need of affordable housing. The Housing Choice Voucher (Section 8) program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g., 30 percent of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. Project-based vouchers help support new affordable housing developments. The County currently has approximately 8,640 households with various programs under the umbrella of the Housing Choice Voucher Program.

C. COUNTY ADMINISTRATIVE RESOURCES

1. Contra Costa County Department of Conservation and Development


The Department of Conservation and Development (DCD) maintains overall responsibility for the development of housing and community development plans, policies and strategies, including the County Housing Element and the Consolidated Plan. DCD implements programs designed to increase and maintain affordable housing, expand economic and social opportunities for lower income, homeless and special needs populations, and revitalize declining neighborhoods. Specific programs include the Community Development Block Grant (CDBG), the HOME Investment Partnership Act Program, the Housing Opportunities for Persons with AIDS (HOPWA)

Program, the tax-exempt and mortgage revenue bond, and Mortgage Credit Certificate (MCC) programs. DCD is also responsible for the review of projects applying to HUD for funding to determine their consistency with the Consortium's Consolidated Plan.

DCD also carries out building inspection and code enforcement activities that are designed to ensure the safety of the County's housing stock. DCD operates the Neighborhood Preservation Program, a housing rehabilitation loan program for low-income homeowners in the Urban County. In addition, DCD offers a weatherization and energy conservation program. This program helps lower income households to reduce monthly housing costs through the provision of resources for rehabilitation and other improvements designed to increase efficiency in energy use.

2. Contra Costa County Health Services Department

The Health Services Department (HSD) is responsible for the development of plans and programs to assist homeless households and adults throughout the County by providing emergency and permanent supportive housing and supportive services designed to enable this population to achieve greater economic independence and a stable living environment. HSD coordinates the activities of and provides staff support to the Contra Costa Interagency Council on Homelessness (CCICH), appointed by the County Board of Supervisors and consisting of representatives of local jurisdictions, homeless service providers, advocacy and volunteer groups, the business and faith communities, citizens at large, and previously/currently homeless individuals. The CCICH works with the HSD to develop and refine the Ten Year Plan to End Homelessness, and to develop the County's annual Homeless



Emergency Assistance and Rapid Transition to Housing (HEARTH) Act application, educate the public with respect to homeless issues, and advocate for increased funding for homeless programs.

D. LOCAL AFFORDABLE HOUSING DEVELOPER CAPACITY

Contra Costa County has several successful affordable housing developers with significant organizational capacity. Nonprofit agencies that are involved in housing development represent a substantial resource for the provision of affordable units in a community. These agencies/organizations play important roles in the production, improvement, preservation, and management of affordable housing. Nonprofit ownership helps assure that these housing units will remain as low-income housing. Following is an example of the most active housing non-profits and developers in the County.

1. BRIDGE Housing Corporation

Located in San Francisco, BRIDGE Housing Corporation develops and manages affordable housing for lower income households in the Bay Area and throughout California. Projects developed and managed by BRIDGE in Contra Costa County include affordable multifamily rental housing (e.g. Coggins Square Apartments, Grayson Creek) and rental housing for seniors (Pinole Grove, The Arbors).

2. Christian Church Homes

Christian Church Homes of Northern California (CCHNC), located in Oakland, was created to meet the housing needs of low-income seniors. The agency currently manages Sycamore Place I & II Apartments, Antioch Hillcrest Terrace and Carquinez Vista Manor.

3. Community Housing Development Corporation of North Richmond (CHDC)

CHDC is a nonprofit housing developer located in North Richmond that has been active in the development of affordable homeownership opportunities and multi-family rental housing in the West County area. Successfully completed projects include Parkway Estates and the Community Heritage Apartments.

4. Eden Housing, Inc.

Based in Hayward, Eden Housing assists communities through an array of affordable housing development and management activities as well as social services that meet the needs of lower income households. The agency serves low- and moderate-income families, seniors, disabled households and the formerly homeless. Projects include Brentwood Senior Commons, Belle Terre, Orinda Senior, Riverhouse, Rivertown Place, Samara Terrace, Victoria Family, Virginia Lane, and West Rivertown. An additional project in El Cerrito is in predevelopment.



5. EAH

EAH is a non-profit housing developer active throughout California. EAH develops and manages affordable housing projects in order to expand the supply of high quality affordable housing and to enable families to attain financial stability. The agency has completed a number of affordable developments in the County including The Oaks, Golden Oak Manor, Silver Oak, Casa Adobe, and Rodeo Gateway Apartments. EAH is also the developer of the proposed Phase 2 Senior Apartment project in Rodeo.

6. Mercy Housing California

Mercy Housing California is a nonprofit housing developer located in San Francisco and Sacramento that has been active in Contra Costa County developing homeownership and rental housing projects. Target populations include senior and farm worker families. Projects include Arroyo Seco, Marsh Creek Vista, Villa Amador, a multi-family rental housing project for low-income farmworker-households in East County. Mercy Housing, in partnership with Contra Costa Interfaith Housing, developed a permanent supportive housing project for homeless families called Garden Park.

7. Habitat for Humanity, East Bay/Silicon Valley

Habitat for Humanity is a nonprofit agency dedicated to building affordable housing and rehabilitating homes to provide affordable homeownership opportunities for lower income families. Habitat builds and repairs homes with the help of public funds, private donations, volunteers and partner families. Habitat homes are sold to partner families at no profit with

affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Habitat developed Ellis Street Townhomes, El Rincon, Herb White Way, Norcross, Montague and Rivertown homes. Additional projects in unincorporated Martinez (Muir Ridge) has been constructed and Bay Point (Pacifica Landing) has entitlements and building permits are pending.

8. Resources for Community Development (RCD)

Resources for Community Development (RCD) is a nonprofit housing developer located in Berkeley and active throughout Alameda and Contra Costa County. RCD develops housing for individuals, families, and special needs populations through acquisition/rehabilitation and new construction projects. Contra Costa projects include Terrace Glen, Aspen Court, Riley Court, Camara Circle, Bella Vista, Pinecrest Apartments, Caldera Place, Alvarez Court, Lakeside, Los Medanos, Villa Vasconcellos, and Berrellesa Palms. An additional project, Ohlone Gardens, is under construction.

9. SHELTER, Inc. of Contra Costa County

SHELTER, Inc. is a nonprofit community-based service organization and affordable housing provider located in Martinez that is active in Central and East Contra Costa County. SHELTER, Inc. provides homeless prevention services as well as transitional and special needs housing. Projects and programs include REACH Plus, Lyle Morris Center, Mt. View House, The Landings, and Victoria Apartments.



10. Satellite Affordable Housing Associates

Satellite Affordable Housing Associates (SAHA) is a nonprofit housing developer located in Berkeley and active throughout Alameda and Contra Costa County. SAHA develops housing for families, seniors, and special needs populations through acquisition/rehabilitation and new construction projects. Contra Costa projects include Acalanes Court, Hookston Manor, Montego Place, and Sierra Gardens. An additional project, Third Avenue Apartments, is under construction.

11. Richmond Land

Richmond LAND builds community capacity and grassroots power for a just transition by engaging Richmond residents in the advocacy, planning, and control of community-centered economic development projects and policies that repair the impacts of structural racism in housing and development.

E. OPPORTUNITIES FOR ENERGY CONSERVATION AND REDUCING GREENHOUSE GAS EMISSIONS

Utility-related costs can directly impact the affordability of housing in Contra Costa County. Title 24 of the California Code of Regulations contains California's building standards for energy efficiency and is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years by working with stakeholders in a public and transparent process.

These regulations set forth mandatory energy standards for new development, ~~building additions, and alterations to a building's envelope or systems, and requires adoption of an "energy budget."~~ In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Buildings designed and constructed to optimize energy efficiency can result in lower energy costs to homeowners and renters. These energy standards establish requirements for insulation, water and space heaters, lighting systems, doors and windows, solar energy systems, and other building features.

~~There are many alternative ways to meet these energy standards including but not limited to:~~

- ~~• installation of rooftop solar energy systems,~~
- ~~• use of passive solar,~~
- ~~• high insulation levels,~~
- ~~• active solar water heating,~~
- ~~• locating the home on the northern portion of the sunniest location of the site,~~
- ~~• designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions,~~
- ~~• locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face making the main entrance a small, enclosed space that creates an air lock between the building and its exterior,~~



- ~~orienting the entrance away from winds, or~~
- ~~using a windbreak to reduce the wind velocity against the entrance.~~

1. Utility Incentive Programs

Utility companies serving Contra Costa County offer various programs to promote the efficient use of energy and other resources, and to assist lower income customers. These programs are discussed below.

MCE is the default electricity provider to residential customers within the unincorporated county and offers a variety of programs to help residential customers reduce their energy costs.

Pacific Gas & Electric (PG&E) provides natural gas to residential consumers in the county and electricity to residential customers that have opted out of MCE's services. PG&E provides a variety of energy efficiency rebates and energy conservation services for residents.

PG&E, MCE and Bay REN each offer several energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs are modified periodically and the County works with these providers to help County residents enroll. In addition, the State Department of Health and Human Services funds the Low-Income Home Energy Assistance Program (LIHEAP) Block Grant. Under this program, eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings and/or to have their dwellings weatherized to make them more energy efficient.


As energy is used in the treatment and transportation of water, water use efficiency translates to energy efficiency. CCWD delivers treated and untreated water to residential consumers in central and eastern Contra Costa County. The CCWD offers rebates and incentives to its customers for efficiency in home water use.

The East Bay Municipal Utility District (EBMUD), which also serves residents of Contra Costa County, offers many conservation services and incentives to its customers. To start, EBMUD offers complimentary on-site surveys of indoor and outdoor water use to its users, as well as conservation devices—including low-flow showerheads and faucet aerators. EBMUD offers rebates for water-efficient home landscaping and WaterSmart Garden Grants for public garden water conservation projects.

The County is also served by other smaller water service providers.

2. The County's Greenhouse Gas Emissions Inventory

Contra Costa County completed its most recent greenhouse gas (GHG) emissions inventory for 2019. The inventory found that approximately 19 percent of the County's GHG emissions came from residential energy use. Focusing on the County's unincorporated area, residential energy use represents 19 percent of total GHG emissions. While the County has already implemented energy efficiency and other GHG reduction programs, multiple opportunities to expand these programs and implement new programs remain.



3. The County's Efforts to Promote Energy Efficiency and Reduce GHG Emissions

The Contra Costa County Board of Supervisors formed the Climate Change Working Group in May 2005. The CCWG was comprised of the Agricultural Commissioner, the Director of General Services, the Director of Health Services, the Director of Public Works, the Director of the Department of Conservation and Development and the Deputy Directory for Building Inspection.

In December 2008, the Board of Supervisors adopted a Municipal Climate Action Plan (the "2008 Plan"), which established formal GHG reduction targets, GHG reduction measures, and methods for analysis and monitoring of GHG reduction measures for the County's government operations emissions. The County conducted an interim GHG inventory in 2013 in order to direct priorities toward achieving a target of reducing government operations GHG emissions 15 percent below 2005 levels by 2020.

On December 15, 2015, the Board of Supervisors adopted a Climate Action Plan (the "2015 CAP") to reduce community-wide GHG emissions in the unincorporated areas of Contra Costa County. The 2015 CAP included sections covering the scientific and regularly environment, an updated GHG inventory and forecast, a GHG reduction strategy for community-wide emissions, and implementation plan.

The County is currently preparing the 2022 Climate Action Plan Update to build on the legacy of these prior efforts by including an updated estimate of the County's energy use and GHG emissions, updated emissions reductions

and implementation and monitoring strategies, and a discussion of climate change impacts relevant to Contra Costa County. The 2022 CAP will identify energy efficiency and conservation and GHG reduction strategies that benefit residents through and beyond 2050, consistent with the State's goals and programs to achieve statewide net carbon neutrality and carbon free energy by 2045.

The County has already implemented many measures that have reduced its municipal GHG emissions. Some of the most effective municipal GHG reduction measures include compressed employee work weeks and remote work schedules, building lighting retrofits, building heating-ventilating-air conditioning (HVAC) improvements, direct digital control devices for building HVAC systems, installation of cogeneration plants for buildings that operate 24 hours per day, purchase of energy efficient computers and copiers, paper recycling, use of B20 biodiesel fuel for the County diesel fleet, purchase of hybrid vehicles for the County fleet, and the use of LEDs in traffic signals. The County is in the process of installing electric vehicle charging stations to facilitate a conversion of the County's fleet to zero-emission. The County's efforts to reduce municipal GHG emissions will continue to expand with the development and implementation of the 2022 Climate Action Plan.

The County has also implemented various community-wide measures that have targeted residential energy conservation or otherwise reduced GHG emissions. Some of the residential energy conservation measures include:

- offer density bonuses for development projects that include a specified number of affordable housing units,
- encourage mixed use development to limit travel distances,



- conduct a weatherization program to assist low- or fixed-income households in making their homes more energy efficient,
- actively participate and coordinate in regional and local energy efficiency incentive programs funded by the State through local utility providers and other energy efficiency implementors,
- adopt and encourage use of Green Building Guidelines for residential construction and remodeling projects
- Implement County's all-electric ordinance
- provide green building related information to the public (including custom-made green building materials display and free copies of above-mentioned Guidelines),
- require developers to provide information on commute alternatives available to their residents,
- require certain new developments to use drought-tolerant landscaping,
- require certain development projects to construct bicycle and pedestrian amenities, and
- require large development projects in designated transit areas to install features to support mass transit.

Other community-wide GHG reduction measures include efforts to adopt residential variable can rate structures to promote waste reduction and recycling, inform residents regarding the proper methods to manage their unwanted household chemicals and electronics, use methane from landfills

to generate electricity, and recognize businesses that adopt green business practices.

There are several programs in place that help to provide financial assistance for energy efficiency, renewable energy, and electrification improvements to existing homes. Property Assessed Clean Energy (PACE): ~~To encourage more retrofitting of existing residences, the County developed a process to allow Property Assessed Clean Energy (PACE) financing providers to operate within unincorporated Contra Costa County.~~ PACE financing allows individual property owners to ~~voluntarily join an assessment district and~~ borrow money ~~(up to 100% of the project cost)~~ for the purpose of making energy or water efficiency improvement to their property, paid back through a temporary increase. ~~This unique financing mechanism is tied to the property, rather than the individual, and eligibility is based primarily on property value and equity. The property assessment is paid back over time (usually over a 5 to 20 year term).~~ on the property owner's property tax bill. ~~The voluntary assessment is created when the property owner enters into a contract, known as a "contractual assessment," with a PACE financing provider. Currently, four (4) PACE financing providers are authorized to operate in unincorporated Contra Costa County. PACE financing also creates jobs, promotes economic development, and helps protect the environment.~~

The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.

The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.

The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.



4. Regional Opportunities to Further Reduce Energy Use and GHG Emissions

Many residential energy conservation opportunities are closely inter-related with other regulations/standards currently being developed and adopted at the regional and state levels.

In July 2012, the County joined the Bay Area Regional Energy Network (BayREN), a collaborative partnership among the nine-county San Francisco Bay Area led by ABAG. BayREN implements effective energy saving programs on a regional level and draws on the expertise, experience, and proven track record of Bay Area local governments to develop and administer successful climate, resource, and sustainability programs. The program is funded by California utility ratepayers under the auspices of the California Public Utilities Commission. The program offers free technical services and financial incentives (rebates) to both Single-Family and Multi-Family units. To receive the most updated information regarding current programs, visit the BayREN website (www.bayren.org).

5. Local Opportunities to Further Reduce Energy Use and GHG Emissions

The County also has many opportunities to expand its existing efforts toward community-wide GHG reduction, including further reductions in residential energy use. As a starting point, the County will expand efforts to promote:

- Infill and transit-oriented development,

- Water- and energy-saving incentives/rebates offered to households,
- Use of water-efficient landscaping and energy efficient irrigation systems,
- Use of photovoltaic systems,
- Reduced reliance on private vehicles,
- Use of permeable paving materials for cooling and water conservation,
- Promote Location Efficient Mortgage and Energy Efficient Mortgage programs as available, and
- Seek or support applications for affordable housing funds from agencies that reward and offer incentives for affordable infill housing and affordable housing built close to jobs, transportation, and amenities (e.g., HCD's Multifamily Housing Program and California Tax Credit Allocation Committee).

As resources are available, the County will initiate process to review existing policies, standards or requirements in our County Code and General Plan to identify those that:

- Help reduce energy use from residential buildings and assess potential for expanding or enhancing them, and
- Serve as potential barriers to incorporating residential energy efficiency incentives or requirements and assess feasibility of modifying or eliminating them.



For example, the County's parking standards could potentially be modified to allow for smaller parking spaces, establish maximum parking spaces per project type or facilitate use of permeable pavement surfaces and landscaping in parking lots without requiring variances.



6.5 Housing Accomplishments

In order to craft an effective housing strategy for the 2023 to 2031 planning period, the County must assess the achievements of the existing housing programs. This assessment will allow the County to evaluate the effectiveness and continued appropriateness of the existing programs and make adjustments for the next eight years.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Contra Costa County's last Housing Element was adopted in late 2014. The Element sets forth a series of housing programs with related objectives for the following seven areas:

1. Housing and Neighborhood Conservation
2. Housing Production
3. Special Needs Housing
4. Housing Affordability
5. Provision of Adequate Residential Sites
6. Removal of Governmental Constraints
7. Equal Housing Opportunity
8. Energy Conservation and Sustainable Development

The following discussion summarizes the County's housing accomplishments in each of the eight areas from 2015 through 2022. Appendix B provides a more detailed assessment of each housing program established in the 2014 Housing Element. The County had mixed results in implementing its

programs. Contra Costa County, like other jurisdictions, was impacted by the national emergency declaration due to the COVID-19 pandemic, reducing contact with residents, restricting construction, extending permit and inspection timeframes, limiting materials, equipment, and contractor availability. Regardless of this setback, the County funded 35 projects under the Neighborhood Preservation Program, weatherized 1,400 units, resolved 1,632 code enforcement cases, provided nearly \$23.2 million to preserve affordable housing, awarded CDBG and HOME funds for various projects within the county and cities. In addition, the County updated the Inclusionary Housing Ordinance, approved numerous accessory dwelling units (ADUs), required accessible units in CDBG- and HOME-funded projects, administered the County's homeless Continuum of Care, adopted the agricultural worker housing ordinance, and supported additional housing efforts as described further in Appendix B. These efforts supported special needs populations including, but not limited to, low-income households, people with disabilities, farmworkers, and people experiencing homelessness.

1. Housing and Neighborhood Conservation

To maintain and improve the quality of the housing stock and residential neighborhoods, the County has been active in providing residential rehabilitation assistance through a variety of programs. These programs include County funded acquisition and rehabilitation of existing rental housing, preservation of affordable housing, owner-occupied housing rehabilitation, and small (one to eight unit) rental rehabilitation.



Acquisition/Rehabilitation

The County funds the acquisition and/or rehabilitation of existing rental housing by affordable housing developers using CDBG, HOME, NSP, and HOPWA funds. These funds are offered countywide as low-interest deferred loans in exchange for long-term affordability. The rehabilitation of rental properties has been critical to preserving and increasing the supply of affordable housing in the County.

The County assisted in the acquisition and/or rehabilitation of 487 rental units in the Contra Costa Centre area, 56 rental units in the Antioch area, and 14 units in Bay Point. The County also awarded \$151,000 to Richmond Neighborhood Housing Services (RNHS) in CDBG funds for the rehabilitation of three single-family homes in Richmond affordable to and occupied by low-income families. An additional 158 households were assisted with Mortgage Credit Certificates (MCC) downpayment assistance loans for a total of over \$10 million in MCC assistance.

Preservation of Existing Affordable Housing

To preserve the affordability of low-income use-restricted units, the County has refinanced various housing projects with new tax-exempt bond issues. .
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Owner-Occupied Rehab

Between 2015 and 2021, the County assisted in the rehabilitation of 54 ownership housing units throughout Contra Costa County.

2. Special Needs Housing

One of the major goals of the County is to meet the housing and supportive services needs of special needs groups, including people with disabilities, the elderly, the homeless, and farm workers. Since 2015, the County has made significant progress towards this goal. The County worked diligently to address the housing needs of special needs groups during the previous planning period. Some of the cumulative accomplishments are highlighted below.

All Special Needs Groups

The County provided funding assistance for rehabilitation of 1,116 existing extremely low-income housing units. The County promoted construction of more accessible, naturally affordable units through the County's ADU Ordinance. The County supported (through funding or granting of density bonuses) a 42-unit rental project in North Richmond, a 193-unit multi-family project in Bay Point, and a 325-unit multi-family apartment project in the unincorporated Walnut Creek area that includes 12 very low-income units and 24 moderate-income units.

Senior Housing

Recognizing the special needs of the elderly, the County has provided design flexibility in the development of senior housing. In addition, the County has provided financial assistance in the development of affordable housing for lower-income seniors. During the previous planning period, the County continued planning efforts to construct the Rodeo Senior Housing development.



Housing for Persons with Disabilities

The County provided funding in North Richmond for four fully accessible units, three physically disabled units, and one vision/hearing impaired unit. The County also provided funding for projects located in the Cities of Antioch, Concord, El Cerrito, Pittsburg, and Walnut Creek that included a total of 19 fully accessible units, 14 units accessible to physically disabled, and 5 units accessible to vision/hearing-impaired. The County requires accessible units in all new construction projects that received HOME or CDBG funding and in rehabilitation projects, when feasible. Between 2015 and 2020, the County funded 18 projects countywide that included unit accessibility upgrades.

Persons Experiencing Homelessness

The County has also played an active role in providing housing to homeless individuals and families. Contra Costa County has nine interim housing (or emergency shelters) for homeless individuals, families, and youth totaling 402 beds. Within the Central County shelter, Concord & Brookside Adult Interim Housing, there is a respite shelter for medically fragile adults.

Female-Headed Households

The County provided NSP funds to support construction of two low-income rental housing units in North Richmond for women leaving prison.

Farmworkers

The County updated the agricultural worker housing ordinance in 2017 to comply with State law and allowing for the permitting of farmworker housing by right and through a discretionary review process for larger projects.

3. Housing Affordability

Affordable Homeownership Opportunities

In addition to facilitating new construction of affordable housing (as described above), the County has also been active in promoting housing affordability by expanding homeownership opportunities. One homeownership assistance program is the Mortgage Credit Certificate (MCC) program administered by the County. Between 2015 and 2020, the County provided 158 households with Mortgage Credit Certificates (MCC) throughout the county and cities for a total of over \$10 million in MCC assistance.

Aside from the MCC, the County has implemented various programs to provide affordable homeownership opportunities to lower- and moderate-income households. The County's homebuyer assistance programs include the following: RDA (former Redevelopment Agency funds), NSP, HOME and CDBG funds have been used for new construction and rehabilitation of single-family homes. Following completion, these funds are rolled over into deferred equity share loans for low-income homebuyers. Through agreements with developers, homes affordable to low- and moderate-income homebuyers have been constructed as a component of market-rate housing developments.



4. Removal of Governmental Constraints

To stimulate housing development, the County updated the ADU Ordinance in 2017 to streamline internal conversions. The County recently administered the Contra Costa County Accessory Dwelling Unit (ADU) Incentive Program, which ran from 2019 through mid-2021. In addition, the County has been working on updating its code to include objective design standards. That work is expected to occur in 2022. In addition, the County prepared a revised ordinance to remove the minimum lot size requirements for Planned Unit Development projects. County staff identified potential amendments, such as eliminating the existing minimum acreage requirements for a P-1 district and granting the Zoning Administrator the ability to decide additional application types for properties within P-1 Districts, which will ease the entitlement process for housing developments. As of 2022, County staff is in the process of finalizing language for a formal ordinance amendment proposal. The County also administers the Quick Turn-around Program to expedite permit review.

The County recently administered the Contra Costa County Accessory Dwelling Unit (ADU) Incentive Program, which ran from 2019 through mid-2021, to facilitate the legalization of illegally built ADUs by waiving late filing fees for ADU Permit applications and waiving penalty fees for building permits.

5. Promotion of Equal Housing Opportunity

The County adopted its Analysis of Impediments to Fair Housing Choice (AI) in June 2019. The AI is a review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. The AI serves as the basis for fair

housing planning, provides essential information to policymakers, administrative staff, housing providers, lenders, and fair housing advocates, and assists in building public support for fair housing efforts

6. Provision of Adequate Residential Sites

As documented in the Land Inventory: Vacant & Underutilized Sites Analysis, the County had more than an adequate number of residential sites to meet the assigned 2015 – 2023 Regional Housing Need Allocation (RHNA). The inventory identified just over 3,318 new units on vacant and underutilized properties distributed among the unincorporated communities within the County's Urban Limit Line.

The most significant change to the inventory since the adoption of the 2014 Housing Element Update is that the County is comprehensively updating the General Plan and Zoning Code. The majority of the sites in this Housing Element are proposed to receive a change in land use designation and allowed density as part of the comprehensive General Plan update currently underway.

B. HOUSING PRODUCTION IN PREVIOUS RHNA PERIOD

Between 2015 and 2021, 315 new affordable housing units were constructed in the County unincorporated areas. Using CDBG, HOME, HOPWA, Housing Successor (former redevelopment set-aside) funds, and bond financing, the County facilitated affordable housing development throughout the County. Table 6-~~38~~ 5764 summarizes building permit activity since 2015.

**TABLE 6-385764 COUNTY-WIDE ASSISTED NEW CONSTRUCTION
2015-2021**

	2015	2016	2017	2018	2019	2020	2021	TOTAL
Very-low	0	0	0	63	0	0	36	99
Low	8	0	3	171	1	0	33	216
Mod	65	28	31	1	4	0	36	165
Above Mod	276	201	244	434	214	137	422	1,928
TOTAL	349	229	278	669	219	137	527	2,408

This level of affordable housing production exhibited above is largely the result of the County's partnership with housing developers in the area. The County has been active in meeting with local developers, community groups, and other jurisdictions to review housing needs and develop effective strategies to meet those needs. The County also participates in various regional and local organizations concerned with housing issues. County staff provides ongoing technical assistance to non-profit and for-profit developers in the development and financing of affordable housing.



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6.6 Housing Plan

Sections 6.2 through 6.5 of the Housing Element present a housing needs assessment; an analysis of constraints to housing provision; an inventory of land, financial, and administrative resources; as well as an evaluation of past housing accomplishments. This section presents the County's eight-year Housing Plan, which sets forth goals, policies, and programs to address the identified housing needs and other important housing issues.

The County's housing plan for addressing the identified housing needs is detailed according to the following six areas:

- Provision of Adequate Residential Sites
- Assist in the Development of Adequate Housing to Meet the Needs of Low- and Moderate-Income Households, and Persons with Special Needs
- Conserve and Improve the Existing Housing Stock
- Preserve Units At Risk of Conversion to Market-Rate Units
- Address and Remove or Mitigate Governmental Constraints
- Equal Housing Opportunities

A. HOUSING GOALS, POLICIES, AND ACTIONS

The following are the goals, policies, and actions the County intends to implement to address the community's identified housing needs and issues.

Goal HE-1

Maintain and improve the quality of the existing housing stock and residential neighborhoods in Contra Costa County, including preserve the existing affordable housing stock.

Policies

HE-P1.1

Assist low-income homeowners in maintaining and improving residential properties through housing rehabilitation and energy-efficiency assistance programs. Promote increased awareness among property owners and residents of the importance of property maintenance to neighborhood quality.

HE-P1.2

To the extent practicable, focus rehabilitation expenditures and code enforcement efforts in communities with a high concentration of older and/or substandard residential structures for continued reinvestment in established neighborhoods. The goal of the code enforcement efforts is to improve overall quality of life in these neighborhoods.



HE-P1.3

Assist non-profit partners in acquiring and rehabilitating older residential structures and maintaining them as long-term affordable housing.

HE-P1.4

Ensure that the County's condominium conversion ordinance (Chapter 926-2.202) mitigates impacts to displaced tenants and ensures the quality of units being sold to homeowners.

HE-P1.5

Preserve existing affordable housing developments at risk of converting to market-rate housing through promotion of bond refinancing and other mechanisms.

Actions

HE-A1.1

Action: Continue to provide rehabilitation loans through the Neighborhood Preservation Program to extremely low-, very low- and low-income households and to promote the program.

Background: Through the Neighborhood Preservation Program, the County provides home rehabilitation loans to extremely low-, very low-, and low-income households to make necessary home repairs and improve their homes. Department of Conservation and Development (DCD) administers this program, which is available to income-qualified households throughout the urban county. Eligible residents may receive assistance for a variety of home improvement activities, including but not limited to, re-

roofing, plumbing/heating/electrical repairs, termite and dry-rot repair, modifications for disabled accessibility, security, exterior painting, and energy conservation. Specific loan terms are based on financial need and may be zero or 3 percent, deferred or amortized.

DCD has identified the following unincorporated areas for focused rehabilitation assistance: Bay Point, Bethel Island, Byron, Clyde, Crockett, El Sobrante, Montalvin Manor, North Richmond, Rodeo, Rollingwood, and the Vine Hill area near Martinez.

Eight-Year Objectives: Disseminate information on housing rehabilitation assistance through the County's website, public access cable channels, notices in the press, presentations, and distribution of brochures to public service agencies and community groups, and mailings to county residents. Rehabilitate a minimum of 5 units annually for a total of 40 units minimum over 8 years. Target areas with older housing stock, including North Richmond, Rodeo, Crockett, Montalvin, and Bay Point.

Funding Source: NPP and Weatherization, Measure X housing funds


Responsible Agency/Department: DCD

Timeframe: Consider new applications annually

HE-A1.2

Action: Continue to offer the free weatherization program for extremely low-, very low- and low-income homeowners.

Background: The County DCD offers a free weatherization program to assist extremely low-, very low-, and low-income homeowners and renters in improving residential energy



efficiency and, as a result, reducing their energy bills. The program's energy saving improvements include minor home repairs and appliance and fixture replacements, such as attic insulation, weather stripping, pipe wrapping, furnace filters, shower heads, heaters/ovens, ceiling fans, door bottoms, etc. †

Eight-Year Objectives: Assist 150 households annually for a total of 1200 households over 8 years. Provide education on energy conservation.

Funding Source: Low-Income Housing Energy Assistance Program (LIHEAP)

Responsible Agency/Department: DCD

Timeframe: Ongoing

HE-A1.3

Action: ~~Consider~~ Conduct a feasibility study and determine potential fee schedules for development of a vacant property registration ordinance to address issues on vacant properties in urban areas.

Background: If a vacant property registration ordinance were put in place it would include a fee to cover the costs for the County to address issues on vacant properties in urban areas. Issues addressed on these types of properties would include derelict buildings, illegal dumping, homeless encampments, overgrown vegetation, for reduction of reduce blight.

Eight-Year Objectives: Complete feasibility study by year end 2024 and if vacant property registration ordinance is determined feasible, adopt by 2025. If adopted, register and remediate any issues on at least 100 properties during the

planning period.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Complete feasibility study and potential fee schedule by year end 2024 ~~Consider establishing and adopt~~ a vacant property registration ordinance by 2025.

HE-A1.4

Action: Continue code enforcement.

Background: Code Enforcement is responsible for enforcing both State and County regulations governing the maintenance of all buildings and properties in unincorporated areas through ~~complaint-based~~ inspections and ensuring remediation.

To facilitate correction of code violations or deficiencies, Code Enforcement works closely with other County agencies. Code enforcement staff routinely refers homeowners to the County's rehabilitation loan and grants programs, including the Neighborhood Preservation Program. The staff also refers homeowners, mobile home owners, and apartment owners to the County's Weatherization Program.

Eight-Year Objectives: Continue to carry out code enforcement activities as a means to maintain the quality of the housing stock and residential neighborhoods. Continue to refer eligible homeowners, mobile homeowners, and apartment owners to County programs for assistance. Refer at least 20 eligible property owners annually, or as needed, for a total of 160 property owners during the planning period. Target areas with older housing stock, including North



Richmond, Rodeo, Crockett, Montalvin, and Bay Point.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Ongoing

HE-A1.5

Action: Prevent conversion of deed-restricted affordable housing units in multifamily developments to market-rate units through the following actions: Update and monitor the inventory of all dwelling units in the unincorporated county that include units subject to enforceable affordability requirements. The inventory will include, at a minimum, the number of units, the funding government program, and the date on which the units are at risk of conversion to market-rate.

- Monitor the status of affordable projects, rental projects, and mobile homes in unincorporated Contra Costa County. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.
- Work with local service providers to identify funding to subsidize at-risk units in a way mirroring the U.S. Department of Housing and Urban Development (HUD) Project Based Voucher (Section 8) program. Funding sources may include state or local funding sources.

Background:

As of 2021, a total of 1,686 publicly assisted housing units in multifamily developments are in the unincorporated areas of the county. Of these units, 49 units in El Sobrante Silvercrest


and 134 units in Park Regency are at risk of conversion to market-rate housing by 2033.

Pursuant to state law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the County within 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the County or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the Contra Costa County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding:

- Tenant rights
- Conversion procedures
- Information regarding Section 8 rent subsidies
- Any other affordable housing opportunities in the county.

In addition, notice from the owner shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary ordinance requirements, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.



When necessary, the County shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market value is paid to the County to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the county. The County shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years (subject to program requirements) for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be “rolled over” for another 45 or 55 years to protect “at-risk” units.

Eight-Year Objectives: Monitor all at-risk units as detailed in the program. As required by state law, provide information regarding tenant rights and conversion procedures should the property owner be uninterested in refinancing and offer tenants information regarding Section 8 rental subsidies and other available assistance through County agencies and non-profit organizations.

Funding Source: Measure X, CalHFA Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD).

Responsible Agency/Department: DCD (Housing Authority for Section 8)

Timeframe: Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners

of deed-restricted units on an ongoing basis—particularly at the time of change of ownership.

Goal HE-2

Increase the supply of housing with a priority on the development of affordable housing, including housing affordable to extremely low-income households.

Policies

HE-P2.1

Support development of affordable housing by non-profit and for-profit developers through affordable housing funding sources, regulatory incentives such as density bonus, and/or flexible development standards through planned unit developments.

HE-P2.2

Encourage and promote the production of housing in close proximity to public transportation and services.

HE-P2.3

Increase the supply of affordable housing and mixed-income housing through the Inclusionary Housing Ordinance.

HE-P2.4

~~Encourage~~ Actively promote accessory dwelling unit (ADU)



and junior accessory dwelling unit (JADU) construction as a viable means of meeting affordable housing needs by design-, particularly in higher resource communities, and those communities identified as RCAAs in the central and southern portions of the county.

HE-P2.5

Encourage innovative housing design and building types to lower housing costs and provide high quality options for affordable housing.

HE-P2.6

Plan for a variety of housing types in the county. Encourage innovative, nontraditional designs and layouts in response to evolving housing needs. Provide housing opportunities for all economic segments of the community while ensuring compatibility with surrounding uses.

Actions

HE-A2.1

Action: Provide funding or financial incentives for new affordable housing development.

Background: Non-profit and for-profit housing developers play an important role in providing affordable housing in Contra Costa County. Over the years, the County has provided direct financial assistance, regulatory incentives, and land write-downs to many developers that construct ownership and/or rental housing to extremely low-, very low-, low-income, and special-needs households. Major sources of County financing include annual entitlement grants of CDBG, HOME, and HOPWA funds. The County reserves 45 percent of each year's CDBG allocation to acquire and

maintain affordable housing in the urban county. The County also serves as an issuer of tax-exempt bond financing when developers seek tax-exempt financing. Projects have been completed with County resources in both unincorporated areas and the cities.

Funding is awarded annually on a competitive application basis to developers of multifamily rental housing and homeownership developments countywide for gap financing. A notice of funding availability is issued in the fall. Applications are due in late fall/early winter, with funding recommendations made prior to the first 9-percent tax credit round in the spring. Funding criteria include proposed target population and alleviation of affordable housing needs, cost-effectiveness, developer experience, and term of affordability. The County Board of Supervisors has adopted a funding priority for projects that reserve a portion of the units for extremely low-income households.

County staff maintains continuous contact with numerous affordable housing developers. County staff offers formal technical assistance and guidance as well as frequent consultations with interested developers. In addition, the County currently complies with the state Surplus Land Act to notify developers (including community land trusts) of publicly owned sites that are available for residential development. The County will initiate efforts to promote the availability of acquisition of these public sites to nonprofit developers and ensure the list of available sites is posted on the County website.

The County awards of HOME and CDBG funds to affordable housing developers provide local funds, which help leverage other local, state, and federal funds.

Eight-Year Objectives:

- Continue to support affordable housing development through direct gap financial assistance. Sources of financial assistance available through the County include Measure X, HOME, CDBG, HOPWA, local inclusionary housing fees, state grants, and tax-exempt bond financing.
- Meet with the local development community, key leaders, and local civic and community groups on an annual basis to promote the County's interest in working cooperatively to increase housing development activity, particularly in higher resource areas and areas recently designated identified as Racially Concentrated Areas of Affluence (RCAA) (i.e., Vine Hill, Reliez Valley, Alhambra Valley, Briones, Saranap, Acalanes Ridge, Castle Hill, Alamo, Diablo, Blackhawk, Discovery Bay, and Kensington) to facilitate housing mobility and mixed-income opportunities for lower-income households, and promote access to resources and services within these portions of the County.
- Allow techniques such as smaller unit sizes, parking reduction, common dining facilities and fewer required amenities for senior projects.
- Continue to provide low-interest loans to non-profit organizations to develop housing affordable to extremely low- and very low-income households.
- Coordinate Encourage applications by with nonprofit organizations annually for to stimulate applications using available affordable housing funds, including federal, state, and local public and private funds.
- Initiate efforts to promote the availability of acquisition of these public sites to nonprofit developers (including

community land trusts) and post list of the sites on the County website by 2024 and reach out to developers at least annually thereafter.

- Collaborate to the extent feasible with HACCC to explore the use of project-based Section 8 assistance as leverage to obtain additional private-sector funds for affordable housing development.
- Encourage-Target the financing and development of 500 affordable units over 8 years.

Funding Source: CDBG, HOME, HOPWA, Measure X/Housing Trust Fund, local funds, Bond-financing

Responsible Agency/Department: DCD

Timeframe: Annually award HOME, CDBG, and HOPWA funds to experienced housing developers (federal funds are not limited to projects in the unincorporated county). Support the development of 100 lower-income unit to reduce displacement risk and provide housing mobility opportunities. Annually, reach out to nonprofit developers about the availability of publicly-owned sites for residential development.

HE-A2.2

Action: Pursue affordable housing development on County (Housing Successor)-owned land in North Richmond, Bay Point, and Rodeo and school owned sites included in the Housing Element inventory.

Background: On February 1, 2012, redevelopment agencies throughout the State of California were eliminated. The statute eliminating redevelopment allowed housing assets to be retained by the redevelopment host jurisdiction (known as Housing Successors). The County Housing Successor is the



owner of several Housing sites. Two sites have been entitled, have approved disposition and development agreements, and are currently working on financing. Contra Costa County owns land designated for housing in Bay Point, North Richmond, and Rodeo. The Housing Successor provided pre-development and construction funds to Community Housing Development Corporation of North Richmond (CHDC). In addition, the Housing Successor approved predevelopment and construction funding to the Rodeo Senior (Phase 2) project. The remaining sites were subject to a developer solicitation in April 2022, subject to the Surplus Lands Act. Despite no development interest for several of the sites, staff will issue another solicitation in late Summer 2023, with information about new funding programs (Measure X) for housing development.

The Real Property Division of the County Public Works Department and Capital Facilities staff of the County Administrator's office also follow the procedures of the Surplus Lands Act. We have had success in collaborating with these other departments and currently have a 67-unit senior housing development (Rodeo Senior Phase 2) and a County Library in a 384-unit affordable housing development, both of which are located in Environmental Justice communities.

West Contra Costa Unified School District (WCCUSD) staff confirmed they are finishing up the 7-11 process. This process is expected to be complete by July 2023 with direction expected from the Board of Education for disposition of their sites. There is a ground swell of support and advocacy from the community for the development of affordable workforce housing. The advocacy has also been expanded to other sites owned by public agencies, including the Office of Education. County staff will continue to be in communication with appropriate school district and Office

of Education staff to monitor progress and offer technical assistance.

Eight-Year Objectives: Continue to work on closing of escrow for approved .98 acre site in Rodeo Town Center and facilitate the construction of 67 senior lower income units and facilitate the construction of approved Bay Point Orbisonia Heights development in three phases for 384 lower income units. These sites and additional housing assets have been offered in a Surplus Property Notification.


Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: All sites have been offered through a Notice of Availability of Surplus Land in April 2022. Several sites continue to be available and will continue to be marketed during the 8-year cycle. The County will continue to update the list of surplus County-owned housing sites and provide outreach to developers, in compliance with the Surplus Lands Act. The next Notice of Surplus Lands Availability will be issued in July 2023, an annually thereafter. Development Agreements and entitlements are expected to be complete within one year of issuance of the Notice of Surplus Land Availability or July 2024. Typically building permits take 24 months after an acceptable response to notice of Surplus Lands Availability. The County will issue a Notice at least annually, if surplus lands exist.

HE-A2.3

Action: Increase the supply of affordable housing through implementation of the Inclusionary Housing Ordinance (IHO). Provide incentives for developers subject to IHO who provide affordable units with three or more bedrooms in areas of concentrated overcrowding.



Background: The County's Inclusionary Housing Ordinance (IHO) has been in place since 2006. All new residential developments of five or more units, as well as condominium conversions, are subject to the IHO, which requires fifteen percent of the project's residential units to be affordable.

- Rental Projects: 12 percent to lower-income households and 3 percent to very low-income households.
- For-Sale Projects: 12 percent to moderate-income households and 3 percent to low-income households.

Equity sharing between the county and the purchaser is put in place as part of the financing on for-sale units produced as part of the ordinance.

Developers may comply with the IHO through several alternative approaches:

- On-site development
- Off-site development
- Land conveyance
- Payment of a fee in lieu of development
- Other – developers may propose another method of compliance that would have at least the same benefit as on-site construction.

During this Housing Element planning period, the County will conduct a policy review of the IHO and implement changes including an updated (self-adjusting) fee schedule for in-lieu fees and removing some alternative methods of compliance. The update will also include:

- Encouraging on-site affordable units within areas of the County identified as RCAAs, including in portions of Vine Hill, Alamo, and Discovery Bay communities (as opposed

to in-lieu fees) through methods like proactive outreach with the community, assisting with funding through various tax incentives, streamlining entitlement processes, and revising County ordinance and fees, and

- Creating incentives for developers that build affordable units with three or more bedrooms in areas of concentrated overcrowding (i.e., Bay Point, North Richmond according to Section 6.2.G Assessment of Fair Housing).

Eight-Year Objectives: Continue to implement the IHO and encourage developers to provide affordable units on site. Provide the collected in-lieu fees as part of the annual NOFA to support the development of new affordable housing projects in the unincorporated area. Review and update the Inclusionary Housing Ordinance, as necessary by 2025. Facilitate the construction of 150 affordable units as a result of the IHO to increase housing mobility opportunities in moderate and high resource areas and Discovery Bay, Alamo, and Vine Hill RCAAs, or to address housing need in areas with high potential for displacement.

Funding Source: None required.

Responsible Agency/Department: DCD

Timeframe: Ongoing and update ordinance, as practicable, by 2025.

HE-A2.4

Action: Prioritize funding for affordable housing providers for acquisition and rehabilitation of rental housing to preserve units, facilitate place-based revitalization, and increase mobility options.



Background: The County offers financial assistance, including CDBG, HOME, and HOPWA funds to affordable housing developers for the acquisition and rehabilitation of existing rental housing. Offer these as low-interest deferred loans in exchange for long-term affordability restrictions on the rental units. Priority will be encouraged for projects that reserve a portion of the units for extremely low-income households.

Eight-Year Objectives: Assist in the acquisition and rehabilitation of 50 affordable units to encourage place-based revitalization and preserve opportunities for housing mobility for lower-income households. The County will prioritize acquisition of at least 25 of the target units in high-resource areas—and identified RCAs. Including central communities of Vine Hill, Reliez Valley/Alhambra Valley/Briones and Saranap; south central communities of Acalanes Ridge, Castle Hill/Alamo, Diablo, and Blackhawk; and Kensington in the East Bay

Funding Source: CDBG, HOME, HOPWA, Bond Financing

Responsible Agency/Department: DCD

Timeframe: Ongoing

HE-A2.5

Action: Maintain consistency with ADU state law in the County Ordinance Code. Promote ADU construction in high-resource areas/areas of concentrated affluence. Discuss the option of ADUs with applicants when the call or come in to the planning counter.

Background: Accessory dwelling units (ADUs) are attached or detached dwelling units that provide complete, independent living facilities for one or more persons that are located on the same lot as or in the primary residence and

includes permanent provisions for living, sleeping, cooking and sanitation. Integrating ADUs in existing neighborhoods is a means of increasing the supply of affordable by design rental housing. The development of ADUs is also effective in dispersing affordable housing throughout the unincorporated areas and can provide housing to lower- and moderate-income individuals and families, as well as seniors and persons with disabilities. The County is currently updating its ADU ordinance to allow for the sale of an ADU separate from the primary residence pursuant to Government Code Section 65852.26. The County will continue to update its ADU ordinance to comply with current state law as needed during the planning period. The County will continue to further promote accessory dwellings. ADUs provide added housing without added land cost, and as such, are more likely to be affordable to low- and moderate-income households on the rental market when compared to a conventional single-family dwelling on the rental market. The County will monitor production of ADUs as the planning period progresses and will consider implementation of additional actions if numbers of ADUs are not meeting target numbers anticipated in this Housing Element. The County has promoted the application of ADUs by streamlining the process and making the application available on the website. To ~~promote~~facilitate housing mobility opportunities, the County will prioritize promotion of ADUs in high resource and RCAA areas, such as Alhambra Valley, Vine Hill, Reliez Valley/Briones, Saranap, Alamo, Blackhawk, Diablo, and Castle Hill areas while also continuing to encourage ADU production in all communities where affordable housing is needed.

Eight-Year Objectives: Publicize the ADU Program to increase public awareness. Approve building permits for 312 ADUs over the 8-year period (39 per year), targeting 150 of these ADUs in high resource areas to encourage socioeconomic



integration through housing mobility opportunities for lower-income households.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Ongoing. Complete ADU ordinance update that is currently underway by 2023. Continue to review ADU ordinance for any needed updates for compliance with current state law starting in 2024 and every two years thereafter through the end of the planning period. Discuss the option of ADUs at the planning counter starting immediately and ongoing throughout the planning period.

HE-A2.6

Action: ~~Explore~~ Conduct studies to explore development of new programs or policies to potentially fund or incentivize affordable housing development, including implementation of urban housing development projects (as allowed under SB 9) and creating objective design standards to streamline processing and approval process. ~~Programs will include~~ Continue updating ADU regulations as needed to remain compliant with state law and implement other community goals. ~~In addition, programs may include implementing urban housing development projects (as allowed under SB 9) and creating objective design standards.~~

Background: Facilitating and allowing certain housing types and streamlining processes can help facilitate more housing choices for county residents.

Eight-Year Objectives: Explore and evaluate new ideas for potential updates and implementation.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Staff is working on an updated ADU Ordinance and expects adoption in 2023 (658526.6) Complete review of successful objective design standards implemented in other comparable jurisdictions and the potential for this program to streamline project review and approval process by mid-2025. If determined feasible, steps to adopt design standards and revise County SOP by mid-2026.

HE-A2.7

Action: Facilitate development of tiny homes and other innovative types of housing products as alternatives to accommodate people who are unhoused or face housing instability. Evaluate the availability of County-owned land for such housing. to develop a property database.

Eight-Year Objectives: Study the viability of tiny homes and other innovative housing types and create a potential property inventory suitable for implementation of creative housing types during the planning period. If new housing types prove viable, facilitate development of at least 25 units during the planning period.

Funding Source: DCD

Responsible Agency/Department: DCD; Public Works

Timeframe: Evaluate properties for potential inventory by 2025

HE-A2.8

Action: Amend the County Ordinance Code to include an



ordinance authorized pursuant to Senate Bill 10 unless determined infeasible or nonbeneficial.

Background: Senate Bill (SB) 10 (2021) creates a voluntary process for local governments to access a streamlined zoning process for new multi-unit housing near transit or in urban infill areas, with up to 10 units per parcel, without need for California Environmental Quality Act (CEQA) analysis. However, much more analysis, consideration, and public involvement would be required to determine if SB 10's provisions are appropriate for the County. The County will review the provisions of SB 10 to explore how it might be used to enhance housing construction in areas close to transit.

Eight-Year Objectives: Adoption of County Ordinance Code amendments pursuant to SB 10.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Review and consideration by December 2025.

HE-A2.9

Action: Promote funding for innovation pilot programs and capacity building technical assistance for affordable housing activities (acquisition, predevelopment, construction, rehabilitation, and operating and reserve funds).

Background: Measure X provides opportunities to create more programs and dedicate more resources towards innovative housing solutions.

Eight-Year Objectives: Promote innovation grant program.

Funding Source: DCD (Measure X and State Local Housing Trust Fund)

Responsible Agency/Department: DCD

Timeframe: Post an annual NOFA to award new housing solution ideas.

HE-A2.10

Action: Starting in July 2025 and every two years thereafter, the County will ascertain whether the rate of ADU construction and the levels of affordability are sufficient to match the projected trendline of 190 ADU building permits between June 30, 2022, and the June 30, 2025. If the rate of construction and/or affordability is below 90 percent (171 ADUs), the County will revise its actions to further incentivize and fund ADUs.


Background: The County will monitor the interest in and production of ADUs on an ongoing basis, providing updates to HCD through annual progress reports. In these reports, the County will summarize the level of interest expressed through the number of permits issued and the number of constructed units.

Eight-Year Objectives: Approve an additional 546 ADUs between June 30, 2022 and January 31, 2031.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Assess ADU approval progress in July 2025, again in July 2027, and again in July 2029 and adjust after each of those milestones if ADU numbers are not tracking with projections in Section 6.4 (Housing Resources). If there is a



very large gap between the projections and actual building permits then barriers will be identified and sufficient available sites will be confirmed or rezoning will be completed as called for in Action HE-A2.11.

HE-A2.11

Action: If the number of ADUs permitted by that time isn't meeting anticipated numbers, the County will take further action to address its RHNA requirements. This may include rezoning additional land to address the gap in the lower-income RHNA between the number of ADUs produced and the number anticipated by the June 2025. The County will also consider initiating other efforts, including direct funding to subsidize dedicated affordable ADUs or committing to additional outreach and promotion depending on the level of additional ADUs needed and barriers identified, if any, to ADU production during the first three years of the RHNA projection period. If rezoning is needed, it will be brought to Board of Supervisors for approval by June 2026. If rezoning is needed again after the first five years of the RHNA projection period, it will be brought to Board of Supervisors for approval by June 2028.

Background: The Housing Element is relying on ADUs to satisfy a portion of its RHNA allocation and has set a quantified goal based on the observed rising trend in recent years. As described in Action HE-A2.10, the County will monitor ADU production starting in July 2025.

Eight-Year Objectives: Identify sufficient land for rezoning, or other strategies, to accommodate the unmet RHNA that was projected to be met by ADUs.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Assess barriers including any need for rezoning by the end of 2025 and present to Board of Supervisors for approval by June 2026. Determine whether other additional actions including rezoning are needed and implement them by June 2026. Assess barriers again by the end of 2027 and conduct rezoning if needed by June 2028.

Goal HE-3

Increase the supply of appropriate and supportive housing for special-needs populations. **social-and-economic**

Policies

HE-P3.1

Expand affordable housing opportunities for households with special needs, including but not limited to seniors, persons with disabilities, large households, single parents, persons with HIV/AIDS, persons with mental illness, persons with development disabilities, farmworkers, and persons experiencing homelessness.

HE-P3.2

Continue to support non-profit service providers that help meet the diverse housing and supportive service needs of the community.



HE-P3.3

Continue to require inclusion of ADA accessible units in all new construction projects receiving County financing.

HE-P3.4

Encourage housing programs that provide wrap-around social and supportive services for residents in need of services.

Actions

HE-A3.1

Action: Work with housing developers and housing service providers to address the needs of those with special housing needs.

Background: In addition to the development of affordable housing in general, the County will work with housing developers to provide housing appropriate to the County's special-needs populations, including persons with intellectual, developmental, mental and physical disabilities, seniors, large households, persons with HIV/AIDS, and farmworkers. Work with the Regional Center of the East Bay to identify any outstanding housing needs for its clients within unincorporated Contra Costa County, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to the extent feasible to establish an outreach program that informs residents within the county on housing and services available for persons with developmental disabilities.

Eight-Year Objectives:

- Provide financial incentives for the development of 110 units of housing targeted to special-needs populations (HOME, CDBG, and HOPWA), encouraging 20 of these units in areas with higher concentrations of female-headed households, and 20 in areas of high overpayment.
- Engage with developers to obtain additional required financing.
- Consider allowing techniques such as smaller unit sizes, parking reduction, common dining facilities, and fewer required amenities for senior projects.
- Continue to fund housing developments appropriate for persons with developmental disabilities, including housing with wrap-around services.
- Collaborate with Regional Center of the East Bay to establish needs of those with developmental disabilities.


Funding Source: CDBG, HOME, ESG

Responsible Agency/Department: DCD

Timeframe: Annually: Include a priority for special-needs housing in the Notice of Funding Availability (NOFA) for CDBG, HOME, HOPWA, and local funds.

HE-A3.2

Action: Continue to offer housing opportunities and funding to facilitate housing for those with disabilities. Create a reasonable accommodation procedure.



Background: Persons with disabilities represent an important special-needs group in Contra Costa County. To maintain independent living, persons with disabilities are likely to require assistance, which may include special housing design features, income support for those who are unable to work, and in-home supportive services for persons with mobility limitations. To provide additional housing opportunities for persons with disabilities, the County will continue to require inclusion of accessible units in all new construction projects receiving County financing (e.g., CDBG, HOME). Current federal regulations require that 5 percent of the units must be accessible to the physically impaired and an additional 2 percent of the units must be accessible to the hearing/vision impaired.

To facilitate the development of appropriate housing for persons with special needs, the County works to remove development constraints and provide reasonable accommodations in the development of such housing as requests are made. The County will ~~evaluate and explore this practice for potential to make the process ministerial and as draft-adopt~~ written reasonable accommodation procedures.

Eight-Year Objectives:

- Continue to require inclusion of 5 percent accessible units for physically impaired and 2 percent accessible units for hearing/visually impaired in all new construction projects receiving County financing, for a minimum of (5 units for physically disabled and 2 for visual/hearing impairment based on 100 assisted units).
- Provide 40 zero- and low-interest loans through the Neighborhood Preservation Program for accessibility improvements in existing affordable owner-occupied, single-family residential units by end of planning period.

- Implement reasonable accommodation procedures to provide special consideration in zoning and land use for housing for persons with disabilities. The County will strive to make accommodations a ministerial process, with a minimal processing fee, subject to the approval of the Zoning Administrator who will apply the following decision-making criteria:
 1. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a County program or law, including, but not limited to, land use and zoning.
 2. The request for reasonable accommodation will be for the benefit of an individual with a disability protected under fair housing laws.
 3. Whether the requested accommodation is necessary for the individual to have equal opportunity to use and enjoy the housing and housing-related services;
 4. The requested accommodation would not impose an undue financial or administrative burden on the County.

Funding Source: DCD, CDBG, HOME, Measure X, PLHA

Responsible Agency/Department: DCD

Timeframe: Annually: Include a priority for special-needs housing in CDBG, HOME, HOPWA NOFA. Draft reasonable accommodation procedure by 2024, **and adopt by February 2024.**

HE-A3.3

Action: Address needs of persons experiencing homelessness



Background: The Contra Costa Council on Homelessness appointed by the Board of Supervisors, provides advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County. The Council provides a forum for the Continuum of Care to communicate about the implementation of strategies to prevent and end homelessness including the Forging Ahead Towards Preventing and Ending Homelessness (Ten-Year) Plan. These plans are designed to address the needs of persons experiencing homelessness. The goal of these programs is to ensure that unhoused individuals and families can obtain decent, suitable, and affordable housing in the County. Through the Ten-Year Plan, the County has adopted a “housing first” strategy, which states homelessness is first a housing issue, and that necessary supports and access to comprehensive and integrated services is essential to achieving long-term housing stability. In addition, the Continuum of Care collaborates with entities such as the Contra Costa Council on Homelessness, the Department of Conservation and Development, and Cities to develop and implement transitional facilities, permanent and longer-term housing, and services for people facing homelessness and housing instability. The CoC provides adequate funding or other supports to maintain and/or abate homeless encampments and provide adequate security for the Coordinated Outreach, Referral and Engagement Teams (CORE). CoC programs link people experiencing homelessness with supportive services, such as behavioral health, substance use services, and primary healthcare.

Eight-Year Objectives:

- Continue to update the Ten-Year Plan
- Continue to work with local non-profit organizations and relevant public agencies to encourage funding of

permanent supportive housing unit projects, targeting communities with concentrations of homeless encampments (see Figure 6-14).

- Continue to support existing transitional housing programs, operated by the County and non-profit agencies.
- Continue to support the operations of existing emergency shelters.
- Continue to support licensed residential care facilities in all residential zones through the land use permit process for 7 or more residents.
- Work with service providers to conduct outreach in areas with concentrations of homeless encampments to connect homeless residents with available services and resources.

Funding Source: Hearth Act, CDBG, HOPWA, HOME, ESG

Responsible Agency/Department: Health Services; DCD

Timeframe: Ongoing

Goal HE-4

Improve housing affordability for both renters and homeowners.



Policies

HE-P4.1

Encourage access to homeownership for lower- and moderate-income households.

HE-P4.2

Continue to support the provision of rental assistance to extremely low-, very low-, and low-income households.

HE-P4.3

Prioritize and encourage financial support to non-profit organizations that own or operate housing for persons with developmental disabilities.

HE-P4.4

Designate additional land to address the County's Regional Housing Needs Assessment (RHNA) allocation.

Actions

HE-A4.1

Action: Promote the availability of programs that facilitate homeownership opportunities, including assistance for first-time homebuyers.

Background: The County implements programs to provide affordable homeownership opportunities for lower- and moderate-income households as well as special-needs groups, including farmworkers. These programs include the following:

- New Construction: HOME and CDBG (in support of new construction) funds are used for new construction of single-family homes.
- Inclusionary Housing: Through the Inclusionary Housing Ordinance, homes affordable to lower- and moderate-income homebuyers are constructed as a component of market-rate housing developments.

Eight-Year Objectives: Continue to expand homeownership opportunities, particularly in moderate and high resource areas and communities identified as RCAAs (i.e., Vine Hill, Reliez Valley, Alhambra Valley, Briones, Saranap, Acalanes Ridge, Castle Hill, Alamo, Diablo, Blackhawk, Discovery Bay, and Kensington) to facilitate housing mobility opportunities through a combination of financial support of new construction, and development agreements. Assist 50 first-time homebuyers over the cycle.

Funding Source: HOME, CDBG, Measure X

Responsible Agency/Department: DCD

Timeframe: Ongoing

HE-A4.2

Action: Encourage affordable housing developers to seek state and federal funding to support the construction and rehabilitation of low-income housing, particularly for housing that is affordable to extremely low-income households. The County shall also seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, should they become available.



Background: The County is an entitlement jurisdiction for the CDBG, HOME, and ESG programs. It is a sub-grantee for the HOPWA program. In addition, the County applies for and receives approximately \$7 million in Hearth Act funds on an annual basis. The County administers each of these grants for either most or the entire county (incorporated cities and towns, and the unincorporated areas). Existing Board of Supervisor policy gives priority to projects that provide housing affordable to and occupied by extremely low-income households. The County shall promote the benefits of this assistance program to develop housing for extremely low-income households on its web page and in its program materials.

Eight-Year Objectives: DCD will promote the ELI development assistance program to developers (for profit and non-profit) by including the priority for ELI housing in information on the HOME, CDBG, and HOPWA programs.

Funding Source: HOME, CDBG, Measure X, State (as funding is available)

Responsible Agency/Department: DCD

Timeframe: Annually include a priority for extremely low-income housing in CDBG, HOME, HOPWA NOFA.

Goal HE-5

Provide adequate sites through appropriate land use and zoning designations to accommodate the County's share of regional housing needs.

Policies

HE-P5.1

Maintain an up-to-date site inventory that details the amount, type, and size of vacant and underutilized parcels, and assist developers in identifying land suitable for residential development.

HE-P5.2

Provide adequate sites to meet the housing needs of special-needs groups, including seniors, persons with disabilities, large households, single parents, persons with HIV/AIDS, persons with mental illness, farmworkers, and the homeless.

HE-P5.3

Promote mixed-use development by eliminating minimum area requirement to establish a P-1 District.



Actions

HE-A5.1

Action: Increase the supply of land zoned for high-density housing. This will include creation of new zoning districts for consistency with the new General Plan land use designations. Amend the General Plan and County Ordinance Code, as needed and detailed in Section 6.4, to provide adequate sites for at least 3,266 lower-income units, with particular attention to land in moderate and higher resource designations and communities identified as RCAAs (i.e., Vine Hill, Reliez Valley, Alhambra Valley, Briones, Saranap, Acalanes Ridge, Castle Hill, Alamo, Diablo, Blackhawk, Discovery Bay, and Kensington).

Background: To address the 2023-2031 RHNA, amend the General Plan and County Ordinance Code, to provide adequate sites for at least 3,266 lower-income units. Redesignating and rezoning parcels in the sites exhibits in Appendix A, Table B will address the shortfall of suitably designated and zoned sites to address the lower-income RHNA. The allowed base density in the land use district and County Ordinance Code designation on all listed sites will be amended to permit 30 dwelling units per acre (or greater) with a minimum density of 20 du/ac. With the proposed allowed density, each site will permit at least 16 units. At least half of these sites shall be designated for residential use only. The exception to this requirement is that lower income housing needs may be accommodated on sites designated mixed-use if those sites allow 100-percent residential use and require that residential uses occupy at least 50 percent of the total floor area of a mixed-use project. Some of the requirements of this action will be achieved through inclusion of new or revised development standards (e.g. setbacks, heights, and lot coverage) or updates to processes and procedures in the County Ordinance Code to address

constraints identified in this Housing Element and facilitate achieving increased maximum densities. The redesignation and rezoning of the parcels to address the lower income shortfall must be completed within one year of the beginning of the 6th Cycle Housing Element planning period, which is January 31, 2024.

Eight-Year Objectives: Provide suitably zoned sites to address the lower-income RHNA, prioritizing housing opportunities in high-resource areas to facilitate housing mobility.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Amend zoning by January 31, 2024

HE-A5.2

Action: Change zoning on parcels identified in one or more prior Housing Element to address state law under Government Code Section 65583.2(c) and facilitate housing opportunities on those parcels.

Background: The vacant parcels specified in Appendix A as having been included in the land inventories of the 5th Cycle (2014) and 4th Cycle (2009) Contra Costa County Housing Elements as suitable for lower-income units to address the County's RHNA allocation. Per Government Code Section 65583.2(c), to continue to include these parcels in that portion of the land inventory for this 6th Cycle Housing Element, the County will update all required zoning and General Plan provisions to allow projects that have at least 20-percent affordable units (extremely low, very low, or low) without discretionary review or "by right" (Government Code Section 65583.2 (i)).



Eight-Year Objectives: Make additional sites available for lower-income housing development.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Amend General Plan and zoning by January 31, 2024

HE-A5.3

Action: Update mixed use designations in Land Use Element.

Background: The General Plan Land Use Element includes mixed-use land use designations. These mixed-use designations have enabled unique projects that combine residential uses, such as apartments or condominiums, with commercial and other non-residential uses. Such developments provide needed housing in close proximity to key services, such as transportation hubs. The County anticipates updating this category and increasing allowed densities as part of the Envision Contra Costa 2040 General Plan Update, which is currently underway.

Eight-Year Objectives: Expand usage of mixed-use land use designations to encourage additional mixed-use development with greater residential densities, with particular attention to land in moderate and higher resource designations and communities identified as RCAAs (i.e., Vine Hill, Reliez Valley, Alhambra Valley, Briones, Saranap, Acalanes Ridge, Castle Hill, Alamo, Diablo, Blackhawk, Discovery Bay, and Kensington) to facilitate housing mobility opportunities and encourage mixed-income neighborhoods.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Update General Plan by 2024.

HE-A5.4

Action: Continue to offer density bonuses and to update the local density bonus ordinance to maintain consistency with state law.

Background: In accordance with State law and the County's Residential Density Bonus Ordinance, the County provides density bonuses to qualified new housing projects to facilitate development of affordable housing consistent with state and local laws.

Eight-Year Objectives: Continue to offer density bonuses and other development incentives to facilitate affordable housing development. Continue to provide information regarding the Density Bonus Ordinance to developers at the application and permit center in DCD as well as during pre-application meetings.


Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Update Residential Density Bonus Ordinance for ongoing compliance with state law annually, or as needed.

HE-A5.5

Action: Facilitate lot consolidation for multi-family infill development.



Background: Many unincorporated areas designated for multi-family residential development are fragmented and contain lots that do not meet current minimum lot size standards. Consolidation of undersized lots would likely be necessary to provide an adequate land area to develop an economically feasible multi-family project. To facilitate the infill development of multi-family housing, the County has included some small multi-family residential sites in the sites inventory that have the potential for consolidation with adjacent properties.

The County will reach out to local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers.

As developers/owners approach the County with interest in lot consolidation, the County will consider which incentives to offer, including deferring certain fees, waiving lot merger fees for certain small contiguous lots, and ~~provide~~ providing concurrent/fast tracking of project application reviews to developers who provide affordable housing. The County will also pursue grant funding for parcel assemblage land banking when it is available.

Eight-Year Objectives:

- Encourage and support the consolidation of smaller, contiguous, residential parcels into larger parcels that would allow for the development of large, well-designed, multi-family development projects. Continue to offer a tiered density bonus program to encourage consolidation of small lots for multifamily development.
- Support consolidation as applicable housing applications are received.

- Pursue grant funding as feasible during planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.
- Encourage the construction of 20 lower-income units through lot consolidation to alleviate displacement risk in areas where development was not otherwise possible.
- By December 2024, identify property owners of small, contiguous lots in RCAAs (i.e., Vine Hill, Reliez Valley, Alhambra Valley, Briones, Saranap, Acalanes Ridge, Castle Hill, Alamo, Diablo, Blackhawk, Discovery Bay, and Kensington). Reach out within one year to discuss options to consolidate lots for higher density development.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Biennially: Review site inventory and adjust for planned and completed developments. Annually: meet with developers to receive input about incentives to be created.

Goal HE-6

Mitigate potential governmental constraints to housing development and affordability.



Policies

HE-P6.1

Establish and maintain development standards that streamline housing development while protecting quality of life goals.

HE-P6.2

Provide financial and/or regulatory incentives where feasible and appropriate to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

HE-P6.3

Encourage P-1 zoning in areas with significant numbers of non-conforming parcels and uses.

HE-P6.4

Expand efforts to provide for timely and coordinated processing of residential development projects to minimize project holding costs and encourage housing production.

Actions

HE-A6.1


Action: Update Title 8 of the County Ordinance Code

Background: The County regulates the type, location, density, and scale of residential development in the unincorporated areas primarily through the General Plan and County Ordinance Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies

of the County General Plan. The County is engaged in an ongoing process of reviewing the County Ordinance Code for consistency with state laws. In addition, the County is embarking on a comprehensive update to their zoning. The main purpose of this review is to ensure that the County's requirements and standards do not act as a constraint to the development of affordable housing.

Eight-Year Objectives:

- Periodically review the County Ordinance Code and other ordinances to ensure to the extent feasible, that County policies and regulations do not constrain housing development and affordability.
- As part of the comprehensive zoning update, through updates to development standards promote the diversification of buildings, lot sizes, and open spaces to produce an environment in harmony with surrounding existing and potential uses. This work will align with the new zoning districts and land use designations that will be put in place by January 31, 2024.
- Current revisions needed to the County Ordinance Code include:
 - Allow employee housing for six persons or fewer anywhere single-family residential uses are allowed to comply with the Employee Housing Act.
 - Establish a streamlined review process and standards for eligible projects under SB 35 (2017), as set forth under Government Code Section 65913.4.
 - To affirmatively promote more inclusive communities, review and revise the County's requirements for Residential Care Facilities with



seven or more persons and permit them as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. These types of facilities are still subject to state licensing requirements.

- Allow transitional and supportive housing in all zoning districts in the same way that other housing is allowed per SB 2 (2007) and also to allow supportive housing without discretionary review in areas zoned for residential use where multifamily and mixed uses are permitted, per Assembly Bill (AB) 2162 (2018).
- Allow low-barrier navigation centers without discretionary review in compliance with AB 101 in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

- Update the land use permit findings to be objective.

- Allow emergency shelters as a permitted use in the Light Industrial zoning district to implement AB 2339. In 2027, the County will evaluate the remaining suitable sites in the zones that allow emergency shelters by right and compare with the homeless need at the time. If the available sites do not address or exceed the homeless need, the County will update the zoning to allow emergency shelters by right in more locations in order to address the homeless need.

- Update parking standards for emergency shelters to accommodate all staff, provided they do not require more parking than other residential or commercial uses in the same zone (Government

Code Section 65583(a)(4)(A)(ii)).

- Amend the definition of "family" in the Contra Costa County Municipal Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Complete update of County Ordinance Code including specified revisions by 2024. Ongoing – periodic review of zoning and subdivision ordinances.

HE-A6.2

Action: Continue developing and implementing practices to further streamline approval of planning entitlements and issuance of building permits for residential projects including development of objective design standards (see Action HE-A2.6).

Background: To expedite the review of residential projects, the County has implemented the following policies and actions:

- The County Zoning Administrator reviews development applications for projects with fewer than 100 units.
- The County receives development applications for large and complex projects that require approvals or comments from multiple County departments. A monthly meeting between upper management representatives facilitates review of these projects. Development issues are identified early in the project review and staff from the different departments collaborate to identify approaches to resolve the issues.



- The Application and Permit Center makes permit processing more streamlined by enhancing coordination of permitting services, including online application submittal.

Eight-Year Objectives: Continue monthly meetings with various County departments to review applications that require approvals or comments from more than one County department. Continue reducing time and cost for processing residential development applications to the greatest extent possible.

Funding Source: DCD, PWD, and HSD

Responsible Agency/Department: DCD, PWD and HSD

Timeframe: Meet monthly and ongoing.

HE-A6.3

Action: Continually monitor development impact fees (transportation, drainage, park, etc.) and proposed increases.

Background: The County collects fees on development to mitigate impacts on infrastructure and services. Requiring developers to construct site improvements and/or pay fees toward the provision of infrastructure and services increases the cost of housing development. While these costs may impact housing affordability, these requirements are deemed necessary to maintain the quality of life desired by county residents and are consistent with the goals and policies of the General Plan.

Eight-Year Objectives: Development impact fees that are proportional to the cost of impacts and do not unnecessarily hinder residential development.

Funding Source: DCD and PWD

Responsible Agency/Department: DCD; PWD

Timeframe: Monitor fees every two years

HE-A6.4

Action: ~~Establish~~ Continue processes to streamlining planning review of small residential development applications.

Background: DCD has implemented a “fast-track” permitting process for residential projects, such as small additions, interior remodels, window replacement, new decks, that can be reviewed and approved quickly. Applications for these small projects are processed in approximately five business days.

Eight-Year Objectives: Continue to implement programs to complete small project application reviews within five days of application submittal.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Ongoing



Goal HE-7

Promote equal opportunity for all residents to reside in the housing of their choice.

Policies

HE-P7.1

Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color, ancestry, national origin, religion, disability, gender identity sexual orientation, familial status, marital status, or other such arbitrary factors.

HE-P7.2

Provide financial support to non-profit organizations providing fair housing services.

HE-P7.3

Enhance the opportunity for seniors, persons with disabilities, large households, single parents, persons with HIV/AIDS, persons with mental illness, and farmworkers to have access to housing.

HE-P7.4

Ensure that housing programs prioritize the needs of underserved communities, benefit lower-income residents, and avoid gentrification as neighborhoods are improved.

Actions

HE-A7.1

Actions:

- Continue offering fair housing counseling and legal services.
- Continue providing public outreach and education regarding fair housing rights; specialized property owner, management, and lender training; rental home seeking and relocation services; and discrimination complaint processing and investigation.
- Continue requiring housing developers that receive County funding to submit a marketing plan detailing the developer's equal opportunity outreach program and demonstrating efforts to reach those people who are least likely to hear about affordable housing opportunities.
- Continue to update the Analysis of Impediments (AI) to Fair Housing Choice on the HUD required schedule.
- Implement the following previously identified (in earlier actions in this section) actions to affirmatively further fair housing:
 - Place-based revitalization strategies: Action HE-A2.4
 - Strategies to facilitate housing mobility: HE-A2.1, HE-A2.3, HE-A2.4, HE-A2.5, HE-A5.1, and HE-A6.1
 - Strategies to expand affordable housing in high resource areas: HE-A2.5, HE-A5.1, HE-A5.5, and HE-A6.1



- Strategies to reduce or prevent displacement risk: HE-A2.1, HE-A5.5, and HE-A7.2
- By December 2023, the County will identify community groups and service providers in all disadvantaged communities, and those at risk of gentrification if different. By June 2024, the County will meet with each of these groups or providers to identify community-based partnerships and strategies to promote place-based revitalization to improve living conditions through efforts not related to development.
- By June 2023, ensure that fair housing information is available in County buildings and on the County's website. Update materials annually, or as needed if more frequent.
- Promote the availability of multi-lingual resources by ensuring that County-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make materials available by December 2024.
- Meet with school districts by January 2024 to determine what, if any, outside factors impede student performance in certain areas of the County that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents or guardians, and more. If a need for a specific program is identified, the County will pursue solutions, which may include:
 - Reviewing the County Ordinance Code to ensure childcare facilities are permitted in close proximity to schools and employment centers;
 - Meeting with developers to identify sites suitable and incentives to encourage development of housing that is affordable on a teacher's salary; or
 - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.
- Implement programs and policies identified throughout the General Plan to affirmatively further fair housing and overall conditions in disadvantaged communities identified in the Assessment of Fair Housing.
- Working with the Housing Authority, implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers as well as training on avoiding discriminatory practices based on income or other protected classes. Distribute this information at least annually to property owners and managers across the county, though with an emphasis on higher resource areas in central and southern Contra Costa County where there are no Public Housing opportunities available, a disproportionately low rate of voucher usage, and high performing schools.
- By December 2025, create an online resource, in multiple languages, for tenants to understand their rights related to Building Code standards, landlord and tenant responsibilities, and how to request repairs or improvements to their home, including information that is specific to County housing and Code Enforcement regulations.

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- By December 2025, establish a right-to-return program consistent with Senate Bill 330 for households that occupy units protected by deed restriction or rent restriction controls.

Background: To promote fair housing, the County allocates CDBG funds to local non-profit organizations for fair housing counseling and legal services. Services offered typically include advocacy and collaboration in support of fair housing opportunities for all; public outreach and education regarding fair housing rights; specialized property owner, management, and lender training; rental home seeking and relocation services; and discrimination complaint processing and investigation.

All housing developers receiving financial assistance from the County are required to submit a marketing plan detailing the developer's equal opportunity outreach program and demonstrating efforts to reach those people who are least likely to hear about affordable housing opportunities. Typical outreach includes distributing informational flyers to social service agencies, and housing authority offices. Advertisements are placed in local newspapers and publications in both English and prevalent non-English languages.

The Contra Costa Consortium has adopted the HUD-mandated Analysis of Impediments to Fair Housing Choice. The AI includes a comprehensive review of the County's laws, regulations, and administrative policies; an assessment of how those laws affect the location, availability, and accessibility of housing; and an assessment of conditions, both public and private, affecting fair housing choice.

Eight-Year Objectives: Affirmatively further fair housing. Continue to support local non-profit organizations for fair housing counseling and legal services. Carry out necessary actions to address the impediments to fair housing choice identified in the AI. See expected outcomes of actions identified in the first bullet for AFFH objectives.

Funding Source: CDBG, General Fund

Responsible Agency/Department: DCD, Clerk-Recorder, Workforce Development Board

Timeframe: Refer to each strategy in the affirmatively furthering fair housing (AFFH) program for metrics and specific milestones.

HE-A7.2

Action: Prioritize projects that will not involve permanent relocation of residents, offer first right to return if temporary relocation is unavoidable.

Background: In allocating affordable housing funds, the County assigns priority to projects that do not involve permanent relocation (displacement). However, projects involving relocation may be funded if required to eliminate unsafe or hazardous housing conditions, reverse conditions of neighborhood decline, stimulate revitalization of a specific area, and/or accomplish high-priority affordable housing projects. In such situations, the County monitors projects to ensure that relocation consistent with federal and state requirements is provided. Wherever feasible, displaced households and organizations are offered the opportunity to relocate into the affordable housing project upon completion.



In accordance with California Government Code Section 65583.2(g), the County will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

Eight-Year Objectives: Prevent permanent relocation, to the extent practicable, to reduce displacement risk and comply with state law regarding replacement housing units.

Funding Source: HOME, CDBG

Responsible Agency/Department: DCD

Timeframe: Ongoing

Goal HE-8

Promote energy-efficient retrofits of existing dwellings and exceeding building code requirements in new construction.

Policies

HE-P8.1

Participate in State and Bay Area regional efforts to reduce energy consumption.

HE-P8.2

~~Encourage healthy indoor air quality and noise levels in existing and new housing. Support efforts to retrofit existing housing units with multi-paned windows, air filtration systems, low-emission building materials, energy efficient and all-electric equipment and appliances, and other improvements that reduce indoor air and noise pollution while at the same time working to improve energy efficiency.~~


HE-P8.23

Locate below market-rate housing developments outside of mapped hazard zones as identified in the Health and Safety Element.

Actions

HE-A8.1

Action: Continue to participate in regional programs and activities and increase installed solar capacity.



Background: Contra Costa County is actively involved in regional energy conservation and sustainable development activities. It is a member of the Bay Area Regional Energy Network, which provides rebates and incentives for energy conservation. The County has streamlined the permitting process for solar panels by creating a checklist that includes the required elements to process a permit application. The application and instructions are also available on the County's website.

Eight-Year Objectives: Continue to participate in regional programs and activities. Increase installed solar capacity countywide. Continue to provide expedited rooftop solar permitting.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Ongoing

HE-A8.2

Action: Adopt and implement Updated Climate Action Plan.

Background: The most recent update to the County's Climate Action Plan was adopted in December 2015, the Board of Supervisors adopted a Climate Action Plan. The 2015 CAP included sections covering the scientific and regulatory environment, an updated GHG inventory and forecast, a GHG reduction strategy for community-wide emissions, and implementation plan.

The County is currently preparing the 2022-2023 Climate Action Plan Update to build on the legacy of its prior efforts by including an updated estimate of the County's energy use and GHG emissions, updated emissions reductions and

implementation and monitoring strategies, and a discussion of climate change impacts relevant to Contra Costa County. The 2022-2023 CAP will identify energy efficiency and conservation and GHG reduction strategies that benefit residents through and beyond 2050, consistent with the State's goals and programs to achieve statewide net carbon neutrality and carbon free energy by 2045.

Eight-Year Objectives: Implement Climate Action Plan components related to housing.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Adopt Updated Climate Action Plan by 2024.

HE-A8.3

Action:

- Continue to enhance parks, open space, and tree plantings in these areas to improve environmental health. Facilitate safe pedestrian and bicycle access to parks or open space to reduce environmental health disparities across the county. Implement this objective during the CIP process.
- Work with Caltrans to reduce regional air quality impacts associated with regional transportation facilities. The County will meet with Caltrans at least every other year, as feasible, to identify options for air quality improvements and coordinate action implementation.
- Review and update the County's planning standards to address proximity disclosures for residences within



1/4 mile of industrial districts and ensure that adequate physical separation and landscape buffers are provided. Update by June 2026.

Background: Environmental health is determined by air quality, climate change related outcomes, water quality, cancer prevalence, and more. Communities and areas with poor environmental health conditions are often correlated to their proximity to industrial uses, major transit corridors, and other larger pollution sources. The County will facilitate environmental health-oriented, place-based revitalization of communities, particularly for housing in closer proximity to the lowest scoring areas in terms of environmental health, including, but not limited to, Rodeo, North Richmond, Bay Point, Bay View, and Clyde, the which are more heavily impacted by pollution from prior industrial uses and diesel particulate matter from proximity to regional freeways.

Eight-Year Objectives: Facilitate healthy environments for residents and visitors. See individual strategies for specific targets.

Funding Source: DCD

Responsible Agency/Department: DCD

Timeframe: Refer to each strategy in this program for specific time frames.

B. RELATED PLANS

In addition to the Housing Element, the goals and policies presented earlier are implemented through a series of housing programs offered primarily through the County Department of Conservation and Development (DCD), the County's Health Services Department, and the Housing Authority of

Contra Costa County. The following plans prepared by these agencies help define the County's overall housing strategy presented in this Housing Plan.


1. Contra Costa Consortium Consolidated Plan

The Consolidated Planning process for the Contra Costa Consortium is managed by DCD. The Consolidated Plan outlines the Consortium's objectives and strategy for meeting its housing and community development needs using CDBG, HOME, NSP, ESG, and HOPWA funds.

For CDBG and ESG funds, programs are available to the Urban County, including the unincorporated areas, and the cities and towns of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon. HOME-funded programs are available to the Contra Costa Consortium, including the Urban County and the cities of Antioch, Concord, Pittsburg, and Walnut Creek. HOPWA-funded activities are available to all jurisdictions in the County.

The funds provided by these programs can be used for new affordable rental housing, home-buyer assistance, rehabilitation assistance, supportive housing assistance, public facilities improvements, and can be used to provide a variety of services for lower-income families and individuals, and unhoused persons.

The 2020-2025 Consortium Consolidated Plan outlines four priority needs for the entire County, including: affordable housing, reduction and alleviation of homelessness, non-housing community development, and strengthening of partnerships between all levels of government and the private sector. The updated plan notes that through the first four years of the consolidated plan, 12 of the previous goals have been met, including providing social



services and housing to 62,000 county residents and households, the construction of 188 rental units, and the rehabilitation of 149 rental units countywide.

2. Contra Costa Council on Homelessness/ Continuum of Care Strategy

The Contra Costa Council on Homelessness (CCCH) serves as the County's Continuum of Care Board, and includes non-profit community and advocacy groups, the interfaith community, business organizations, and other relevant community groups. Its purpose is to implement key strategies identified in the five-year Continuum of Care Plan and the Ten-Year Plan to End Homelessness. The Council is responsible for approving funding allocations for proposed projects and monitoring and tracking performance and compliance in coordination with the Council on Homelessness and HMIS Lead Agency. Contra Costa Continuum of Care Plan identifies priorities and strategies for meeting the housing and service needs of homeless and at-risk populations throughout the county. The Plan addresses gaps in existing facilities and services for homeless households and includes strategies with priorities to expand capacity in the following areas: homeless prevention, outreach and assessment activities; emergency shelter, transitional housing, and permanent housing affordable to extremely low income and unhoused households; and supportive service needs. The County's Ten-Year Plan to End Homelessness includes priorities to address three types of unhoused populations: the chronically unhoused, those discharged into homelessness,

and the transitionally (or episodic) unhoused people. This will include programs and projects to increase income and employment opportunities for homeless households, expand needed support services and programs to prevent homelessness, and increase the availability of housing affordable to extremely-low income households and homeless persons.

3. Public Housing Agency Plan

The Housing Authority of Contra Costa County (HACCC) owns and operates the County's public housing projects and administers the Section 8 Rental Assistance program for County residents. HACCC prepares a five-year Public Housing Agency Plan (PHAP) and an annual Action Plan, which identifies strategies and actions to maintain and improve the public housing stock, expand the availability and use of Section 8 assistance throughout the County, and improve overall program administration.



TABLE 6-395865 QUANTIFIED EIGHT-YEAR OBJECTIVES

Activity	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction ¹	1,036	1,036	1,194	1,211	3,133	7,610
Rehabilitation ²	169	189	192	20	20	590
Acquisition/Preservation ³	51501	66516	66526	709	910	1831,623

1. The new construction objectives are the same as the County's RHNA.
2. The units under the rehabilitation objective are addressed by Actions HE-A1.1, HE-A1.2, HE-A1.3, HE-A1.4, and HE-A2.4
3. The units to be preserved are addressed by Actions HE-A1.2, HE-A1.3, HE-A1.4, and HE-A1.5

A.

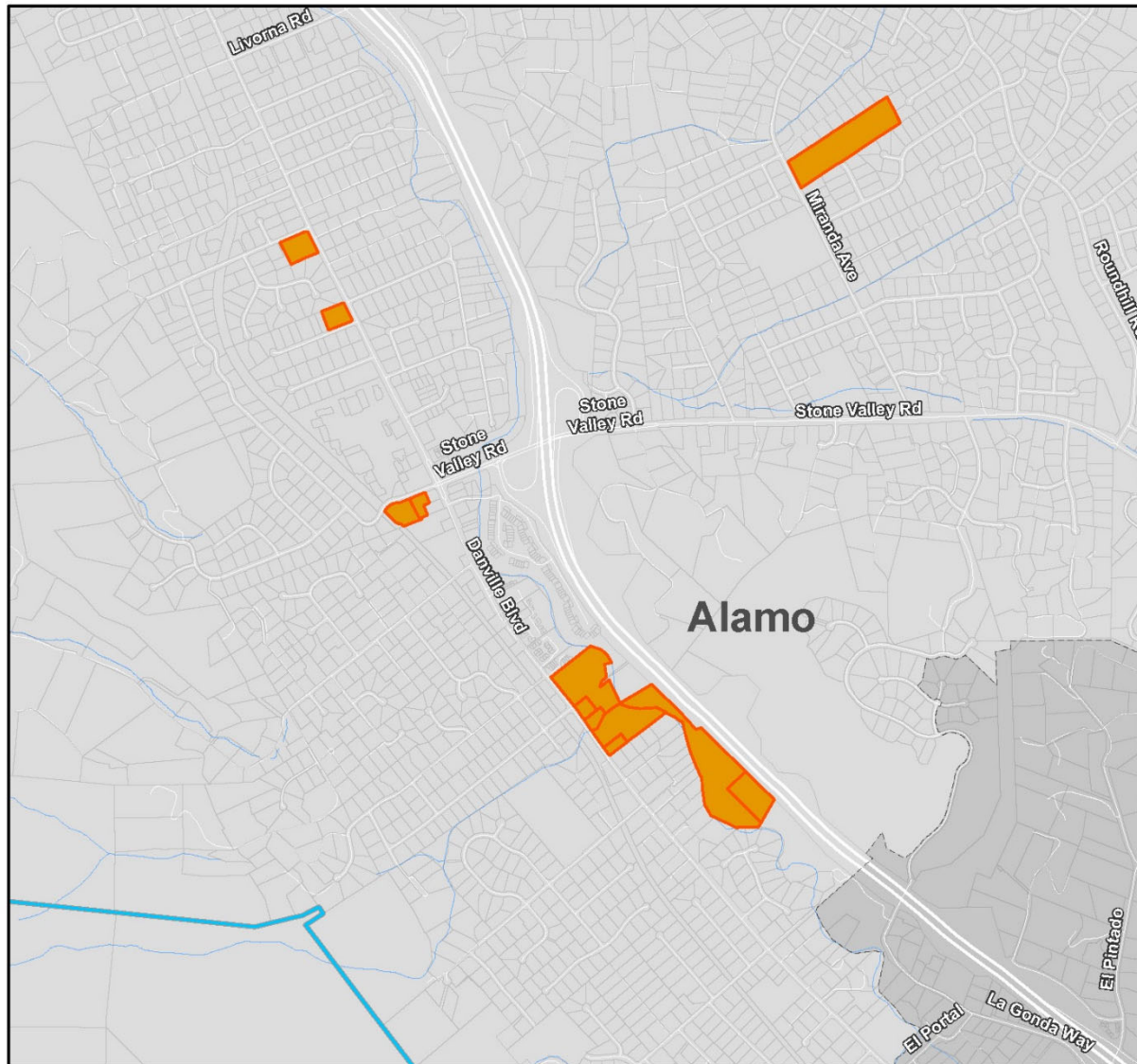
APPENDIX A: SITES INVENTORY

Sites Inventory Maps

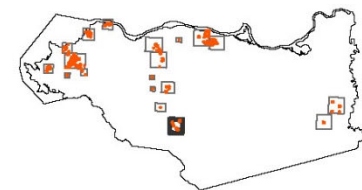


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Alamo



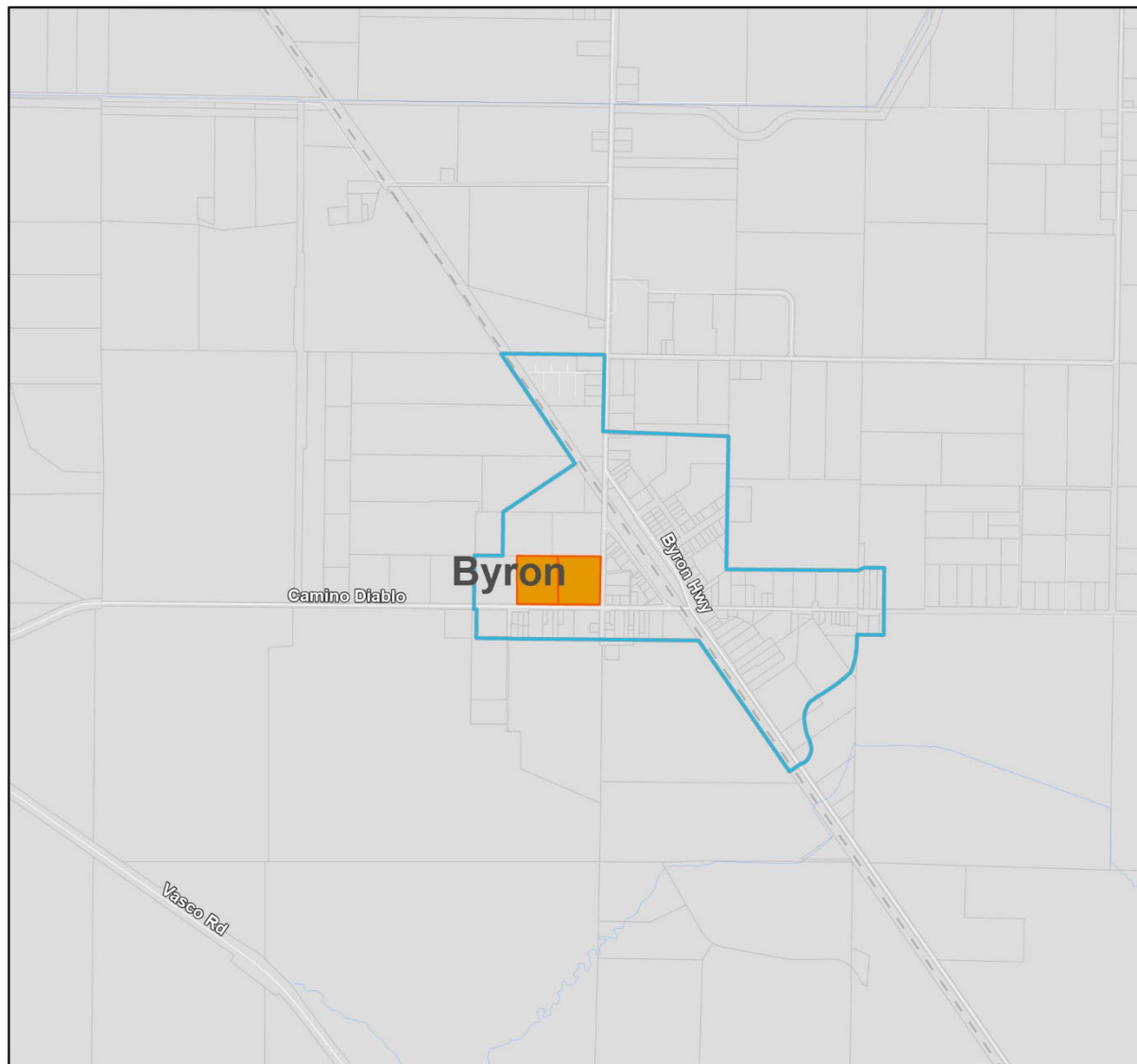
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- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated



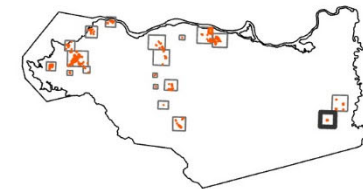
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HOUSING ELEMENT
COUNTY OF CONTRA COSTA

Sites Inventory:
Byron



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated

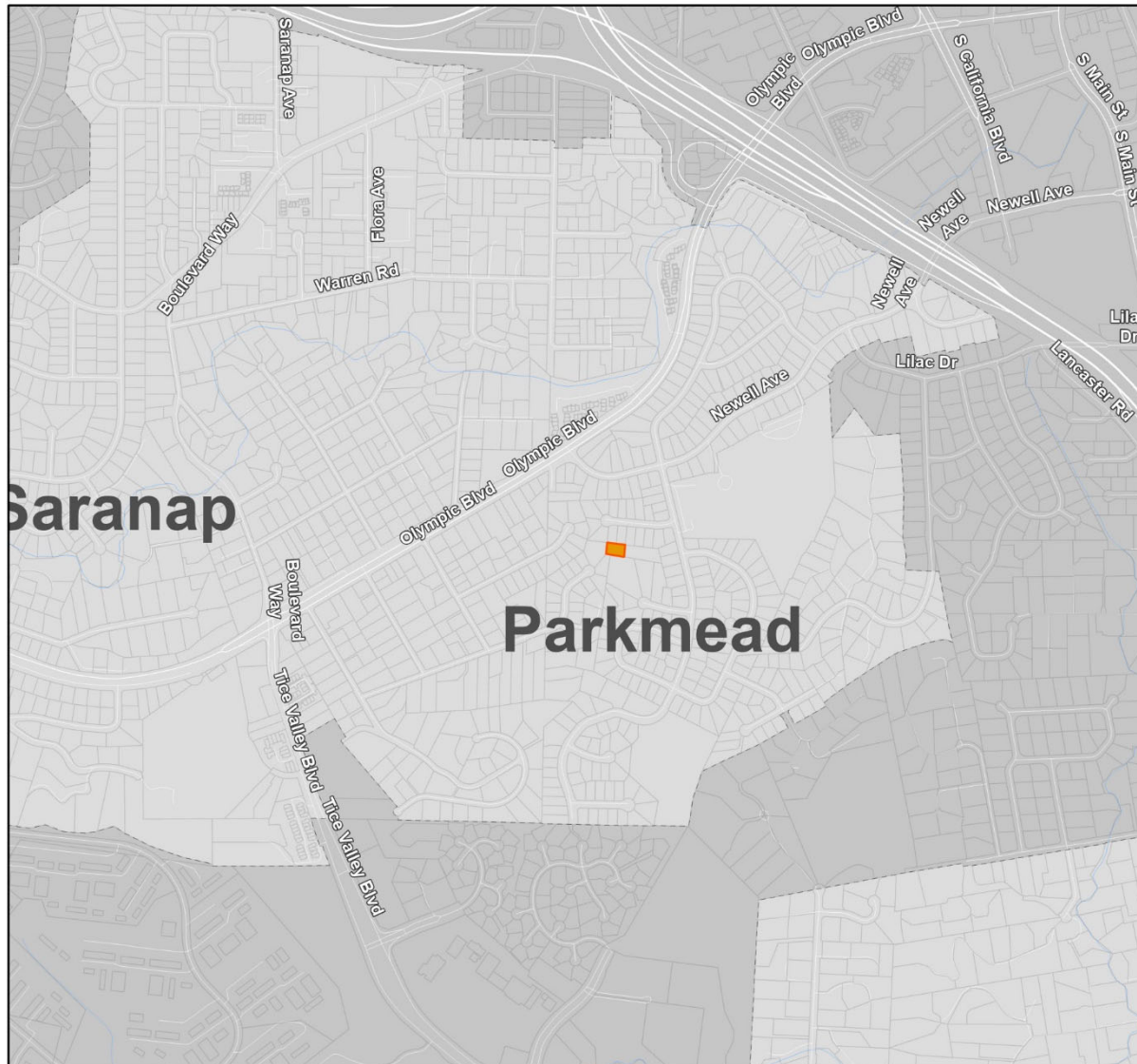


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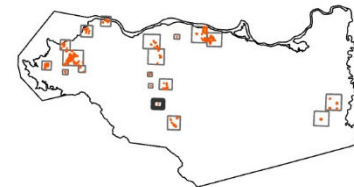


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Saranap/Parkmead

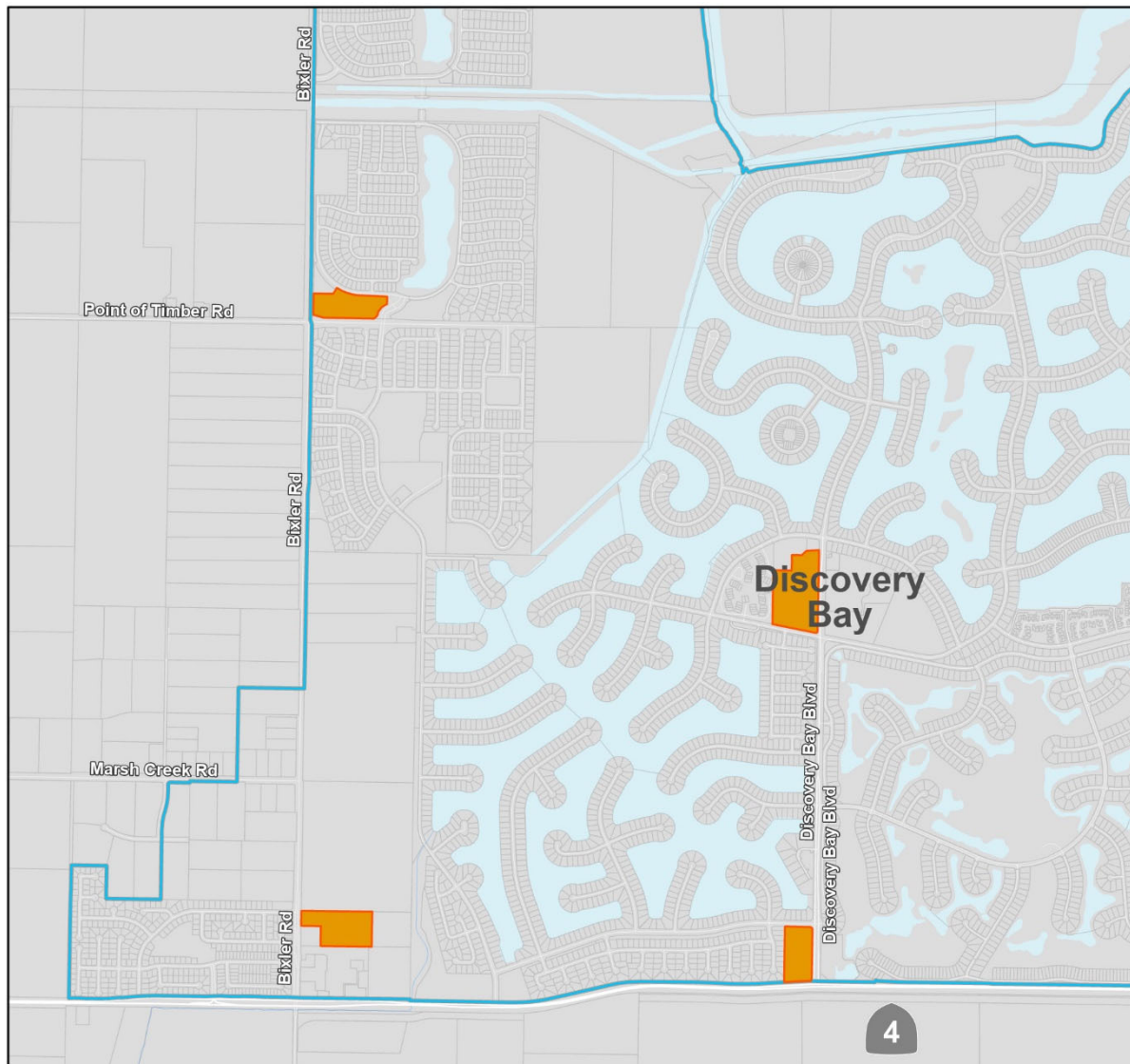


- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated



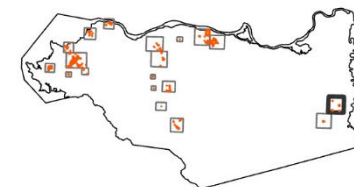
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HOUSING ELEMENT COUNTY OF CONTRA COSTA



Sites Inventory: Discovery Bay (West)

- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated

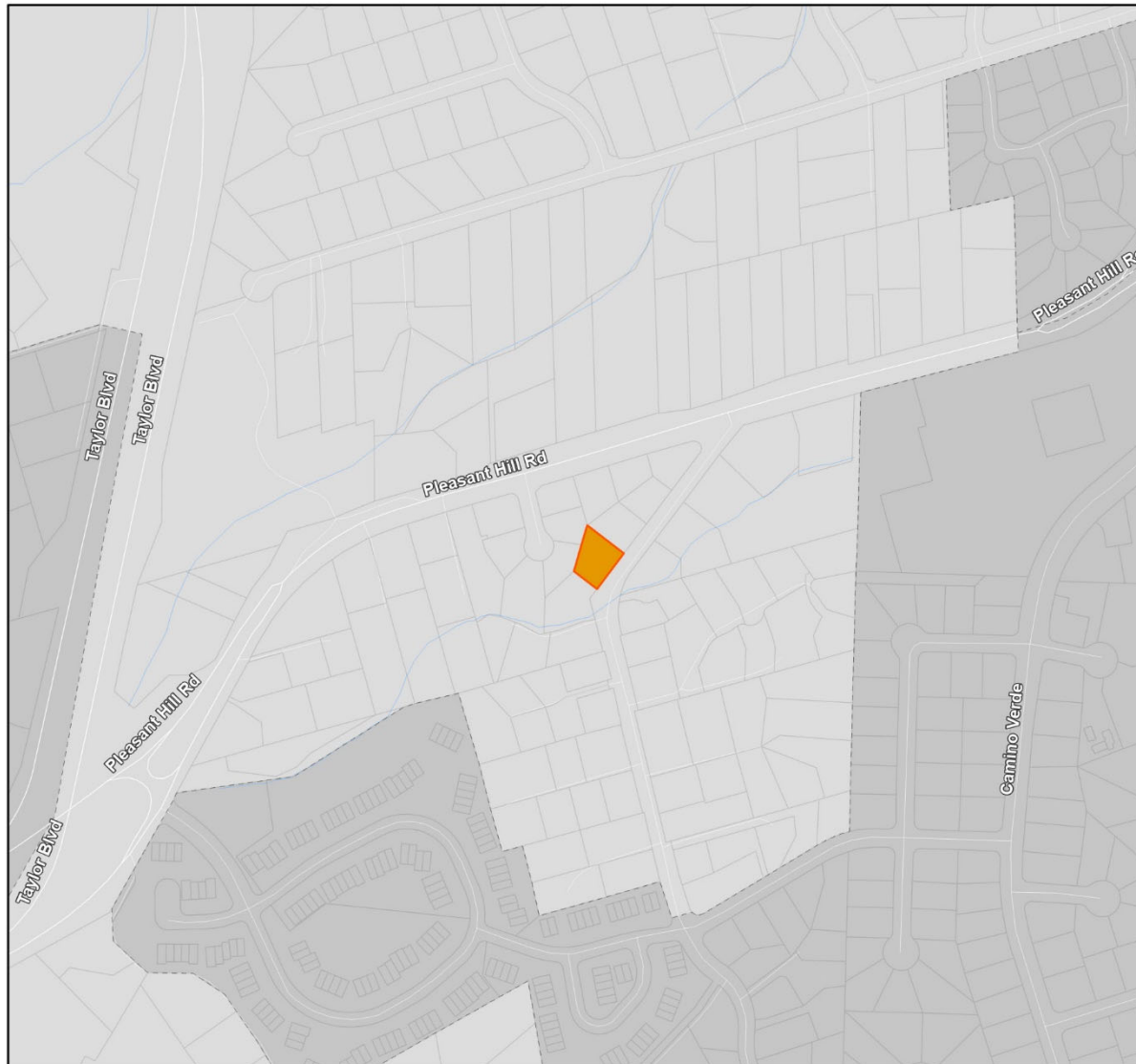


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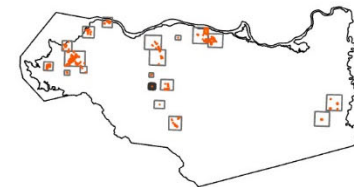


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Reliez Valley



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated



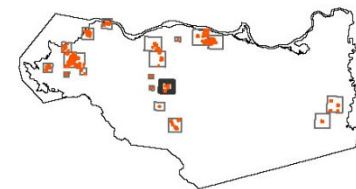
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HOUSING ELEMENT COUNTY OF CONTRA COSTA



Sites Inventory: Contra Costa Centre

- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated

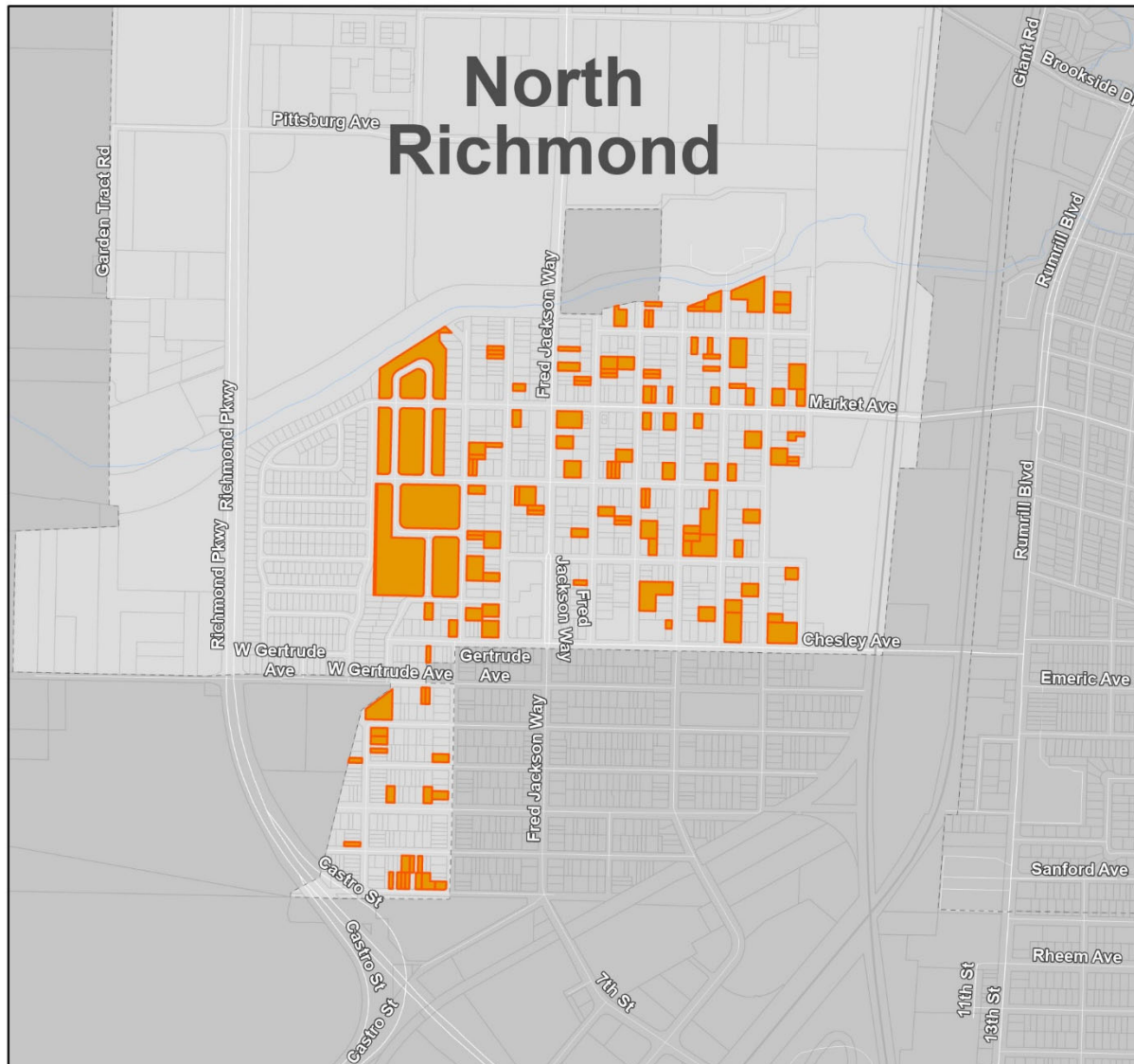


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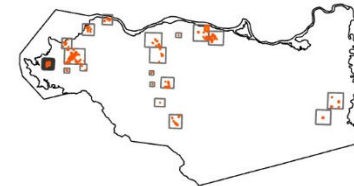


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: North Richmond



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated



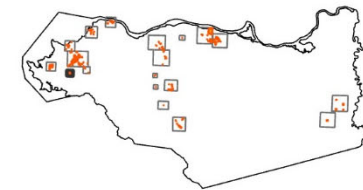
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HOUSING ELEMENT
COUNTY OF CONTRA COSTA



Sites Inventory:
East Richmond Heights

- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated



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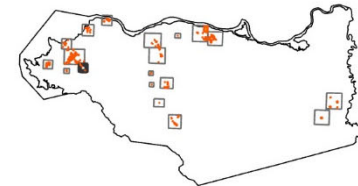


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: El Sobrante (Southeast)



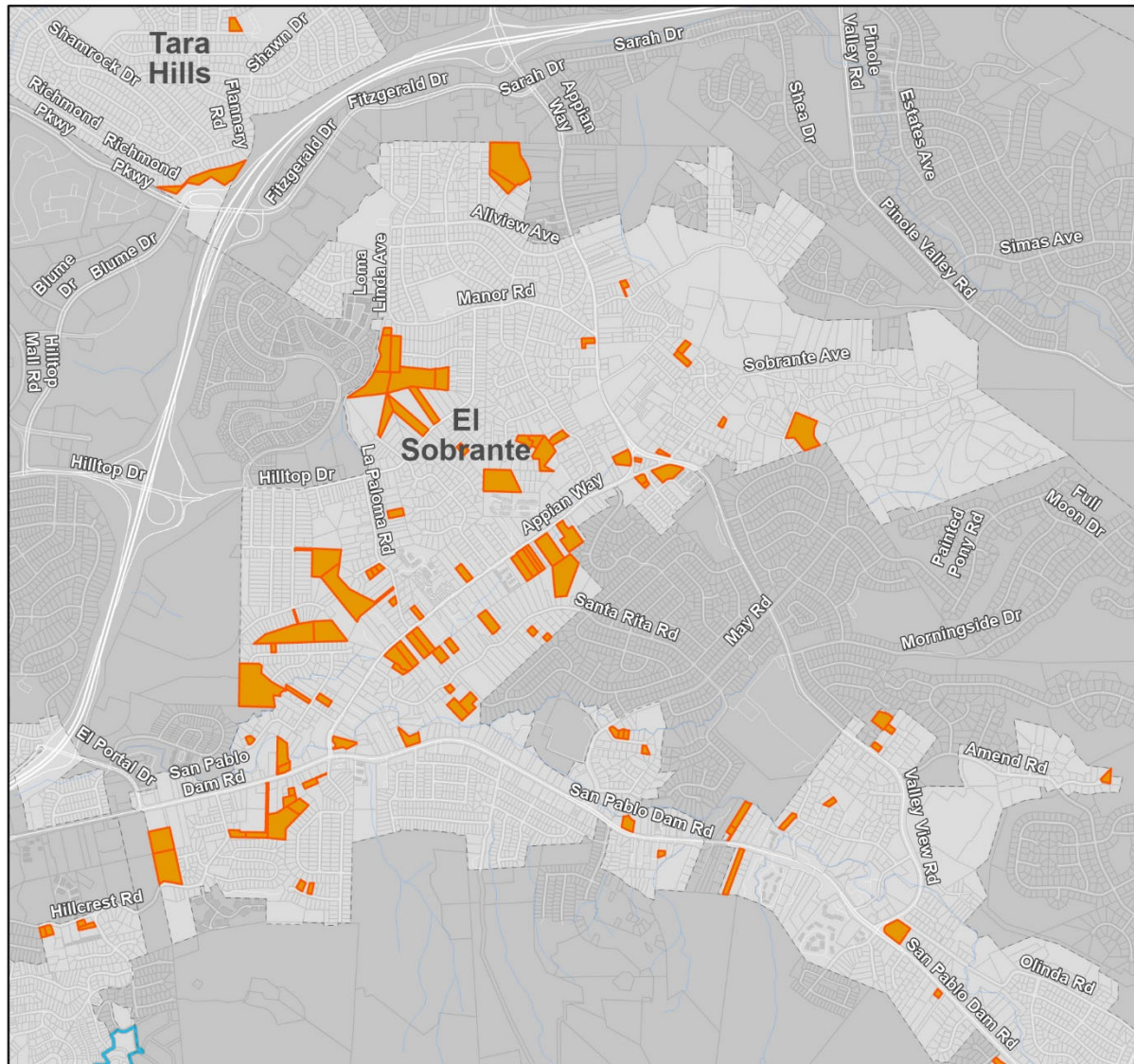
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- Housing Element Sites
- Incorporated City
- Unincorporated



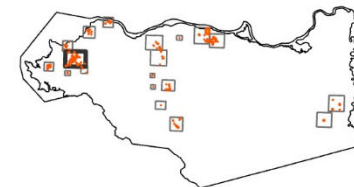
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HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: El Sobrante/Tara Hills (South)



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated

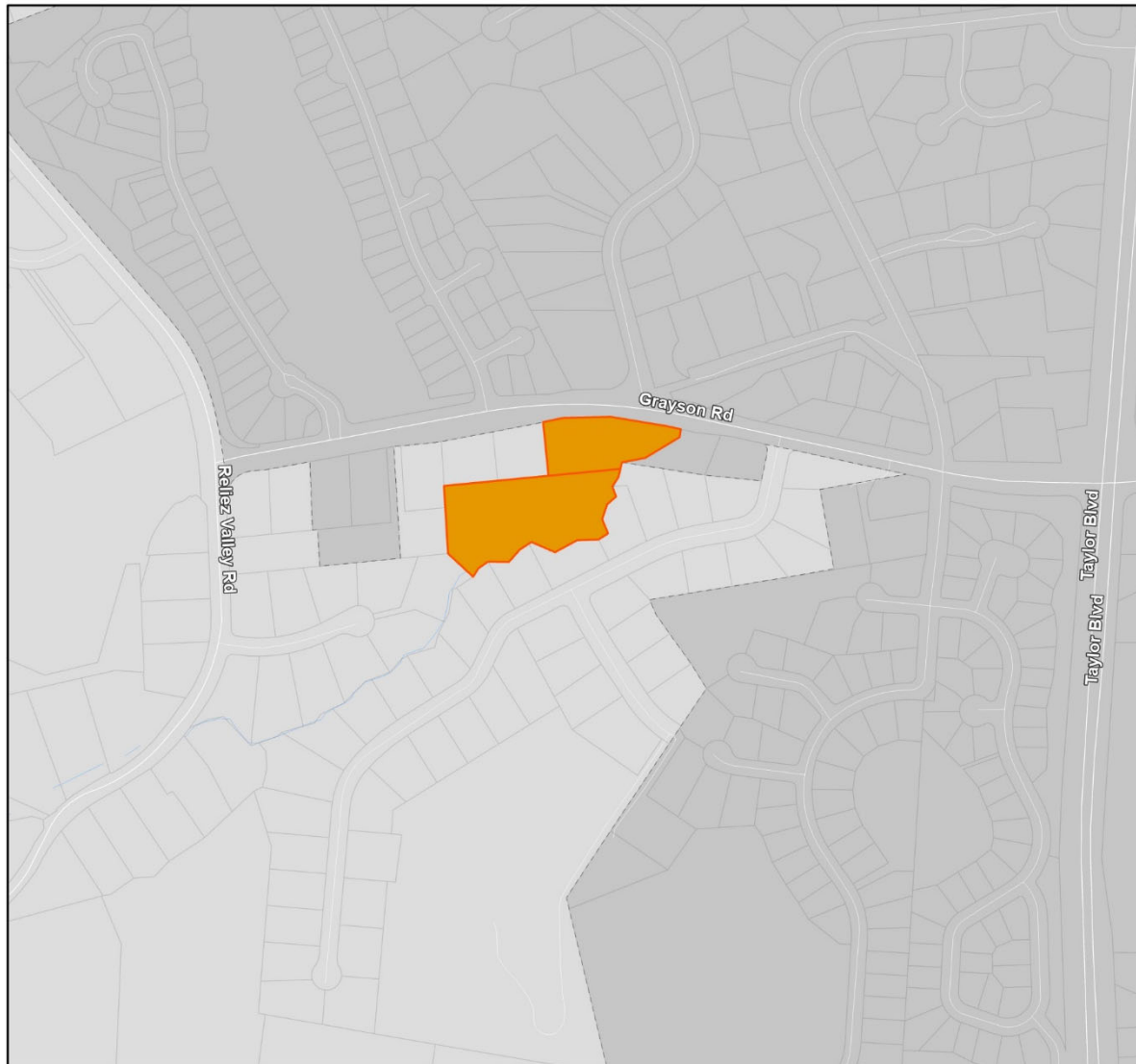


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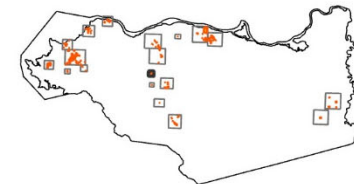


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Pleasant Hill (Unincorporated)



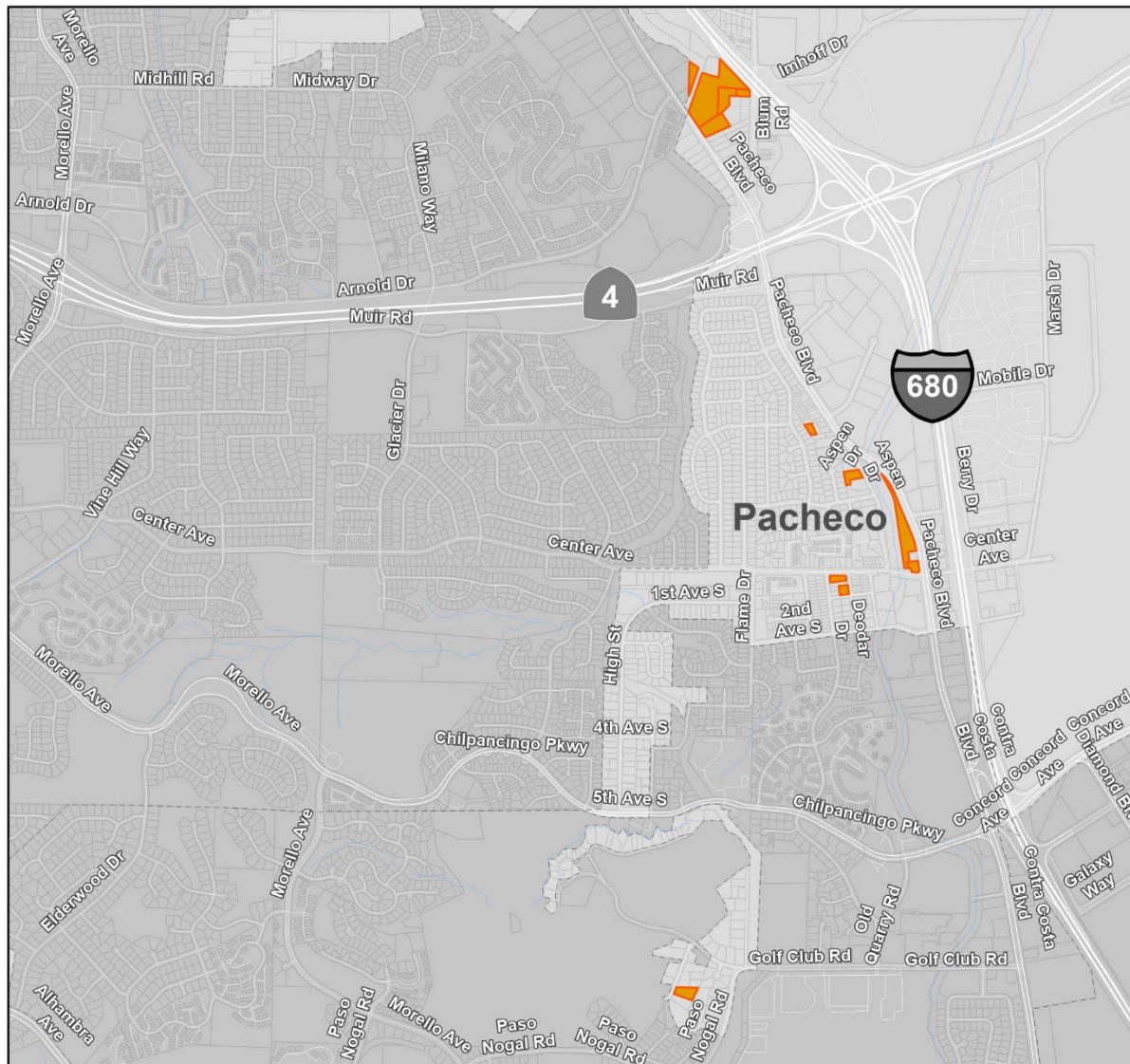
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- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated



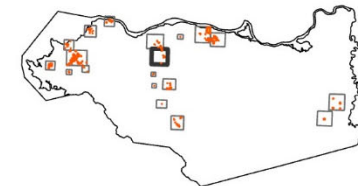
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HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Pacheco



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated

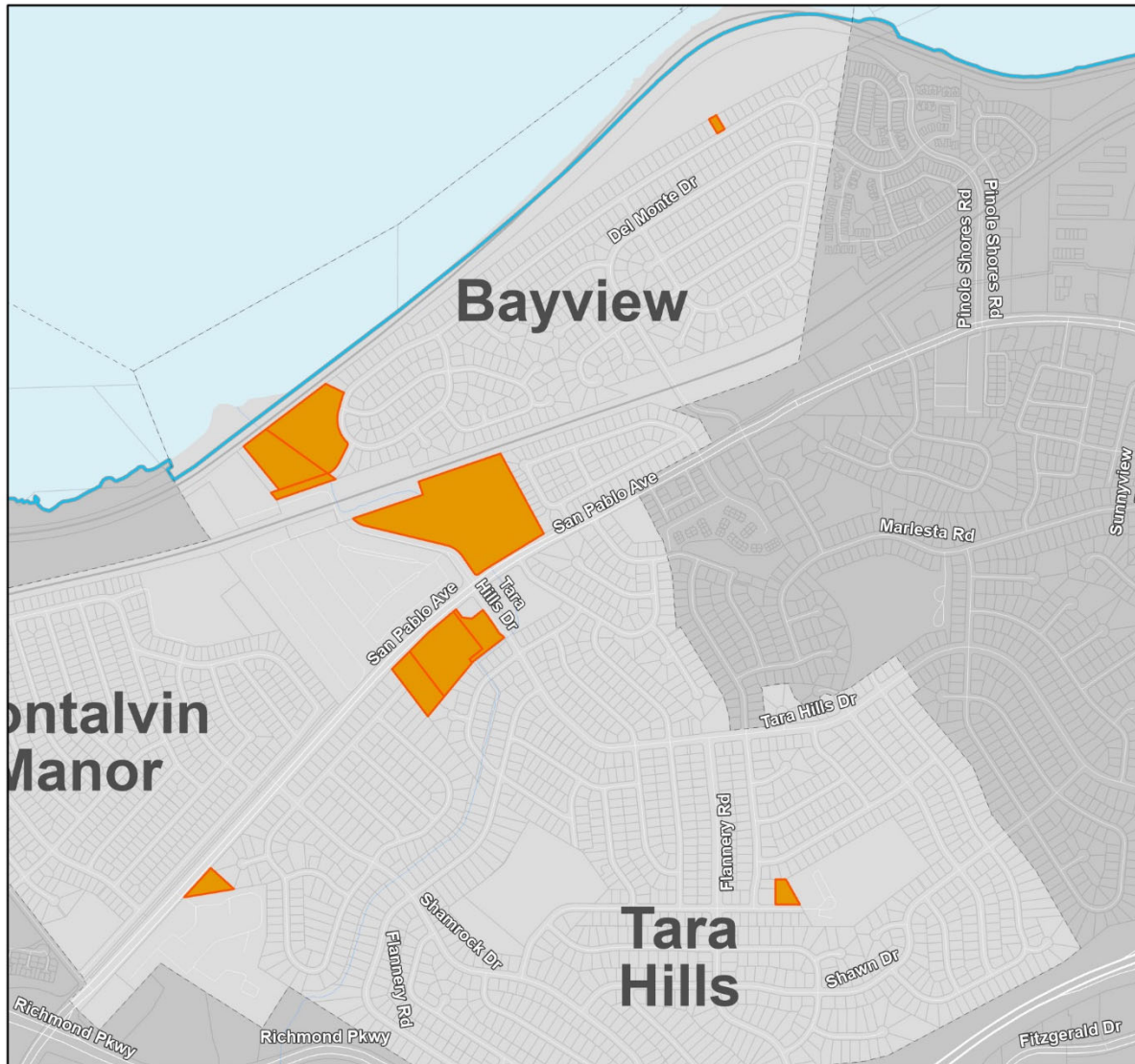


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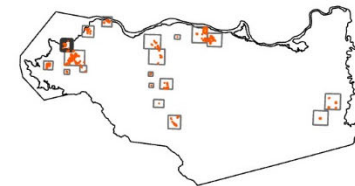


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Bayview/Tara Hills (North)



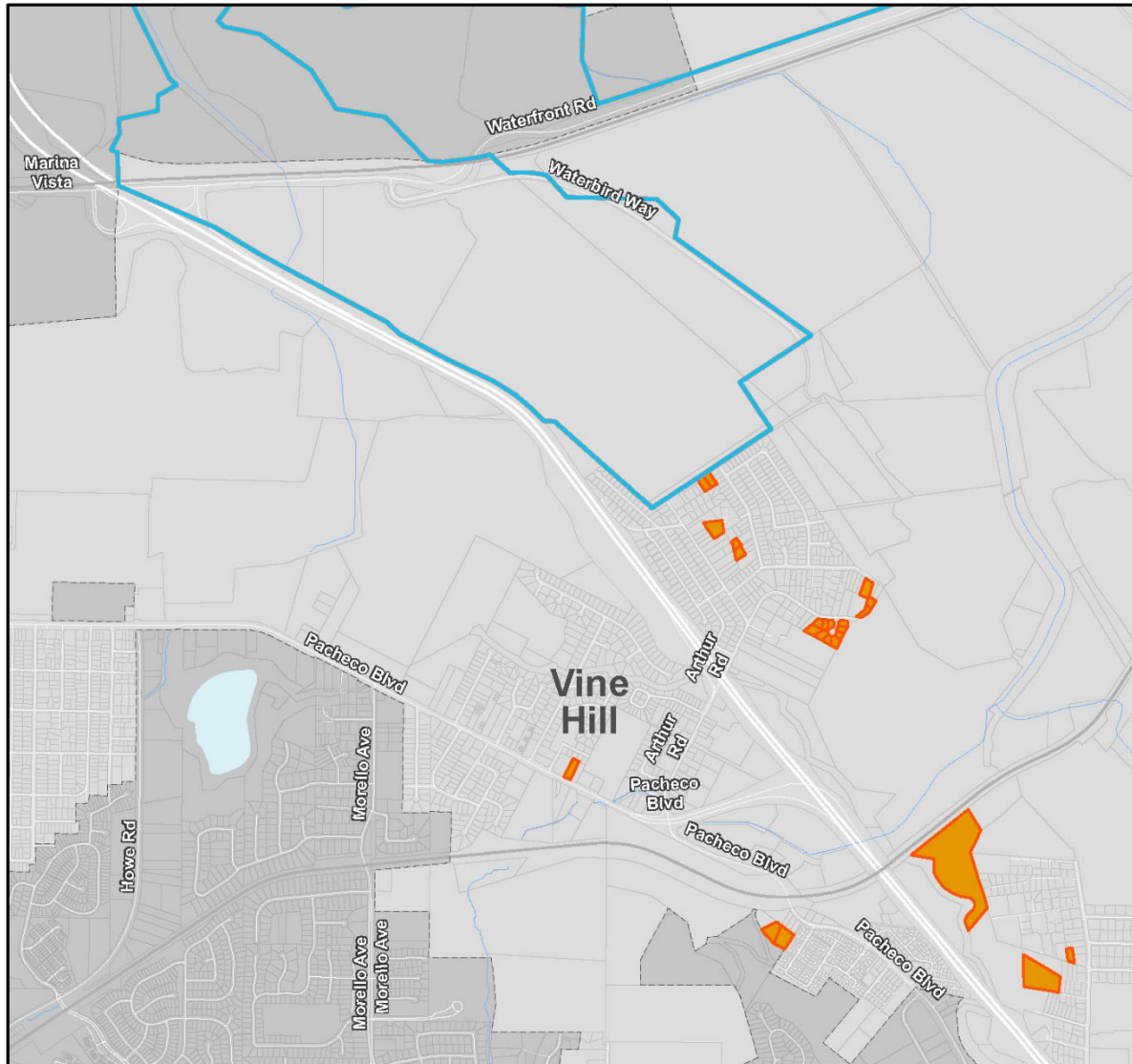
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- Incorporated City
- Unincorporated



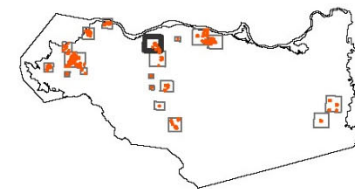
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HOUSING ELEMENT
COUNTY OF CONTRA COSTA

Sites Inventory:
Vine Hill



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated



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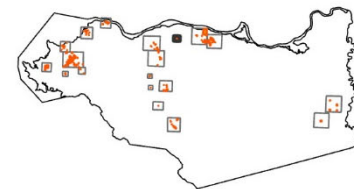


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Clyde



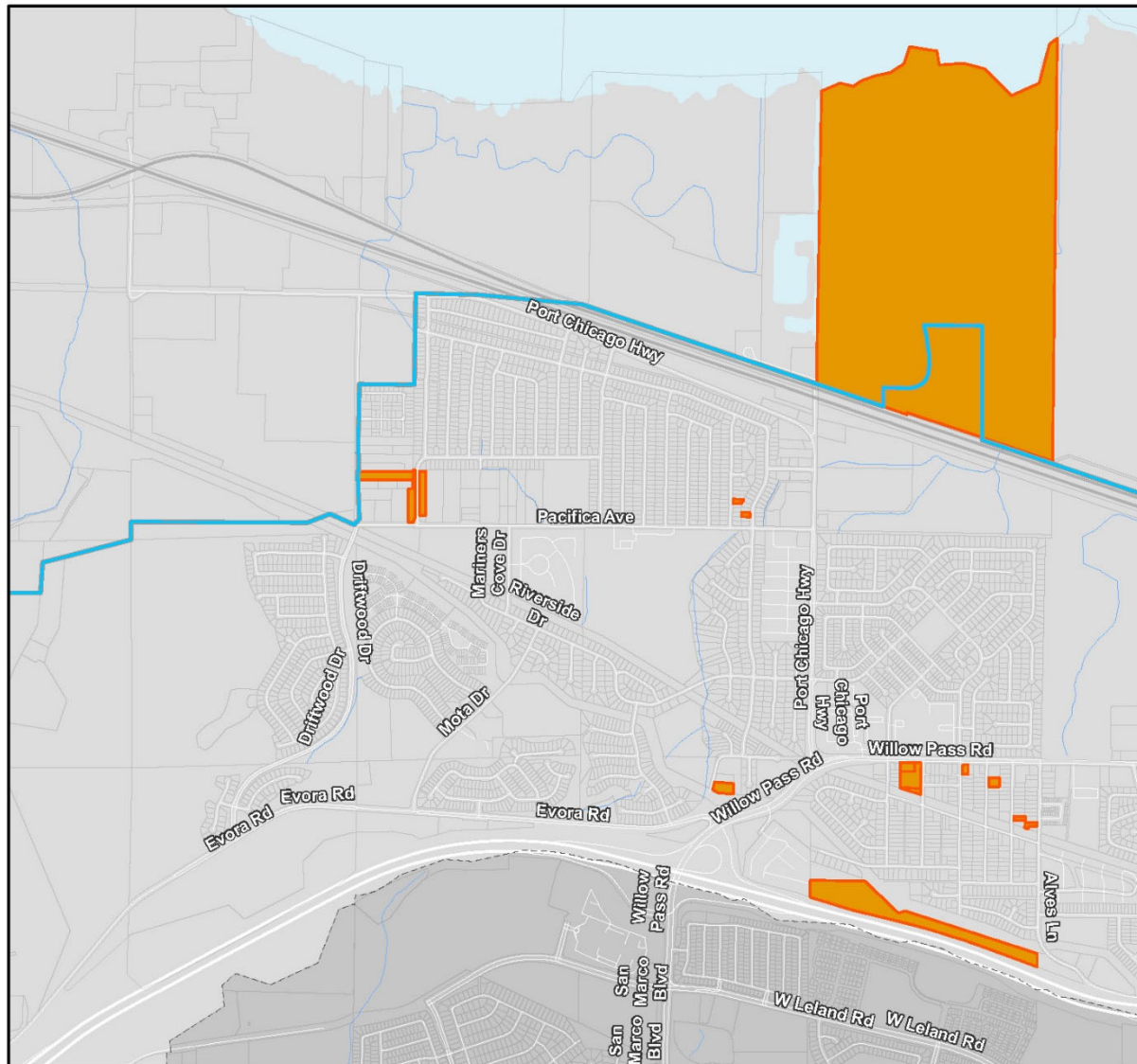
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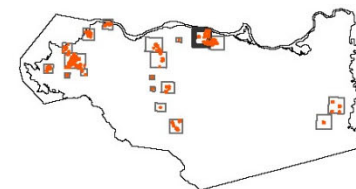
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HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Bay Point (West)



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated

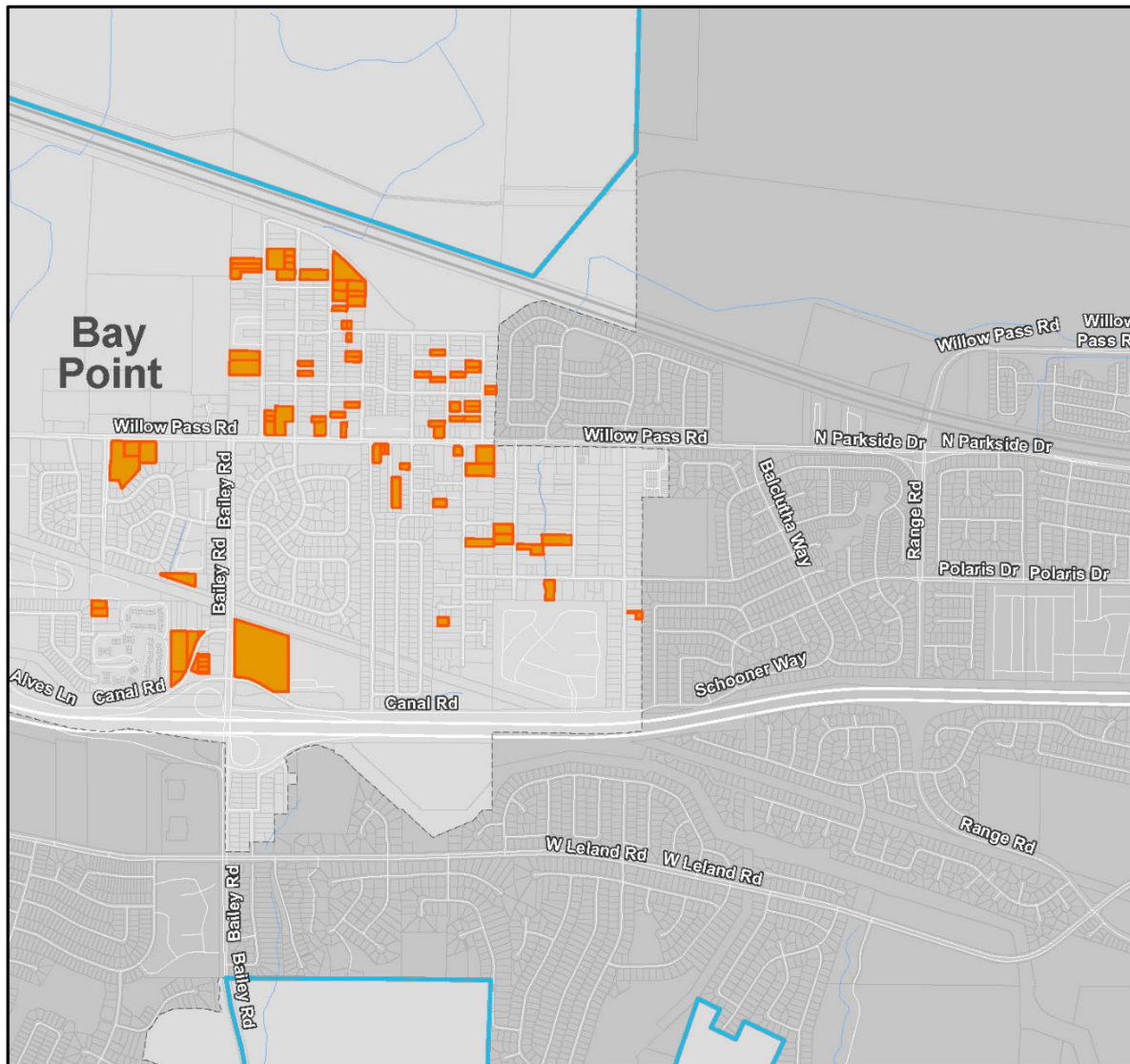


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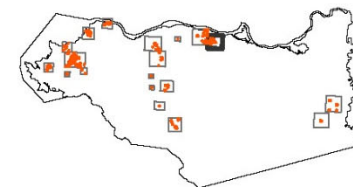


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Bay Point (East)



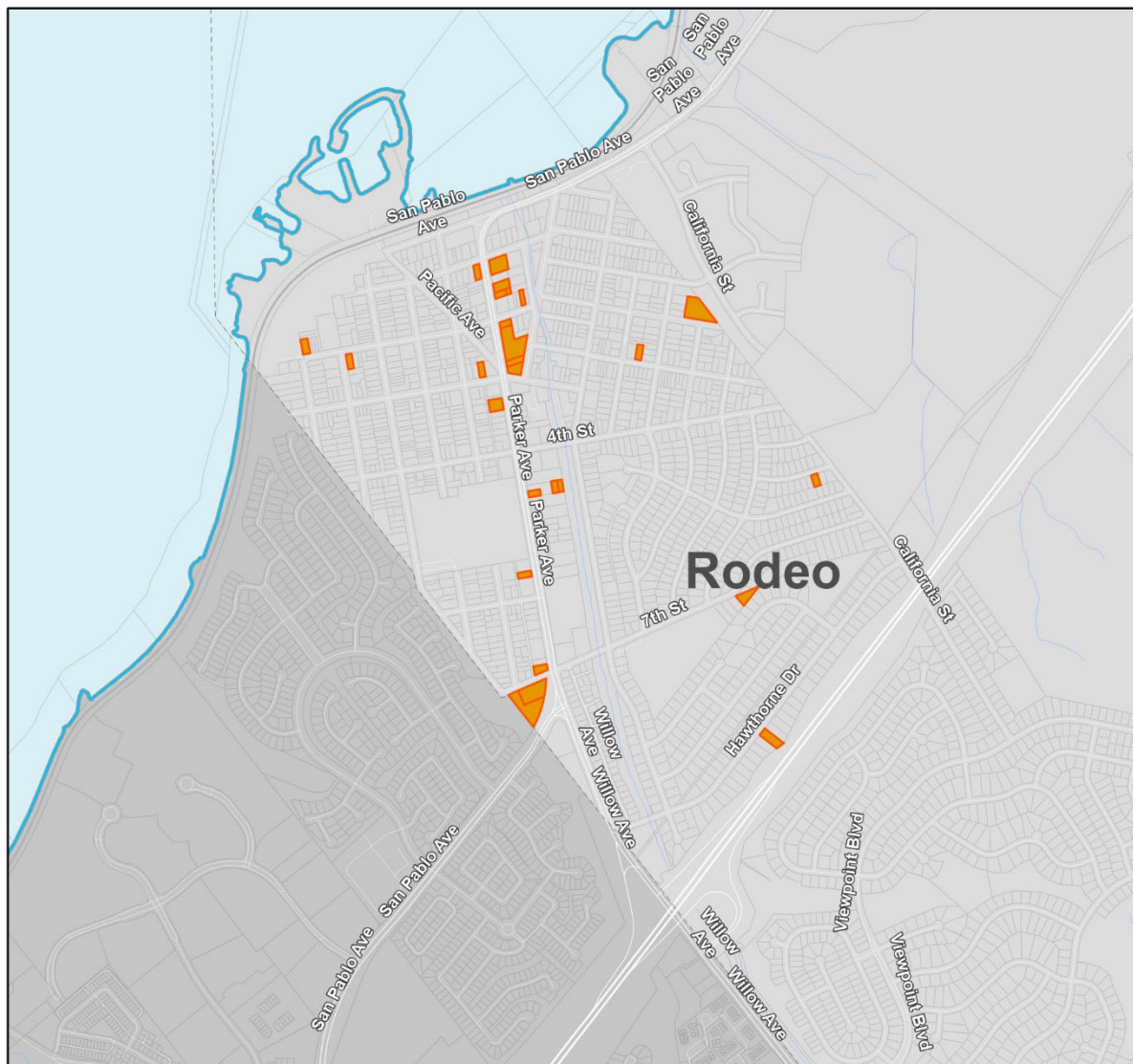
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- Housing Element Sites
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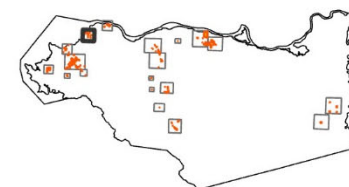
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HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Rodeo



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated

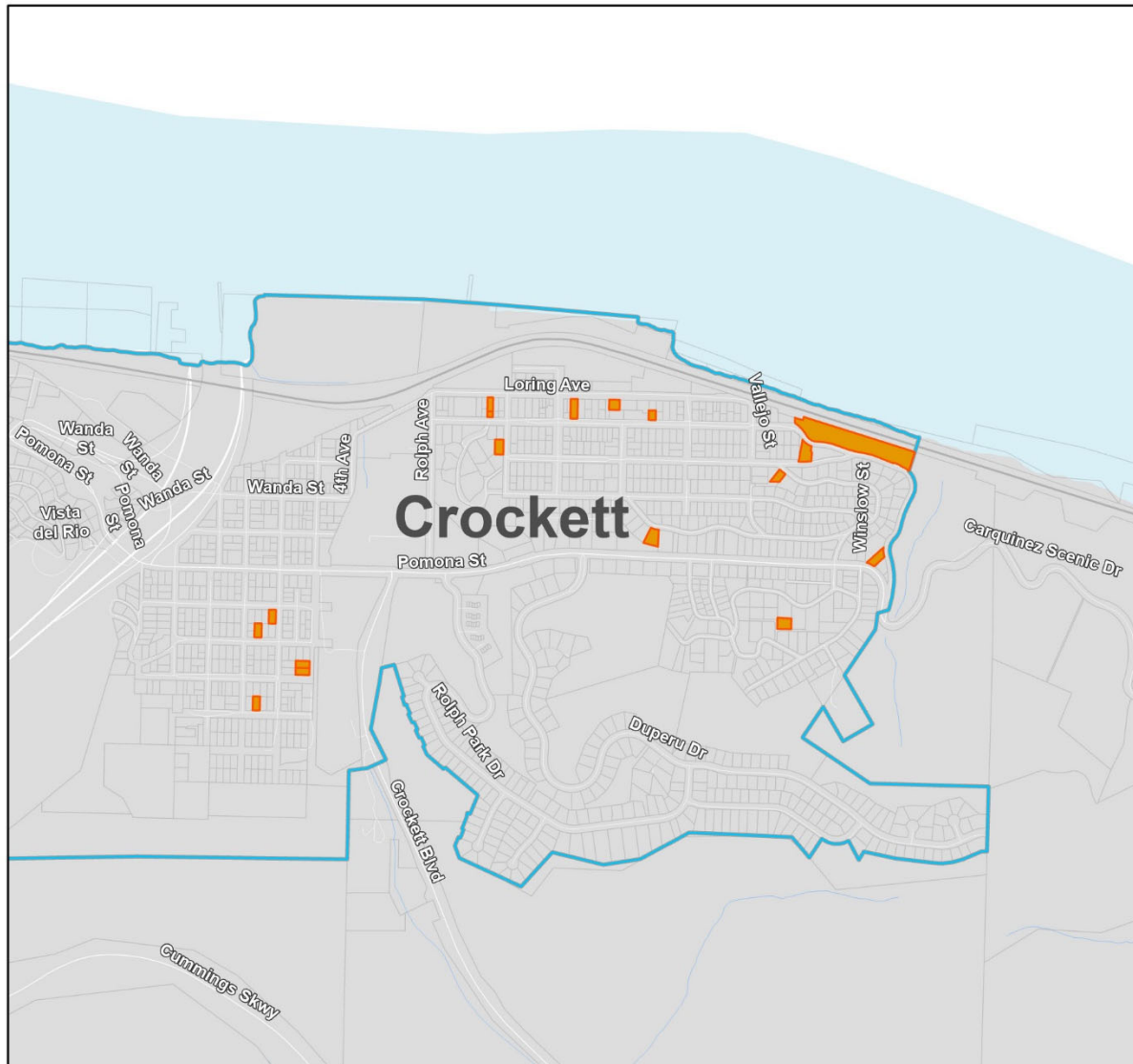


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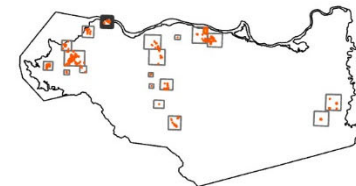


HOUSING ELEMENT COUNTY OF CONTRA COSTA

Sites Inventory: Crockett



- City Limits
- Urban Limit Line
- Housing Element Sites
- Incorporated City
- Unincorporated




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Sites to Address the Lower Income RHNA



SITE 1: APIAN WAY CHURCH-OWNED SITE

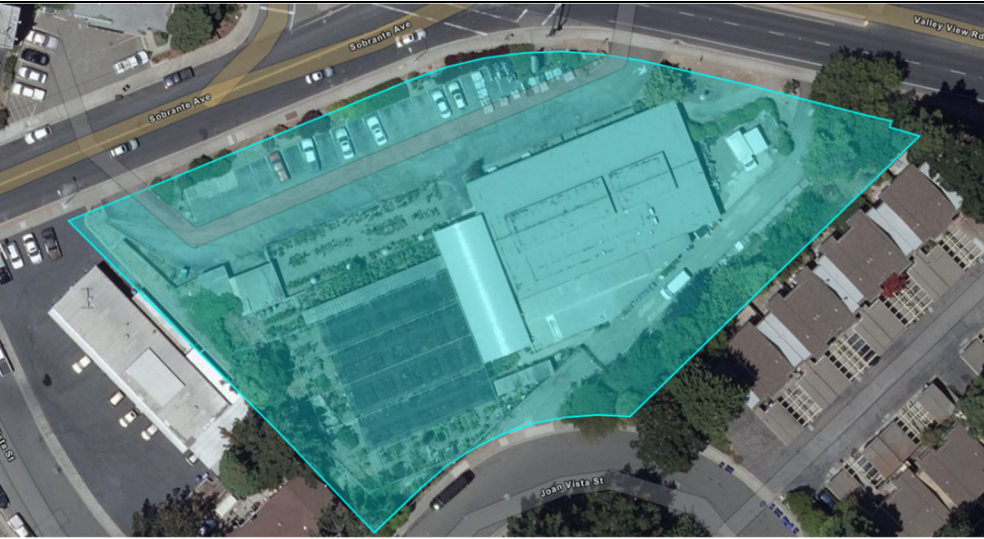
	
Parcel Number(s)	426261060
Street	Appian Way at Sobrante Ave. and Valley View Rd.
Site Size (acres)	0.87 acres
Community	El Sobrante
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	13 lower-income units
Existing residential units on site	0
Small or Large Site?	No
<p>Mostly underutilized site with large parking lot and vacant buildings. Doesn't allow 100% residential development. Assuming 60% residential based on proposed General Plan Land Use Designation description.</p>	

SITE 2: SAN PABLO DAM ROAD OLD GAS STATION

	
Parcel Number(s)	420010001 and 420010002
Street	San Pablo Dam Rd. near Pitt Way
Site Size (acres)	1.58 acres total; 420010001: 0.39 acres and 420010002: 1.19 acres
Community	El Sobrante
Current General Plan	Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	One parcel vacant and the other non-vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	1639 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes – small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
<p>Both parcels have the same owner. Mostly vacant site with a vacant boarded up old gas station site on the street. San Pablo Creek runs across the back end of the site so no development would occur in that area. <u>Units assigned to this site are based on a developable portion of the site that doesn't include the riparian area.</u></p>	



SITE 3: FORMER NURSERY SITE

	
Parcel Number(s)	425252064
Street	Sobrante Ave. and Valley View Rd. at Shirley Vista St.
Site Size (acres)	1.33 acres
Community	El Sobrante
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	20 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Non-vacant but the use is abandoned. Appears the former use was as a nursery. Doesn't allow 100% residential development. Assuming 60% residential based on proposed General Plan Land Use Designation description.	

SITE 4: APPIAN WAY AND LA PALOMA ROAD



Parcel Number(s)	425210037 and 425210039
Street	Appian Way across from La Paloma Rd.
Site Size (acres)	1.81 acres total; 425210037: 0.90 acres and 425210039: 0.91 acres
Community	El Sobrante
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use → 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	One vacant and one non-vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	45 lower-income units
Existing residential units on site	1
Small or Large Site?	No
Both parcels have the same owner. Underutilized with one existing residential unit and otherwise vacant or in use for storage.	




SITE 5: APPIAN WAY AT CORTE ARANGO



Parcel Number(s)	425230017, 425230036, 425230037, 425230038
Street	4782, 4820, 4826, and 2800 Appian Way
Site Size (acres)	2.72 acres total; 425230017: 0.89 acres, 425230036: 0.47 acres, 425230037: 0.45 acres, 425230038: 0.91 acres
Community	El Sobrante
Current General Plan	Mixed Use
Current Zoning	Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	67 lower-income units
Existing residential units on site	3
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
Site is underutilized with residences/structures along Appian Way and a lot of flat undeveloped land behind. These 4 parcels are adjacent and have the same owner.	

SITE 6: APPIAN WAY AT SUNHILL CIRCLE

	
Parcel Number(s)	425240041
Street	Appian Way
Site Size (acres)	1.68 acres
Community	El Sobrante
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	42 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant with a fair number of trees.	




SITE 7: NEAR SAN PABLO DAM ROAD AND PITT WAY



Parcel Number(s)	420192037 and 420192043
Street	San Pablo Dam Road
Site Size (acres)	1.23 acres total; 420192037: 0.76 acres, 420192043: 0.47 acres
Community	El Sobrante
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	30 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
The parcels are adjacent with the same owner.	

SITE 8: APPIAN WAY NEAR SANTA RITA ROAD

	
Parcel Number(s)	425210044 and 425210045
Street	Santa Rita Road and Appian Way
Site Size (acres)	1.53 acres total; 425210044: 0.33 acres, 425210045: 1.30 acres
Community	El Sobrante
Current General Plan	Multiple Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	41 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
The two parcels are adjacent and have the same owner. Adjacent to Site 9.	




SITE 9: 4462 APPIAN WAY



Parcel Number(s)	425210042
Street	4462 Appian Way
Site Size (acres)	0.91 acres
Community	El Sobrante
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	23 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant parcel. Adjacent to Site 8.	

SITE 10: APPIAN WAY AND SAN PABLO DAM ROAD



Parcel Number(s)	425170030
Street	4150 Appian Way
Site Size (acres)	0.77 acres
Community	El Sobrante
Current General Plan	Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	19 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant parcel	



SITE 11: SAN PABLO DAM ROAD NEAR EL PORTAL DRIVE



Parcel Number(s)	420140003
Street	San Pablo Dam Road
Site Size (acres)	2.12 acres
Community	El Sobrante
Current General Plan	Commercial
Current Zoning	Retail Business
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 0 to 30
Proposed Zoning	Housing Site Planned-Unit District R-80
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	54 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant parcel	

SITE 12: HILLCREST ROAD AND PITT WAY



Parcel Number(s)	420150030, 420150033 and 420184015
Street	3900 Hillcrest Road
Site Size (acres)	4.16 acres total; 420150030: 0.45 acres, 420184015: 2.78 acres, 420150033: 0.93 acres
Community	El Sobrante
Current General Plan	San Pablo Dam Road Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	81 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
These parcels all have the same owner.	



SITE 13: APPIAN WAY NEAR PEBBLE DRIVE



Parcel Number(s)	425100056
Street	4653 Appian Way
Site Size (acres)	0.56 acres
Community	El Sobrante
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	14 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant parcel.	

SITE 14: 4TH STREET NEAR GROVE AVENUE



Parcel Number(s)	409100004
Street	Fifth Street
Site Size (acres)	0.58 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium-High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	6 lower-income units
Existing residential units on site	6
Small or Large Site?	No
There are abandoned houses on this site. All parcels are owned by the Contra Costa County Housing Authority.	



SITE 15: END OF 6TH STREET



Parcel Number(s)	409292001
Street	Sixth Street
Site Size (acres)	0.61 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	713 lower-income units
Existing residential units on site	8
Small or Large Site?	No
All of these parcels are owned by the Contra Costa County Housing Authority. The site contains some abandoned houses.	

SITE 16: CARMEN LANE



Parcel Number(s)	431010010 and 431010011
Street	11 and 49 Carmen Lane
Site Size (acres)	1.05 acres total; 431010010: 0.79 acres, 431010011: 0.26 acres
Community	El Sobrante
Current General Plan	Single Family Residential
Current Zoning	Single Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium-High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	26-24 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.



These parcels are non-vacant but one of the parcels is underutilized. Both parcels have the same owner. This site includes two parcels under common ownership, both developed with single-family homes. The larger, 0.76-acre parcel is underutilized, as are several others nearby. The surrounding area includes a mix of housing types at various densities. Existing General Plan land use designations in the area allow anywhere from 5 to 29.9 units per net acre. The County is in the process of updating its entire General Plan and proposes to redesignate many parcels along this stretch of San Pablo Dam Road to the new Residential Medium-High Density designation, allowing 17-30 units per net acre. Development of this site is part of a broader effort to encourage consolidation and redevelopment of underutilized parcels at higher densities through application of uniform land use regulations. The number of units projected on this site assumes redevelopment of the whole site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.

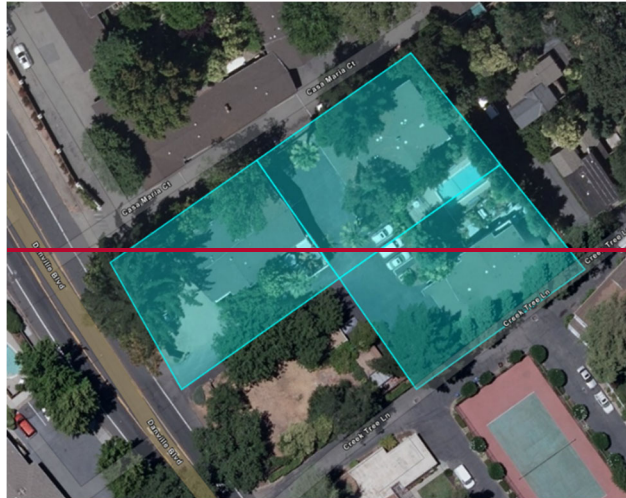
SITE 17: SOLANO AVE. NEAR ALFARO AVE.



Parcel Number(s)	096043002
Street	178 Solano Avenue
Site Size (acres)	0.64 acres
Community	Bay Point
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium-High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	146 lower-income units
Existing residential units on site	2
Small or Large Site?	No
This parcel is non-vacant but very underutilized.	



SITE 18: DANVILLE BLVD. AND CASA MARIA CT.



Parcel Number(s)	197010013, 197010014, 197010016
Street	20, 40, and 50 Casa Maria Court
Site Size (acres)	0.71 acres total; 197010013: 0.23 acres, 197010014: 0.24 acres, 197010016: 0.24 acres
Community	Alamo
Current General Plan	Multiple Family Residential
Current Zoning	Multiple Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Residential Medium High— 17 to 30
Proposed Zoning	M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	17 lower income units
Existing residential units on site	12
Small or Large Site?	Yes—small. The County has a track record of developing smaller sites. In addition, Action HE A5.5 will support the development of smaller sites.
All of these parcels are adjacent to one another and have the same owner.	

SITE 189: POINSETTIA AVE.



Parcel Number(s)	096044001, 096044009, 096044010, and 096050007
Street	Suisun Avenue and 164 Poinsettia Avenue
Site Size (acres)	2.18 acres total; 096044001: 0.42 acres, 096044009: 0.33 acres, 096044010: 0.34 acres, 096050007: 1.09 acres
Community	Bay Point
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium-High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	50 lower-income units
Existing residential units on site	4
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.



The existing use on these parcels is car storage. They have the same owner. This site is within the North Broadway Neighborhood. The former Redevelopment Agency invested significant resources in this area to improve the infrastructure (installed curb, gutter, sidewalks, storm drains, road extensions, and roadway paving). This investment was made to spur infill development in the neighborhood. Since 2002, over 120 units have been constructed in this neighborhood, with several more planned. A 15-lot subdivision to the east of this site was recently entitled. The existing use on the site is a legal non-conforming use, which will transition to housing. The subject site is located in the former Bay Point Redevelopment Project Area, which is eligible for financial assistance from the Housing Successor if affordable housing is developed. The number of units projected on this site assumes redevelopment of the whole site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development, and are catty corner to each other.

SITE 1920: WILLOW PASS RD. AT BELLA VISTA AVE.



Parcel Number(s)	095081020 and 095081023
Street	29 Bella Vista Avenue and 2239 Willow Pass Road
Site Size (acres)	1.49 acres total; 095081020: 0.77 acres, 095081023: 0.71 acres
Community	Bay Point
Current General Plan	095081020: Single Family Residential, 095081023: Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Mixed Use – 30 to 75 Housing Element Sites
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	68 lower-income units
Existing residential units on site	2
Small or Large Site?	No
These parcels are non-vacant, but underutilized. There are two houses on the parcels, a couple of small structures, and RVs. The parcels are adjacent and have the same owner.	




SITE 201: NORTH RICHMOND CLUSTER OF HOUSING AUTHORITY SITES

	
Parcel Number(s)	408160016, 409210011, 409210020, 409210021, 409210022, 409210023, 409210024, 409210025, 409210026
Street	Market Avenue, Silver Avenue, 135 W Grove Avenue, First Street, N Jade Street, Market Avenue
Site Size (acres)	11.50 acres total; 408160016: 0.16 acres, 409210011: 0.53 acres, 409210020: 0.67 acres, 409210021: 1.37 acres, 409210022: 2.16 acres, 409210023: 3.03 acres, 409210024: 1.28 acres, 409210025: 0.70 acres, 409210026: 1.60 acres
Community	North Richmond
Current General Plan	408160016: Single Family Residential, all other parcels: Multiple Family Residential
Current Zoning	Area Wide Planned Unit

Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium-High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	1 non-vacant parcel, the rest vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	228 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
<p>This set of parcels is known as Las Deltas and all parcels are owned by the Contra Costa County Housing Authority. Nearly all parcels are vacant except for the parcel with the community center which will remain with development of a new project. <u>The Housing Authority has been undergoing a planning process to redevelop the site with the goals of: Stabilizing and improve the neighborhood; Enabling new wealth building opportunities and self-sufficiency for North Richmond families; and enabling a right to return for those who lived at Las Deltas at the time of its closure. The process is identified here: Las Deltas Redevelopment - Contra Costa Housing Authority (contracostaha.org)</u></p>	



SITE 212: N. BROADWAY AVE. AND ALFARO AVE.

	
Parcel Number(s)	096041001, 096041013, 096041026
Street	187, 195, and 199 N Broadway Avenue
Site Size (acres)	1.06 acres total; 096041001: 0.33 acres, 096041013: 0.35 acres, 096041026: 0.37 acres
Community	Bay Point
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium-High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	26 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
These three adjacent parcels could be consolidated, and they are all owned by the Contra Costa County Redevelopment Agency.	

SITE 23: SOUTHWOOD DRIVE




Parcel Number(s)	403020013, 403020009, 403482043
Street	Cypress Avenue
Site Size (acres)	7.91 acres total; 403020013: 0.59 acres, 403020009: 2.77 acres, 403482043: 4.55 acres
Community	Bay View
Current General Plan	Public Semi-Public
Current Zoning	403020013 and 403020009: Area Wide Planned Unit, 403482043: Single Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	201 lower-income units
Existing residential units on site	0
Small or Large Site?	No



These three adjacent parcels could be consolidated. All are owned by West Contra Costa Unified School District. The former Seaview Elementary School used to occupy this site, which was demolished several years ago. The school district is interested in developing this site with residential units during the planning period. County staff has met with the capital facilities staff of the West Contra Costa Unified School District to discuss the disposition of the site. In addition, through the community meetings of the Envision Contra Costa County General Plan update, the future use of the site has also been discussed. Staff has been able to provide technical assistance to the school district, including links to developer lists contained on the HCD website and sample developer solicitation notices. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.


SITE 234: POINSETTIA AVE. AND WILLOW PASS RD.

	
Parcel Number(s)	096033037 and 096033039
Street	15 Poinsettia Avenue and 2544 Willow Pass Road
Site Size (acres)	0.50 acres total; 096033037: 0.15 acres, 096033039: 0.35 acres
Community	Bay Point
Current General Plan	096033037: Single Family Residential, 096033039: Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use – 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	One vacant and one non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	26 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.



These parcels have the same owner and are adjacent. This site is within the North Broadway Neighborhood. The former Redevelopment Agency invested significant resources in this area to improve the infrastructure (installed curb, gutter, sidewalks, storm drains, road extensions, and roadway paving). This investment was made to spur infill development in the neighborhood. Since 2002, over 120 units have been constructed in this neighborhood, with several more planned. The subject site is located in the former Bay Point Redevelopment Project Area, which is eligible for financial assistance from the Housing Successor if affordable housing is developed. The number of units projected on this site assumes redevelopment of the whole site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.

SITE 245: SAPONE LANE

	
Parcel Number(s)	095021002
Street	77 Sapone Lane
Site Size (acres)	0.57 acres
Community	Bay Point
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium-High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	14 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant parcel. This is a repeat site from the 4 th and 5 th Cycle Housing Elements.	



SITE 256: N. BROADWAY AVE. NEAR ALFARO AVE.

	
Parcel Number(s)	096050011
Street	210 N Broadway Avenue
Site Size (acres)	0.80 acres
Community	Bay Point
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	20 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant parcel	


SITE 267: BEL AIR LANE



Parcel Number(s)	093170056
Street	190 Bel Aire Lane
Site Size (acres)	0.56 acres
Community	Bay Point
Current General Plan	Multiple Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential High 30 to 70
Proposed Zoning	Housing Site Planned-Unit District M-60
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 70
Realistic Units	33 lower-income units
Existing residential units on site	0
Small or Large Site?	No
This is owned by the Contra Costa County Redevelopment Agency.	



SITE 278: PARKER AVE. BETWEEN 1ST AND 2ND STREETS

	
Parcel Number(s)	357171019, 357171008, 357171020
Street	185 Parker Avenue
Site Size (acres)	0.39 acres total; 357171019: 0.11 acres, 357171008: 0.23 acres, 357171020: 0.04 acres
Community	Rodeo
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	One vacant and two non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	23 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
The non-vacant parcel is underutilized and contains a small structure and paved area. Parcels are adjacent with the same owner. <u>The property owner is interested in developing housing.</u>	

SITE 289: FRED JACKSON WAY AND MARKET AVE.



Parcel Number(s)	409191001
Street	308 Market Avenue
Site Size (acres)	0.35 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	4 lower-income units
Existing residential units on site	4
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There are abandoned houses on this site. Owned by the Contra Costa County Housing Authority.	



SITE 2930: 1730 FRED JACKSON WAY



Parcel Number(s)	409191013
Street	1730 Fred Jackson Way
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	1 lower-income unit
Existing residential units on site	1
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
Contains one abandoned house and at least one occupied house. Owned by the Contra Costa County Housing Authority.	

SITE 301: SAN PABLO AVE. AT TARA HILLS DR.



Parcel Number(s)	403211027
Street	16330 San Pablo Avenue
Site Size (acres)	3.63 acres
Community	Montalvin Manor
Current General Plan	Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	1957 moderate-income units and 57174 lower-income units
Existing residential units on site	0
Small or Large Site?	No



Existing use is an underutilized older strip mall. Units assume development only on parking lot area of parcel. This site includes the former Big T Shopping Center. The grocery store and most of the retail uses have vacated the site. A school for people with disabilities is currently located in the larger retail space. The school is interested in developing this site with residential units during the planning period. Due to the type of use, the parking lot is significantly underutilized, which creates opportunity for housing at the site. Community input as part of the Envision Contra Costa General Plan update process identifies this site as higher density housing. The County is in the process of updating its General Plan and has proposed redesignating this area to M-125 which allows for a density of 60-125 units per acre. Sites 31 and 35 are part of a broader effort to encourage consolidation and redevelopment of underutilized parcels at higher densities through application of uniform land use regulations. Community input as part of the Envision Contra Costa General Plan update process identifies this site as higher density housing. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.

SITE 312: 7TH ST. AT RODEO AVE.

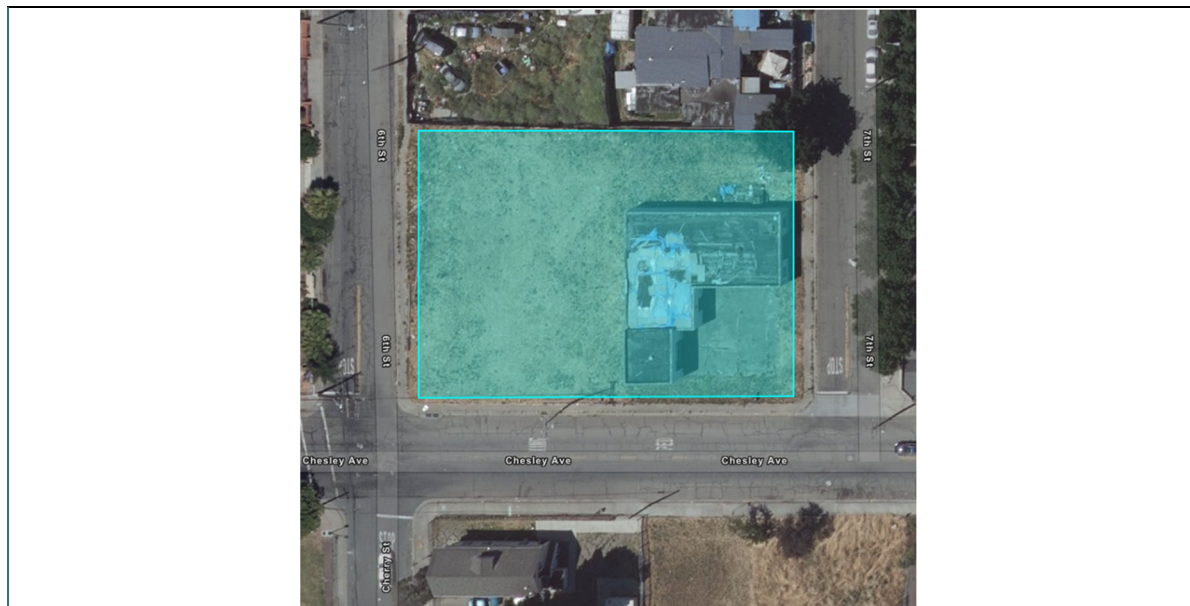


Parcel Number(s)	357120002 and 357120003
Street	No address
Site Size (acres)	1.44 acres total; 357120002: 0.65 acres, 357120003: 0.79 acres,
Community	Rodeo
Current General Plan	Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use – 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	91 lower-income units
Existing residential units on site	0
Small or Large Site?	No



Existing use is a junk yard, which is a non-conforming use, at the entrance of Rodeo. New residential construction on four sides of the site have occurred over the last 15-20 years. The property owner has expressed an interest in selling the property for a new use. The subject site is located in the former Rodeo Redevelopment Project Area, which is eligible for financial assistance from the Housing Successor if affordable housing is developed. The number of units projected on this site assumes redevelopment of the whole site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.

SITE 323: 7TH ST. AND CHESLEY AVE.



Parcel Number(s)	409132007
Street	699 Chesley Avenue
Site Size (acres)	0.51 acres
Community	North Richmond
Current General Plan	Multiple Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	32 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Most of the parcel is vacant and the one existing building is not in good condition.	



SITE 34: SAN PABLO AVE. NEAR SKYLINE



Parcel Number(s)	403211024
Street	San Pablo Avenue
Site Size (acres)	1.69 acres
Community	Montalvin Manor
Current General Plan	Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	<u>Housing Element Sites</u> Mixed Use — 30 to 75
Proposed Zoning	<u>Housing Site Planned-Unit District</u> M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	26 moderate-income units and 81 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant parcel	

SITE 345: TARA HILLS DR. AND SAN PABLO AVE.



Parcel Number(s)	403211026
Street	San Pablo Avenue
Site Size (acres)	1.14 acres
Community	Montalvin Manor
Current General Plan	Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use – 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non -Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	148 moderate-income units and 4354 lower-income units
Existing residential units on site	0
Small or Large Site?	No



~~Vacant Parcel~~ is about half vacant and half parking for underutilized shopping center. Developable area for unit assumptions removes access roads/driveways. This site includes the former Big T Shopping Center. The grocery store and most of the retail uses have vacated the site. A school for people with disabilities is currently located in the larger retail space. Due to the type of use, the parking lot is significantly underutilized, which creates opportunity for housing at the site. Community input as part of the Envision Contra Costa General Plan update process identifies this site as higher density housing. The County is in the process of updating its General Plan and has proposed redesignating this area to M-125 which allows for a density of 60-125 units per acre. Sites 31 and 35 are part of a broader effort to encourage consolidation and redevelopment of underutilized parcels at higher densities through application of uniform land use regulations. Community input as part of the Envision Contra Costa General Plan update process identifies this site as higher density housing. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.

SITE 356: 1ST ST. AND PARKER AVE.



Parcel Number(s)	357171010
Street	111 Parker Avenue
Site Size (acres)	0.42 acres
Community	Rodeo
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	26 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
Not adjacent to other parcels with same owner.	



SITE 367: WILLOW PASS RD. NEAR CLEARLAND DR.



Parcel Number(s)	093081027, 093081028, 093081029
Street	Willow Pass Road
Site Size (acres)	1.81 acres total; 093081027: 0.52 acres, 093081028: 0.52 acres, 093081029: 0.77 acre
Community	Bay Point
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	No
Proposed General Plan Land Use	N/A
Proposed Zoning	N/A
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	122 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Pending project <u>on all three parcels</u> on this site. All three parcels have the same owner. Unit estimates are based on the pending project.	

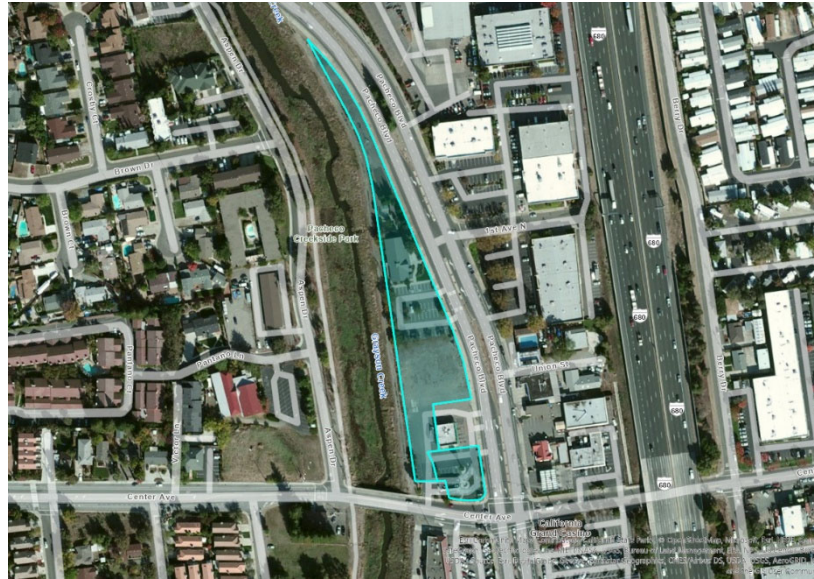
SITE 378: PARKER AVE. AT INVESTMENT ST.



Parcel Number(s)	357161001, 357161002, 357161013
Street	223 Parker Avenue and Railroad Avenue
Site Size (acres)	1.29 acres total: 357161001: 0.22 acres, 357161002: 0.17 acres, 357161013: 0.90 acres
Community	Rodeo
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	2480 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
<p>These three parcels could be consolidated. They are all owned by the Contra Costa County Redevelopment Agency.</p> <p><u>Preliminary planning for a project on this site has included some non-residential uses in addition to residential so the units projected reflect that planning.</u></p>	



SITE 389: PACHECO COMMUNITY CENTER SITE



Parcel Number(s)	125130018 and 125130020
Street	5780 Pacheco Boulevard
Site Size (acres)	0.98 acres total: 125130018: 0.79 acres, 125130020: 0.19 acres
Community	Pacheco
Current General Plan	Public Semi-Public
Current Zoning	Retail Business
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	61 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
This is an underutilized site that includes the Pacheco Community Center. This site is owned by Contra Costa County.	

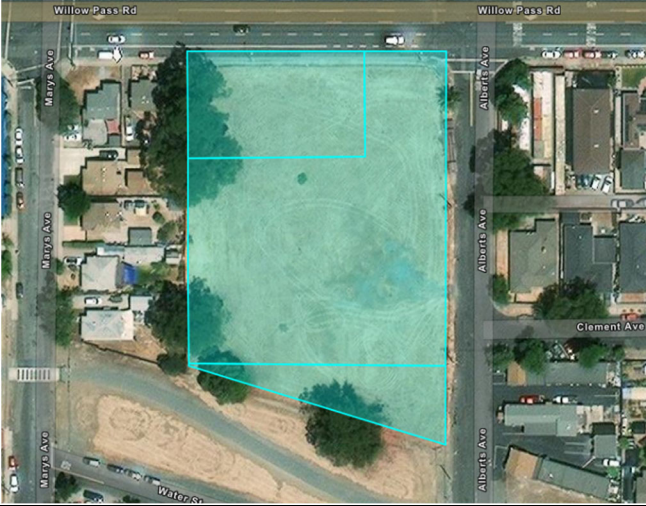
SITE 3940: N. BROADWAY AVE. NEAR WILLOW PASS RD.



Parcel Number(s)	096032011, 096032016, 096032028
Street	14 N Broadway Avenue and 2640 Willow Pass Road
Site Size (acres)	0.55 acres total; 096032011: 0.12 acres, 096032016: 0.12 acres, 096032028: 0.31 acres
Community	Bay Point
Current General Plan	096032011 and 096032016: Multiple Family Residential, 096032028: Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	<u>Housing Element Sites</u> Mixed Use <u>30 to 75</u>
Proposed Zoning	<u>Housing Site Planned-Unit District</u> M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	24 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
These parcels are adjacent and share the same owner.	



SITE 401: ALBERTS AVE. AND WILLOW PASS RD.

	
Parcel Number(s)	093036010, 093036014, 093036015
Street	78 and 96 Alberts Avenue and 3515 Willow Pass Road
Site Size (acres)	1.81 acres total; 093036010: 0.21 acres, 093036014: 0.37 acres, 093036015: 1.23 acres
Community	Bay Point
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	50 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
These parcels are adjacent and share the same owner.	

SITE 412: ADAMS MIDDLE RICHMOND UNION HIGH SCHOOL SITE

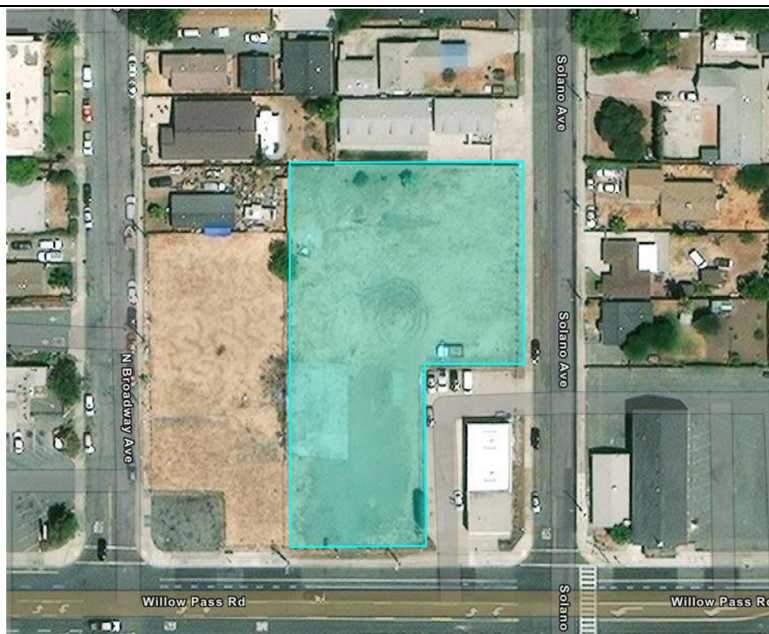


Parcel Number(s)	520032002, 520042013, 520050001, 520062001, 520070004
Street	Loring Avenue, Arlington Boulevard, Patterson Circle, Yale Avenue
Site Size (acres)	9.16 acres total; 520032002: 1.09 acres, 520042013: 0.96 acres, 520050001: 3.42 acres, 520062001: 1.59 acres, 520070004: 2.10 acres
Community	East Richmond Heights
Current General Plan	Public Semi-Public
Current Zoning	Single Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use – 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	50 lower-income units
Existing residential units on site	0
Small or Large Site?	No



All five parcels are adjacent and are parking lots or underutilized. ~~The school on this site is closed.~~ They are all owned by the West Contra Costa Unified School District. This site is a former middle school site, which has been closed for several years. These sites-parcels don't allow 100% residential development, so realistic units on the site assume 60% of development is residential. County has met with capital facilities staff from the school district about potential residential development on this site. Staff met with the capital facilities staff of the West Contra Costa Unified School District to discuss the disposition of the site. The school district is interested in developing this site with residential units during the planning period. In addition, through the community meetings of the Envision Contra Costa County General Plan update, the future use of the site has also been discussed. Staff has been able to provide technical assistance to the school district, including links to developer lists contained on the HCD website and sample developer solicitation notices. The number of units projected on this site assumes redevelopment of the whole site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.


SITE 423: WILLOW PASS RD. AND SOLANO AVE.




Parcel Number(s)	096032032
Street	Willow Pass Road
Site Size (acres)	0.92 acres
Community	Bay Point
Current General Plan	Multiple Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use – 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	14 moderate-income units and 44 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Vacant parcel	



SITE 434: MIMS AVENUE

	
Parcel Number(s)	093170069
Street	81 Mims Avenue
Site Size (acres)	1.41 acres
Community	Bay Point
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 75 to 125
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	75 to 125
Realistic Units	105 lower-income units
Existing residential units on site	1
Small or Large Site?	No
Near the BART station.	

SITE 445: CANAL ROAD

	
Parcel Number(s)	093170018, 093170021, 093170022, 093170076, 093170078, 093170080
Street	231 and 235 Amerson Avenue and Canal Road
Site Size (acres)	0.90 acres total; 093170018: 0.12 acres, 093170021: 0.13 acres, 093170022: 0.13 acres, 093170076: 0.06 acres, 093170078: 0.19 acres, 093170080: 0.27 acres
Community	Bay Point
Current General Plan	093170080: Mixed Use, all other parcels: Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 75 to 125
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	75 to 125
Realistic Units	65 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
Near the BART station and owned by the Contra Costa County Redevelopment Agency. These parcels are adjacent and have the same owner.	

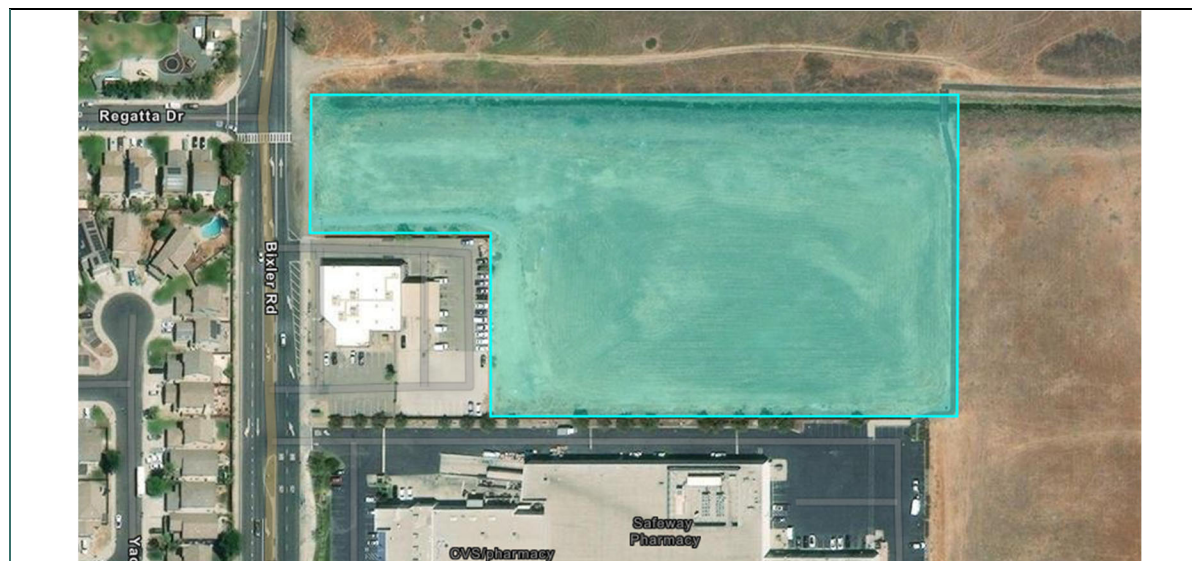


SITE 456: MIMS AVE. AND CANAL RD.



Parcel Number(s)	093170071
Street	Mims Ave.
Site Size (acres)	0.53 acres
Community	Bay Point
Current General Plan	Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 75 to 125
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	75 to 125
Realistic Units	39 lower-income units
Existing residential units on site	0
Small or Large Site?	No
Near the BART station.	

SITE 467: BIXLER ROAD AT REGATTA DRIVE



Parcel Number(s)	011220039
Street	Bixler Road
Site Size (acres)	6.42 acres
Community	Discovery Bay
Current General Plan	Office
Current Zoning	Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	4 lower-income units
Existing residential units on site	No
Small or Large Site?	No
This parcel has had developer interest. The realistic units are based on developer interest.	



SITE 478: DISCOVERY BAY BLVD.



Parcel Number(s)	008010039
Street	Discovery Bay Blvd.
Site Size (acres)	4.60 acres
Community	Discovery Bay
Current General Plan	Commercial
Current Zoning	Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	94 above moderate-income units, 13 moderate-income units, 3 lower-income units
Existing residential units on site	No
Small or Large Site?	No
Realistic units are based on developer interest	


SITE 489: N. BROADWAY AVE NEAR PULLMAN AVE.




Parcel Number(s)	096031018
Street	No address
Site Size (acres)	0.62 acres
Community	Bay Point
Current General Plan	Multiple Family Residential – Low Density
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential High – 30 to 70
Proposed Zoning	Housing Site Planned-Unit District M-60
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 70
Realistic Units	18 lower-income units
Existing residential units on site	1
Small or Large Site?	No
Most of the parcel is vacant or is used as storage. There is also one existing residential unit. This parcel is adjacent to APN 096031019, and it has the same owner.	



SITE 4950: N. BROADWAY AVE NEAR W SIINO AVE.

	
Parcel Number(s)	096031019
Street	No address
Site Size (acres)	1.02 acres
Community	Bay Point
Current General Plan	Multiple Family Residential – Low Density
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential High – 30 to 70
Proposed Zoning	Housing Site Planned-Unit District M-60
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 70
Realistic Units	30 lower-income units
Existing residential units on site	3
Small or Large Site?	No



Most of the parcel is vacant or is used as storage. There are also three existing residential units. This parcel is adjacent to APN 096031018 and has the same owner. This site is within the North Broadway Neighborhood. The former Redevelopment Agency invested significant resources in this area to improve the infrastructure (installed curb, gutter, sidewalks, storm drains, road extensions, and roadway paving). This investment was made to spur infill development in the neighborhood. Since 2002, over 120 units have been constructed in this neighborhood, with several more planned. The property owner did apply for entitlements for 12 units in 2005, however did not exercise the plans due to economic conditions at the time. Increasing the density improves the economics for future development of the site. The subject site is located in the former Bay Point Redevelopment Project Area, which is eligible for financial assistance from the Housing Successor Agency if affordable housing is developed. The units assumed for this site would not require full redevelopment of the site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.

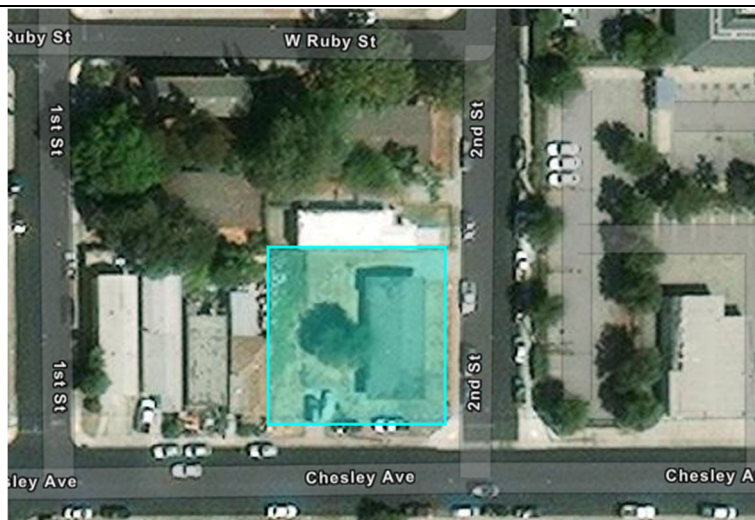


SITE 501: 2ND ST. AND W. RUBY ST.



Parcel Number(s)	409052001
Street	Second Street
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites.	


SITE 512: CHESLEY AVE. AND 2ND ST.



Parcel Number(s)	409052003
Street	121 Chesley Avenue
Site Size (acres)	0.23 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High – 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites.	



SITE 523: 1ST ST. AND W. RUBY ST.

	
Parcel Number(s)	409052009
Street	First Street
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites.	

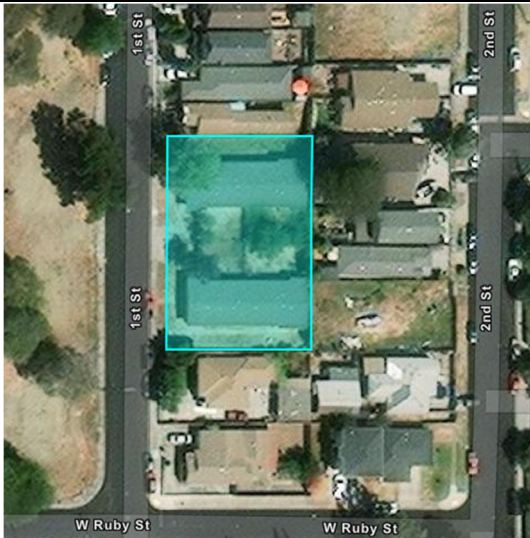
SITE 534: 2ND ST. NEAR GROVE AVE.



Parcel Number(s)	409060009
Street	Second Street
Site Size (acres)	0.23 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites.	



SITE 545: 1ST ST. NEAR W. RUBY ST.

	
Parcel Number(s)	409060018
Street	First Street
Site Size (acres)	0.35 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High – 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	4 lower-income units
Existing residential units on site	4
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites.	

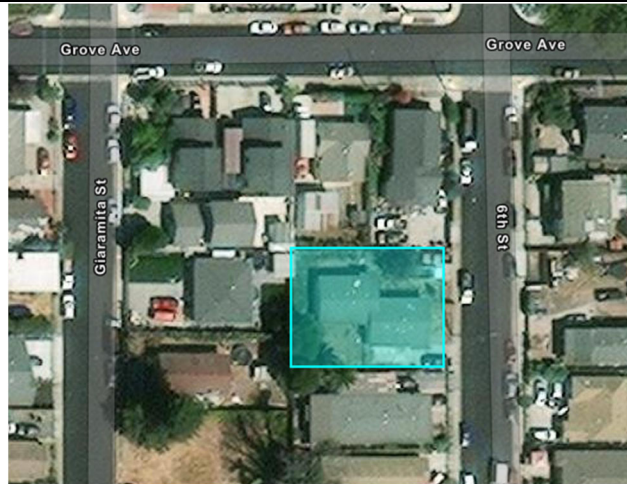
SITE 556: GIARAMITA ST.



Parcel Number(s)	409110007
Street	1525 Giaramita Street
Site Size (acres)	0.19 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites.	



SITE 567: 6TH ST. AND GROVE AVE.



Parcel Number(s)	409120005
Street	1547 Sixth Street
Site Size (acres)	0.18 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites.	

SITE 578: 6TH ST. NEAR SILVER AVE.



Parcel Number(s)	409131003
Street	1722 Sixth Street
Site Size (acres)	0.23 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites.	



SITE 589: SIXTH ST. NEAR GROVE AVE.



Parcel Number(s)	409141006
Street	1639 Sixth Street
Site Size (acres)	0.18 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	

SITE 5960: GIARAMITA ST. AT SILVER AVE.



Parcel Number(s)	409142005
Street	Giarmita Street
Site Size (acres)	0.49 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	5 lower-income units
Existing residential units on site	5
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	

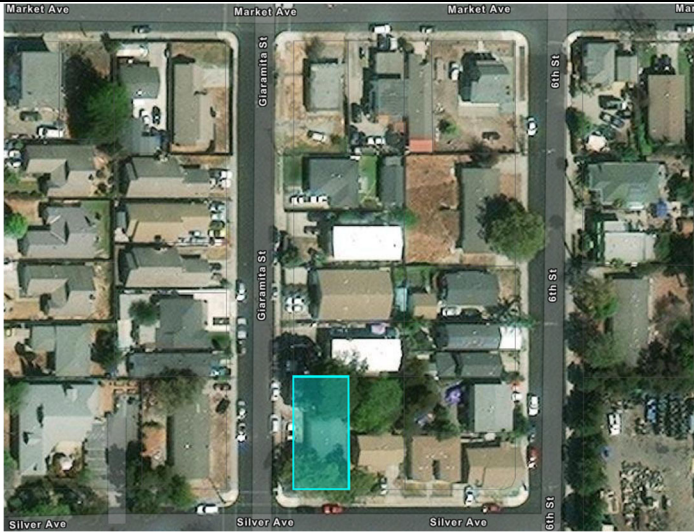


SITE 601: SIXTH ST. NEAR MARKET AVE.



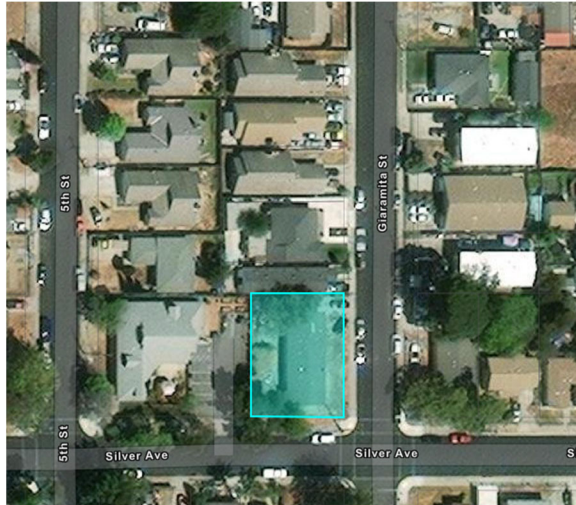
Parcel Number(s)	409151005
Street	1741 Sixth Street
Site Size (acres)	0.23 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	

SITE 612: GIARAMITA ST. AND SILVER AVE. – NE CORNER

	
Parcel Number(s)	409151011
Street	1710 Giaramita Street
Site Size (acres)	0.11 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	1 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
<p>There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u></p>	



SITE 623: GIARAMITA ST. AND SILVER AVE. – NW CORNER



Parcel Number(s)	409152007
Street	Silver Avenue
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High – 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	

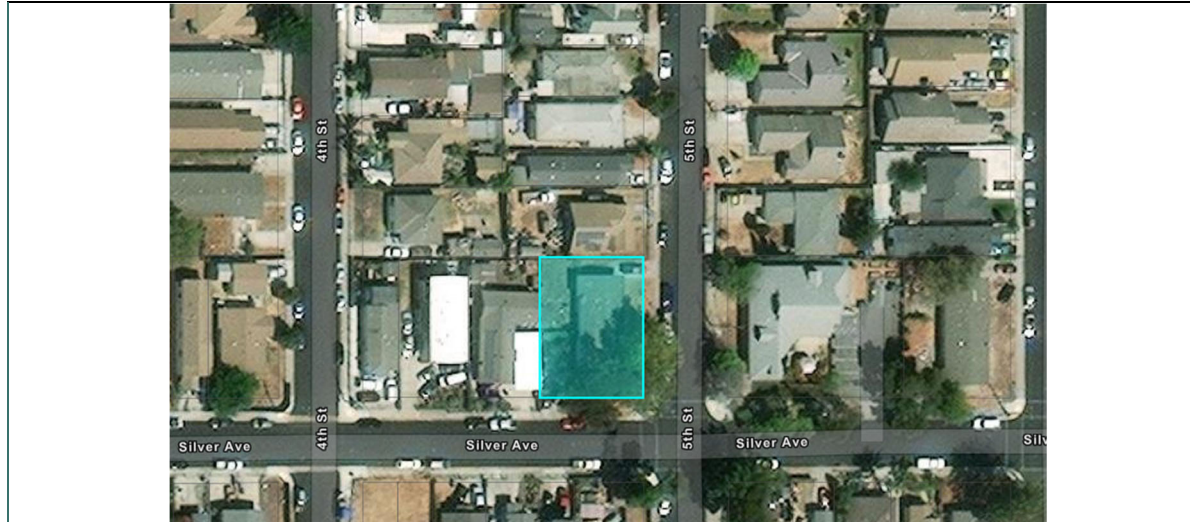
SITE 634: 4TH ST. AND MARKET AVE.



Parcel Number(s)	409161001
Street	1744 Fourth Street
Site Size (acres)	0.11 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	1 lower-income unit
Existing residential units on site	0
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	



SITE 645: 5TH ST. AND SILVER AVE.



Parcel Number(s)	409161008
Street	Silver Avenue
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High – 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	

SITE 656: 4TH ST. NEAR SILVER AVE.



Parcel Number(s)	409162018
Street	Fourth Street
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	



SITE 667: 4TH ST. NEAR GROVE AVE.



Parcel Number(s)	409171015
Street	1622 Fourth Street
Site Size (acres)	0.24 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	

SITE 678: SILVER AVE. NEAR 2ND ST.



Parcel Number(s)	409182002
Street	218 Silver Avenue
Site Size (acres)	0.26 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	



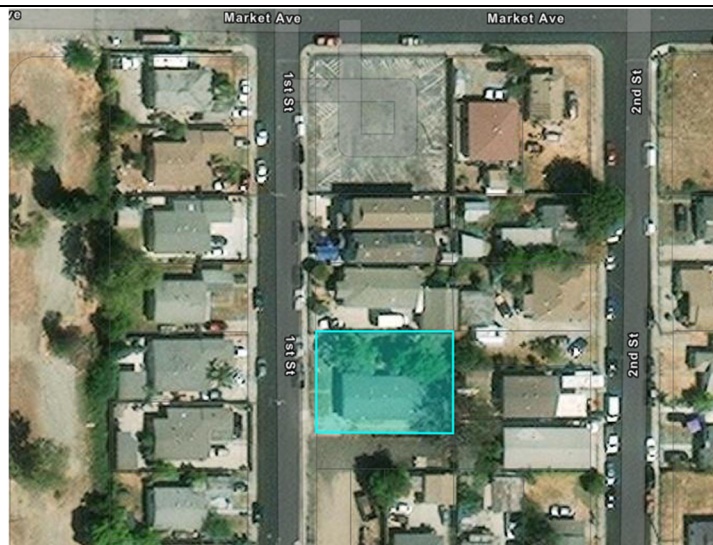
SITE 689: SILVER AVE. NEAR FRED JACKSON WAY



Parcel Number(s)	409191009
Street	317 Silver Avenue
Site Size (acres)	0.23 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use — 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.

There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.


SITE 6970: 1ST ST. NEAR SILVER AVE.



Parcel Number(s)	409200016
Street	1710 First Street
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	



SITE 701: TRUMAN ST. NEAR VERDE AVE.

	
Parcel Number(s)	409251022
Street	1840 Truman Street
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
<p>There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u></p>	

SITE 712: VERDE AVE. NEAR TRUMAN ST.



Parcel Number(s)	409252008
Street	Verde Avenue
Site Size (acres)	0.19 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	




SITE 723: GIARAMITA ST. NEAR VERDE AVE.




Parcel Number(s)	409272009
Street	1927 Giaramita Street
Site Size (acres)	0.23 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	37 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	

SITE 734: VERDE AVE. AT GIARAMITA ST.

	
Parcel Number(s)	409281001
Street	542 Verde Avenue
Site Size (acres)	0.40 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	4 lower-income units
Existing residential units on site	4
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
<p>There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u></p>	



SITE 745: 7TH ST. NEAR MARKET AVE.

	
Parcel Number(s)	409282005
Street	1817 Seventh Street
Site Size (acres)	0.34 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High – 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	4 lower-income units
Existing residential units on site	4
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
<p>There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u></p>	

SITE 756: MARKET AVE. AT 6TH ST.



Parcel Number(s)	409282019
Street	611 Market Avenue
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	




SITE 767: 6TH ST. NEAR VERDE AVE.



Parcel Number(s)	409291009
Street	1932 Sixth Street
Site Size (acres)	0.17 acres
Community	North Richmond
Current General Plan	Single Family Residential
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	2 lower-income units
Existing residential units on site	2
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
There is developer interest, and the owner is willing to sell the site. The Housing Authority owns this site and has a track record of selling similar sites. <u>The County has been working with Housing Authority staff on redevelopment of this site and the other sites they own in this Housing Element inventory.</u>	

SITE 778: MCAVOY SITE

	
Parcel Number(s)	098250013
Street	No address
Site Size (acres)	256.18 acres
Community	Bay Point
Current General Plan	Parks Watersheds and Open Space
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	<u>Housing Element Sites</u> Residential Medium High — 17 to 30
Proposed Zoning	<u>Housing Site Planned-Unit District M-30</u> M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	500 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - large



Unit assumptions are based on an older, lapsed prior approval for residential development on this site that involved adjusting the urban limit line to include the southern part of this parcel. The Bay Point waterfront site, owned by PG&E, is east of McAvoy Harbor site. The site is 256 acres and includes a former industrial settlement pond to the east and the former marina and boat storage area to the west. Other sites larger than 10 acres in the County have successfully subdivided and resulted in multifamily housing projects. Examples include Park Regency, Hilltop Commons and Avalon Bay Apartments. The developable portion of this site is within the County's Urban Limit Line and totals about 20 acres. The developable part of the parcel is the hatched area shown in the exhibit above. For wastewater service for this site an amendment to the Delta Diablo Sanitation District sphere of influence would be needed and then it would need annexed into the sanitation district. There is recent precedent for this when Delta Diablo Sanitation District annexed a Park District in the same area and pulled a pipe over the railroad tracks. The property owner is undergoing remediation of the eastern portion of the site before conveyance of the property for development.

SITE 789: RAY LANE




Parcel Number(s)	093121001
Street	No address
Site Size (acres)	10.99 acres
Community	Bay Point
Current General Plan	Single Family Residential – High Density
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	No
Proposed General Plan Land Use	<u>Housing Element Sites</u> Residential Medium High – 17 to 30
Proposed Zoning	<u>Housing Site Planned-Unit District</u> M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	224 above moderate-income units, 32 moderate-income units, 8 lower-income units
Existing residential units on site	0
Small or Large Site?	Yes - large
Underutilized site that contains a church parking lot. A County Supervisor is interested in seeing this site developed with housing. Adjacent to APN 197030027. Vacant site	



SITE 7980: CREEKSIDE COMMUNITY CHURCH OWNED PROPERTIES



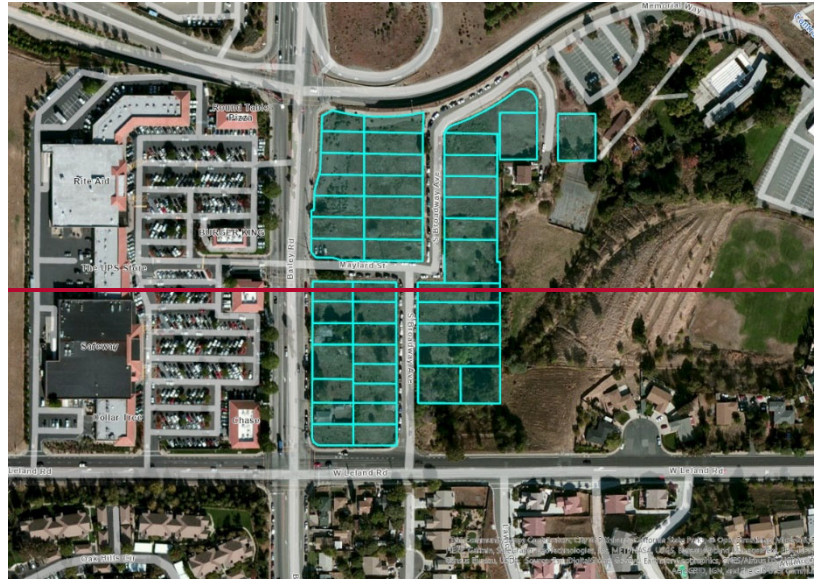
Parcel Number(s)	197030026 and 197030027
Street	Danville Blvd.
Site Size (acres)	6.29 acres total; 197030026: 5.68 acres, 197030027: 0.61 acres
Community	Alamo
Current General Plan	Single Family Residential – Low Density
Current Zoning	Single Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	7580 lower-income units
Existing residential units on site	0
Small or Large Site?	No



Underutilized site that contains a church, church parking lot and vacant lot. This site consists of two parcels under common ownership. The 5.68-acre parcel is occupied by a church and associated buildings. Approximately 2.3 contiguous acres located behind and adjacent to the main church building are developed with parking and landscaping. The smaller 0.61-acre vacant parcel fronts Danville Boulevard. To the north of this site along Danville Boulevard are existing multi-family developments proposed for redesignation to Residential Medium-High Density (17-30 units per net acre) in the updated County General Plan. Immediately south is a collection of underutilized parcels proposed for redesignation to Residential Medium Density (7-17 units per net acre) that acts as a transition to single-family residences further south. The proposed density for this site is consistent with the anticipated future development pattern. AB 1851 and AB 2244 have relaxed parking requirements for religious institutions for the purpose of facilitating affordable residential development. The units assumed for this site would not require full redevelopment of the site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.



SITE 81: ORBISONIA HEIGHTS



Parcel Number(s)	094012021, 094012022, 094012023, 094012024, 094012025, 094012026, 094012027, 094012030, 094012031, 094012032, 094012033, 094012038, 094012039, 094012040, 094013001, 094013002, 094013003, 094013004, 094013005, 094013006, 094013012, 094013013, 094013014, 094013015, 094013016, 094014001, 094014010, 094014011, 094014012, 094014013, 094014014, 094015006, 094015010, 094015011, 094015012, 094015013, 094015014, 094015027, 094015028, 094016002, 094026001, 094026002, 094026007, 094026008
Street	Bailey Road
Site Size (acres)	6.63 acres total (the parcels that make up this site are similar in size ranging from .10 to .30 in size. Acreage for each parcel can be found later in Appendix A where the full list of sites is provided)
Community	Bay Point
Current General Plan	Bay Point Residential Mixed Use
Current Zoning	Area-Wide Planned Unit
Rezoning or Change to Land Use Required?	No
Proposed General Plan Land Use	N/A




Proposed Zoning	N/A
Vacant or Non-Vacant	Vacant
Proposed or Allowed Density (units per acre)	21 to 29.9
Realistic Units	384
Existing residential units on site	No
Small or Large Site?	No
Entitled project. Units are based on approved project.	



SITE 802: APIAN WAY NEAR SUNHILL CIRCLE



Parcel Number(s)	425200006 and 425230035
Street	Appian Way
Site Size (acres)	5.06 acres total; 425200006: 3.12 acres, 425230035: 1.94 acres
Community	El Sobrante
Current General Plan	Multiple Family Residential – Low Density and Appian Way General Mixed Use
Current Zoning	Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use – 0 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	One vacant and one non-vacant parcel
Proposed Density (units per acre)	0 to 30
Realistic Units	126 lower income units
Existing residential units on site	1
Small or Large Site?	No



Two adjacent parcels – one is vacant and one is underutilized. Both parcels have the same owner. Both parcels are underutilized, as are several nearby. The surrounding area includes a mix of public, office, commercial, and residential uses. Housing types and densities vary. Existing General Plan land use designations in the area allow anywhere from 0 to 29.9 units per net acre. The maximum density for the smaller parcel in this site is 8 units per net acre while the larger parcel is split by two land use designations allowing up to 11 units per net acre. The County is in the process of updating its entire General Plan and proposes to redesignate a long stretch of Appian Way to the new Mixed-Use Low Density designation, allowing 0-30 units per net acre, which for most parcels in the area is a significant increase over existing density allowances. Development of this site is part of a broader effort to create a thriving mixed-use corridor along Appian Way. The units assumed for this site would not require full redevelopment of the site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.



SITE 813: ST. ANNE VILLAGE



Parcel Number(s)	003120008 and 003120009
Street	Camino Diablo Road
Site Size (acres)	10.02 acres total; 003120008: 4.94 acres, 003120009: 5.08 acres
Community	Byron
Current General Plan	Single-Family Residential - Medium Density
Current Zoning	Single-Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium High — 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-30
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	157 above-moderate income units, 21 moderate-income units, and 6 lower-income units
Existing residential units on site	
Small or Large Site?	No
Potential project on this site. St. Anne Village senior housing. Units are based on the potential project. Existing use is agriculture. Access to water infrastructure has been secured as part of the pre-planning for the project.	

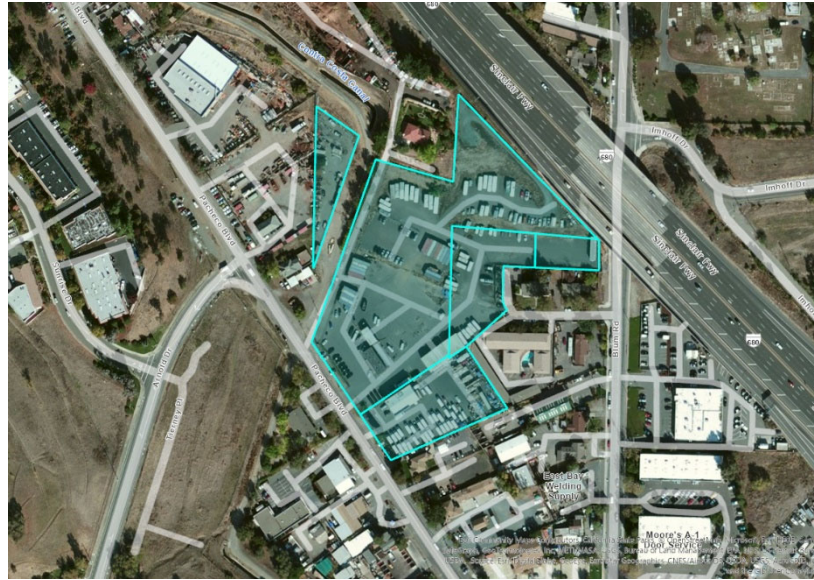
SITE 824: DISCOVERY BAY MIXED USE



Parcel Number(s)	004182006
Street	Discovery Bay Boulevard
Site Size (acres)	9.52 acres
Community	Discovery Bay
Current General Plan	Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use – 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	2 above-moderate income units and 168 lower-income units
Existing residential units on site	No
Small or Large Site?	No
Site is mostly vacant land or paved parking lot. Two existing non-residential structures on the site. There is a pending project on this site. The units are based on that pending project.	



SITE 835: PACHECO BLVD



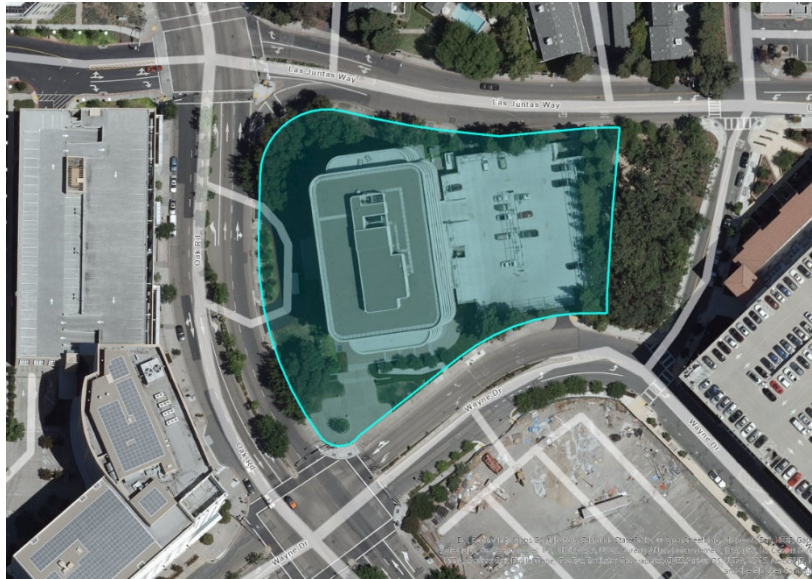
Parcel Number(s)	159210039, 159210042, 159210043, and 159210004
Street	Pacheco Boulevard
Site Size (acres)	6.51 acres total; 159210039: 1.05 acres, 159210042: 4.33 acres, 159210043: 0.87 acres, 159210004: 0.26 acres
Community	Vine Hill
Current General Plan	Commercial
Current Zoning	3 parcels – Retail Business; 1 parcel Multiple Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use – 30 to 75
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 75
Realistic Units	234 above-moderate income units, 33 moderate-income units, and 8 lower-income units
Existing residential units on site	No
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.



Site is underutilized and is mostly made up of vacant land and parking lot. There are a few non-residential structures on the site. All four parcels have the same owner. There is a pending project on this site. The units are based on that pending project.



SITE 846: LAS JUNTAS WAY AND OAK ROAD



Parcel Number(s)	148221033
Street	Las Juntas Way
Site Size (acres)	1.81 acres
Community	Walnut Creek
Current General Plan	Pleasant Hill BART Mixed Use
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Mixed Use 75 to 125
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	75 to 125
Realistic Units	48 moderate-income units and 144 lower-income units
Existing residential units on site	No
Small or Large Site?	No
Existing use is an office building. Two developers have approached the County about redeveloping this property for housing and the property has recently been for sale.	

SITE 857: CHERRY LANE

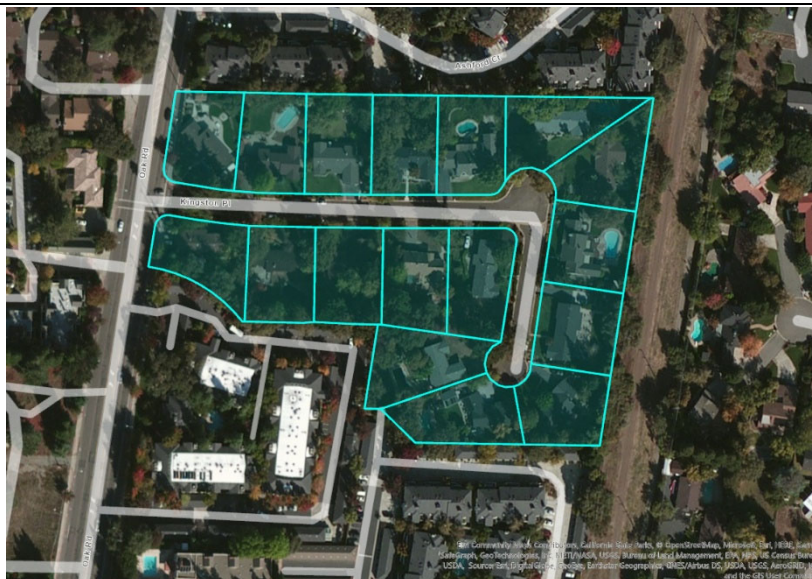


Parcel Number(s)	148350009, 148350010, 148350011, 148350020
Street	Cherry Lane
Site Size (acres)	3.73 acres total; 148350009: 0.45 acres, 148350010: 0.48 acres, 148350011: 1.01 acres, 148350020: 1.79 acres
Community	Walnut Creek
Current General Plan	Single-Family Residential - Medium Density
Current Zoning	Single Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential High
Proposed Zoning	Housing Site Planned-Unit District M-60
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	30 to 60
Realistic Units	184 lower-income units
Existing residential units on site	4
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.



Existing use is very low density residential. County has received developer interest in developing this site. The site is less than a quarter mile to BART.

SITE 868: KINGSTON PLACE

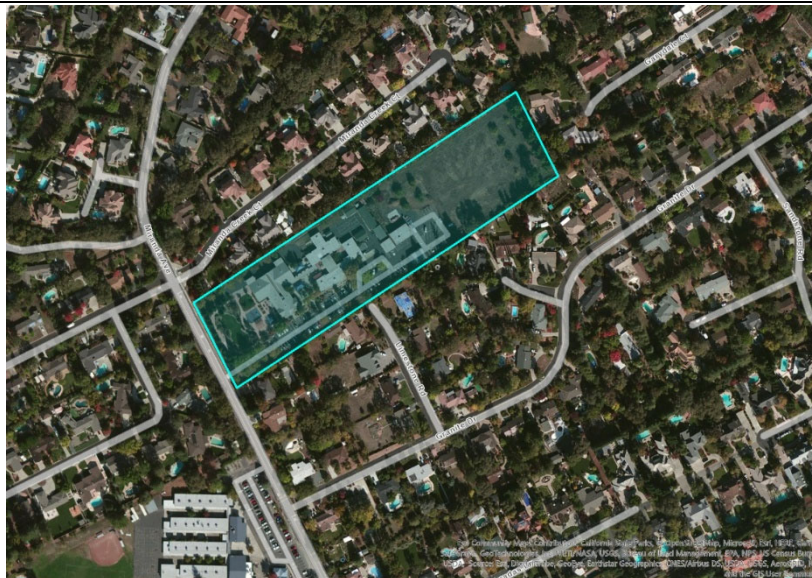


Parcel Number(s)	172120002, 172120003, 172120004, 172120005, 172120006, 172120007, 172120008, 172120009, 172120010, 172120011, 172120012, 172120013, 172120025, 172120027, 172120028, 172120051, 172120052
Street	Kingston Place
Site Size (acres)	5.91 acres total; 172120002: 0.35 acres, 172120003: 0.35 acres, 172120004: 0.34 acres, 172120005: 0.35 acres, 172120006: 0.35 acres, 172120007: 0.35 acres, 172120008: 0.35 acres, 172120009: 0.35 acres, 172120010: 0.35 acres, 172120011: 0.35 acres, 172120012: 0.34 acres, 172120013: 0.34 acres, 172120025: 0.33 acres, 172120027: 0.36 acres, 172120028: 0.37 acres, 172120051: 0.34 acres, 172120052: 0.35 acres
Community	Walnut Creek
Current General Plan	Multiple-Family Residential - High Density
Current Zoning	Single Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Very High
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant



Proposed Density (units per acre)	70 to 125
Realistic Units	602 lower-income units
Existing residential units on site	17
Small or Large Site?	Yes - small. The County has a track record of developing smaller sites. In addition, Action HE-A5.5 will support the development of smaller sites.
Existing use is low density residential. The owners of these properties have requested rezoning to higher density from the County and are interested in redeveloping their street with high density affordable units. All parcels are adjacent to each other on Kingston Place.	

SITE 879: MAUZY SCHOOL

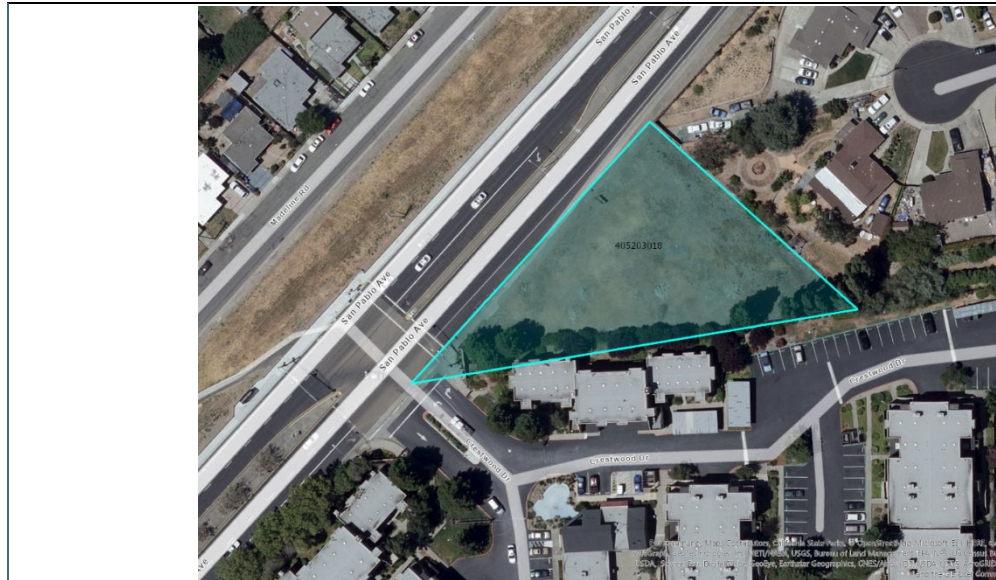


Parcel Number(s)	<u>104070001, 172120002, 17212000</u>
Street	2964 Miranda Ave.
Site Size (acres)	7.74 acres
Community	<u>Walnut Creek</u> <u>Alamo</u>
Current General Plan	Public and Semi-Public
Current Zoning	R-20
Rezoning or Change to Land Use Required?	<u>No</u> <u>Yes</u>
Proposed General Plan Land Use	<u>N/APS</u>
Proposed Zoning	<u>N/AM-60</u>
Vacant or Non-Vacant	Non-vacant
<u>Proposed-Allowed</u> Density (units per acre)	<u>130</u> to <u>2,960</u>
Realistic Units	10 lower-income units
Existing residential units on site	0
Small or Large Site?	No



Existing use is a special needs school. The school is interested in building affordable housing onsite for its students. The units assumed for this site would not require full redevelopment of the site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.

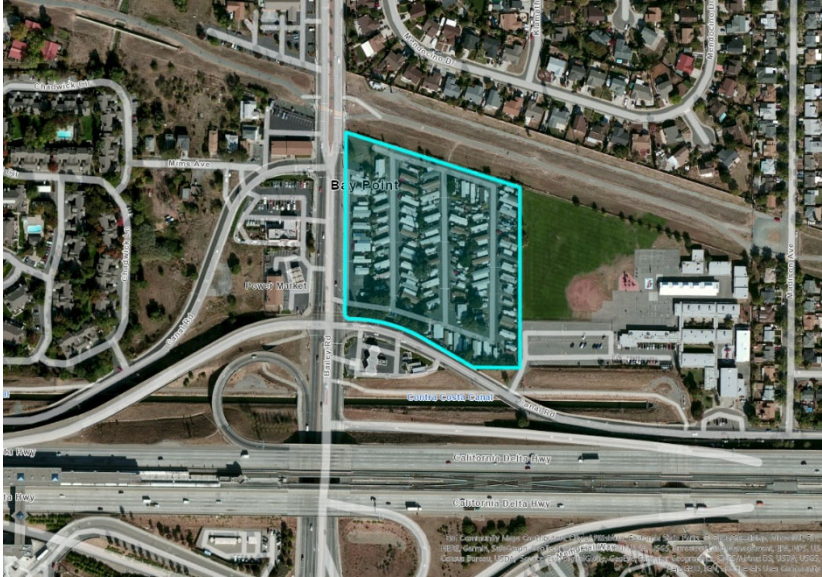
SITE ~~88~~90: CRESTWOOD DR.



Parcel Number(s)	405203018
Street	Crestwood Dr.
Site Size (acres)	0.73 acres
Community	San Pablo
Current General Plan	Single-Family Residential – High Density
Current Zoning	Retail Business
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	<u>Housing Element Sites</u> Residential Medium-High <u>17 to 30</u>
Proposed Zoning	<u>Housing Site Planned-Unit District</u> M-30
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	18 lower-income units

Existing residential units on site	0
Small or Large Site?	No
Vacant site.	

SITE 8991: FAR HILLS MOBILE HOME PARK

	
Parcel Number(s)	095010010
Street	Bailey Dr.
Site Size (acres)	6.97 acres
Community	Bay Point
Current General Plan	Commercial
Current Zoning	Area Wide Planned Unit
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Sites Residential Medium-High 17 to 30
Proposed Zoning	Housing Site Planned-Unit District M-125
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	75 to 125
Realistic Units	650 lower-income units



Existing residential units on site	90
Small or Large Site?	No
<p>Existing mobile home park. Owner is interested in <u>is interested in</u> redeveloping with high density affordable housing <u>during the planning period</u>. Owner of Mobile Home Park is aware of <u>state law regarding mobile home park redevelopment including relocation obligations</u> and will comply with relocation state laws. <u>The Far Hills Mobile Home Park site is within the Pittsburg/Bay Point BART Station Area Specific Plan (adopted 2002). The Envision Contra Costa County General Plan update (estimated 2024 adoption) identifies the site for higher density. The site is within a quarter of a mile from the BART Station. There are currently 32 mobile homeowners on the site and approximately 61 month-to-month spaces. The owner is aware of relocation obligations for mobile Home Parks. Staff continues to communicate with the property owner regarding development of the site and have provided technical support, including links to developer lists contained on the HCD website. The subject site is located in the former Bay Point Redevelopment Project Area, which is eligible for financial assistance from the Housing Successor if affordable housing is developed. The number of units projected on this site assumes redevelopment of the whole site. There are no existing leases or contracts in place for this site that would perpetuate the existing use or prevent additional residential development.</u></p>	

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Site Number from Appendix A (if applicable)	Community
CONTRA COSTA COUNTY		94801	409281001	2	2			Shortfall of Sites	0.40	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	17	30	4	Non-Vacant	Site 73	North Richmond
CONTRA COSTA COUNTY		94801	409281011			6		Shortfall of Sites	0.12	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	30	75	6	Vacant		North Richmond
CONTRA COSTA COUNTY		94801	409281014			1		Shortfall of Sites	0.06	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	17	30	1	Vacant		North Richmond
CONTRA COSTA COUNTY		94801	409282005	2	2			Shortfall of Sites	0.34	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	17	30	4	Non-Vacant	Site 74	North Richmond
CONTRA COSTA COUNTY		94801	409282006			6		Shortfall of Sites	0.12	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	30	75	6	Vacant		North Richmond
CONTRA COSTA COUNTY		94801	409282019	1	1			Shortfall of Sites	0.17	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	30	75	2	Non-Vacant	Site 75	North Richmond
CONTRA COSTA COUNTY		94801	409291008			2		Shortfall of Sites	0.11	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	17	30	2	Vacant		North Richmond
CONTRA COSTA COUNTY		94801	409291009	1	1			Shortfall of Sites	0.17	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	17	30	2	Non-Vacant	Site 76	North Richmond
CONTRA COSTA COUNTY		94801	409292001	4	3			Shortfall of Sites	0.61	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	17	30	7	Non-Vacant	Site 15	North Richmond
CONTRA COSTA COUNTY		94803	420010001	2	2			Shortfall of Sites	0.39	Commercial	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	4	Non-Vacant	Site 2	El Sobrante
CONTRA COSTA COUNTY		94803	420010002	6	6			Shortfall of Sites	1.19	Commercial	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	12	Non-Vacant	Site 2	El Sobrante
CONTRA COSTA COUNTY		94803	420090029				44	Shortfall of Sites	3.07	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	44	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	420140003	27	27			Shortfall of Sites	2.12	Commercial	Retail Business	Housing Element Sites	Housing Site Planned-Unit District	0	30	54	Vacant	Site 11	El Sobrante
CONTRA COSTA COUNTY		94803	420150030	5	4			Shortfall of Sites	0.45	San Pablo Dam Road Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	9	Vacant	Site 12	El Sobrante
CONTRA COSTA COUNTY		94803	420150033		18			Shortfall of Sites	0.93	San Pablo Dam Road Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	18	Vacant	Site 12	El Sobrante
CONTRA COSTA COUNTY		94803	420184015	27	27			Shortfall of Sites	2.78	San Pablo Dam Road Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	54	Vacant	Site 12	El Sobrante
CONTRA COSTA COUNTY		94803	420192018				2	Shortfall of Sites	0.39	Single-Family Residential - High Density	Retail Business	Housing Element Sites	Housing Site Planned-Unit District	3	7	2	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	420192037	10	9			Shortfall of Sites	0.76	San Pablo Dam Road Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	19	Vacant	Site 7	El Sobrante
CONTRA COSTA COUNTY		94803	420192043	5	6			Shortfall of Sites	0.47	San Pablo Dam Road Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	11	Vacant	Site 7	El Sobrante
CONTRA COSTA COUNTY		94803	420192042			4		Shortfall of Sites	0.19	San Pablo Dam Road Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	4	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425023011				42	Shortfall of Sites	2.94	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	42	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425040016				52	Shortfall of Sites	3.64	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	52	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425040024				33	Shortfall of Sites	2.33	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	33	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425061012				66	Shortfall of Sites	4.57	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	66	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425061032				1	Shortfall of Sites	0.20	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	1	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425061033				1	Shortfall of Sites	0.19	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	1	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425061034				1	Shortfall of Sites	0.17	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	1	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425072024				7	Shortfall of Sites	0.49	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	7	17	7	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425100054				4	Shortfall of Sites	0.30	Appian Way General Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	4	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425100056	7	7			Shortfall of Sites	0.56	Appian Way General Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	14	Vacant	Site 13	El Sobrante
CONTRA COSTA COUNTY		94803	425142015				5	Shortfall of Sites	0.41	Single-Family Residential - High Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	7	17	5	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425160015			9		Shortfall of Sites	0.40	Open Space	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	0	30	9	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425170030	10	9			Shortfall of Sites	0.77	Commercial	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	19	Vacant	Site 10	El Sobrante
CONTRA COSTA COUNTY		94803	425200006	39	40			Shortfall of Sites	3.12	Multiple-Family Residential - Low Density	Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	79	Vacant	Site 80	El Sobrante
CONTRA COSTA COUNTY		94803	425230035	23	24			Shortfall of Sites	1.94	Appian Way General Mixed Use	Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	47	Non-Vacant	Site 80	El Sobrante
CONTRA COSTA COUNTY		94803	425210037	11	11			Shortfall of Sites	0.90	Appian Way General Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	22	Non-Vacant	Site 4	El Sobrante
CONTRA COSTA COUNTY		94803	425210039	12	11			Shortfall of Sites	0.91	Appian Way General Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	23	Vacant	Site 4	El Sobrante
CONTRA COSTA COUNTY		94803	425210042	12	11			Shortfall of Sites	0.91	Appian Way General Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	23	Vacant	Site 9	El Sobrante
CONTRA COSTA COUNTY		94803	425210044				2	Shortfall of Sites	0.33	Multiple-Family Residential - Low Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	2	Vacant	Site 8	El Sobrante
CONTRA COSTA COUNTY		94803	425210045				2	Shortfall of Sites	1.30	Multiple-Family Residential - Low Density	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	2	Vacant	Site 8	El Sobrante
CONTRA COSTA COUNTY		94803	425230017	11	11			Shortfall of Sites	0.89	Appian Way General Mixed Use	Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	22	Non-Vacant	Site 5	El Sobrante
CONTRA COSTA COUNTY		94803	425230036	6	5			Shortfall of Sites	0.47	Appian Way General Mixed Use	Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	11	Non-Vacant	Site 5	El Sobrante
CONTRA COSTA COUNTY		94803	425230037	6	5			Shortfall of Sites	0.45	Appian Way General Mixed Use	Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	11	Non-Vacant	Site 5	El Sobrante
CONTRA COSTA COUNTY		94803	425230038	12	11			Shortfall of Sites	0.91	Appian Way General Mixed Use	Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	23	Non-Vacant	Site 5	El Sobrante
CONTRA COSTA COUNTY		94803	425240041	21	21			Shortfall of Sites	1.68	Appian Way General Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	42	Vacant	Site 6	El Sobrante
CONTRA COSTA COUNTY		94803	425251006			2		Shortfall of Sites	0.09	Commercial	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	2	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425252045			4		Shortfall of Sites	0.30	Triangle Area Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	4	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425252048			1		Shortfall of Sites	0.12	Triangle Area Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	1	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	425252064	10	10			Shortfall of Sites	1.33	Triangle Area Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	20	Non-Vacant	Site 3	El Sobrante
CONTRA COSTA COUNTY		94806	426070020				17	Shortfall of Sites	2.98	Public and Semi-Public	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	3	7	17	Vacant		Tara Hills
CONTRA COSTA COUNTY		94803	426261060	7	6			Shortfall of Sites	0.87	Triangle Area Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	13	Non-Vacant	Site 1	El Sobrante
CONTRA COSTA COUNTY		94803	430012022				19	Shortfall of Sites	3.21	Single-Family Residential - Medium Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	3	7	19	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	430152062			2		Shortfall of Sites	0.16	Triangle Area Mixed Use	Area Wide Planned Unit	Housing Element Sites	Housing Site Planned-Unit District	0	30	2	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	431010010	9	9			Shortfall of Sites	0.79	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	17	30	18	Non-Vacant	Site 16	El Sobrante
CONTRA COSTA COUNTY		94803	431010011	3	3			Shortfall of Sites	0.26	Single-Family Residential - High Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	17	30	6	Non-Vacant	Site 16	El Sobrante
CONTRA COSTA COUNTY		94803	431020017			10		Shortfall of Sites	0.45	Multiple-Family Residential - Low Density	Multiple Family Residential	Housing Element Sites	Housing Site Planned-Unit District	17	30	10	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	431070027				1	Shortfall of Sites	0.19	Open Space	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	3	7	1	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	433060014				16	Shortfall of Sites	1.55	Multiple-Family Residential - Low Density	Multiple Family Residential	Housing Element Sites	Housing Site Planned-Unit District	0	30	16	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	435070008				1	Shortfall of Sites	0.16	Multiple-Family Residential - Low Density	Two Family Residential	Housing Element Sites	Housing Site Planned-Unit District	17	30	1	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	435080005			23		Shortfall of Sites	0.99	Multiple-Family Residential - Low Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	17	30	23	Vacant		El Sobrante
CONTRA COSTA COUNTY		94803	435171006				1	Shortfall of Sites	0.45	Single-Family Residential - Medium Density	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	3	7	1	Vacant		El Sobrante
CONTRA COSTA COUNTY		94805	520032002	7	8			Shortfall of Sites	1.09	Public and Semi-Public	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	0	30	15	Non-Vacant	Site 41	East Richmond Heights
CONTRA COSTA COUNTY		94805	520042013	2	3			Shortfall of Sites	0.96	Public and Semi-Public	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	0	30	5	Non-Vacant	Site 41	East Richmond Heights
CONTRA COSTA COUNTY		94805	520050001	5	5			Shortfall of Sites	3.42	Public and Semi-Public	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	0	30	10	Non-Vacant	Site 41	East Richmond Heights
CONTRA COSTA COUNTY		94805	520062001	2	3			Shortfall of Sites	1.59	Public and Semi-Public	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	0	30	5	Non-Vacant	Site 41	East Richmond Heights
CONTRA COSTA COUNTY		94805	520070004	7	8			Shortfall of Sites	2.10	Public and Semi-Public	Single Family Residential	Housing Element Sites	Housing Site Planned-Unit District	0	30	15	Non-Vacant	Site 41	East Richmond Heights

B.

APPENDIX B: REVIEW OF PREVIOUS HOUSING ELEMENT PROGRAMS

Housing Program	Implementation Status	Continue /Modify/Delete
HOUSING AND NEIGHBORHOOD CONSERVATION		
<p><u>Program 1: Neighborhood Preservation Program</u></p> <p>Through the Neighborhood Preservation Program, the County provides home rehabilitation loans to extremely-low, very-low, and low-income persons to make necessary home repairs and improve their homes. DCD administers this program which is available to income-qualified households throughout the Urban County.</p> <p>Eligible residents may receive assistance for a variety of home improvement activities including but not limited to: re-roofing, plumbing/heating/electrical repairs, termite and dry rot repair, modifications for disabled accessibility, security, exterior painting, and energy conservation. Specific loan terms are based on financial need and may be zero or three percent, deferred or amortizing.</p> <p>DCD has identified the following unincorporated areas for focused rehabilitation assistance:</p> <p>Bay Point, Bethel Island, Byron, Clyde, Crockett, El Sobrante, Montalvin Manor, North Richmond, Rodeo, Rollingwood, and the Vine Hill area near Martinez.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Disseminate information on housing rehabilitation assistance through the County website, public access cable channels, notices in the press, presentations and distribution of brochures to public service agencies and community groups, and mailings to County residents. -Rehabilitate 5 units annually for a total of 40 units over 8 years. <p>Funding Source: CDBG</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>	<p>Due to the national emergency declaration due to the COVID-19 pandemic, this program faced challenges in 2020 that included contact limitations with clients (many at-risk), limited scopes due to restrictions on more invasive construction, extended permit/inspection timeframes, limited materials/equipment availability, homeowner reluctance for improvements, and the reduction of contractors.</p> <p>This program serves the entire county, including the unincorporated areas and the cities. In total, there were thirty-five projects that were funded and completed since the last Housing Element was adopted, with 14 households at 30% of the area median income (AMI), 7 households at 50% AMI, and 14 households at 80% AMI.</p> <p>Information about the Neighborhood Preservation Program is available on the County's website, public access cable channels, through notices in the media, and via presentations given periodically.</p>	Continue



Housing Program	Implementation Status	Continue /Modify/Delete
<p><u>Program 2: Weatherization Program</u></p> <p>The County DCD offers a free weatherization program for extremely-low, very-low, and low income homeowners and renters. The program provides resources for minor home repairs and energy improvements including: attic insulation, weather stripping, pipe wrapping, furnace filters, shower heads, heaters/ovens, ceiling fans, door bottoms, etc. In addition, the program provides assistance to lower utility bills for lower income households.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> -Assist 50 households annually for a total of 400 households over 8 years. -Provide education on energy conservation. <p>Funding Source:</p> <p>Low Income Housing Energy Assistance Program</p> <p>Responsible Agency/Dept.:</p> <p>Conservation & Development</p> <p>Timeframe:</p> <p>Ongoing</p>	<p>More than 1,400 unduplicated units have been weatherized through this program in County cities, towns, and communities since adoption of the current Housing Element. Education about energy conservation was provided as part of the Residential Energy Conservation Program discussed later in this table.</p>	<p>Continue</p>
<p><u>Program 3: Code Enforcement</u></p> <p>The DCD Code Enforcement section is responsible for enforcing both State and County regulations governing the maintenance of all buildings and properties in the unincorporated areas. Code enforcement handles complaints and inspections in the unincorporated area. Code enforcement staff handles approximately 60 cases per month. Most of the complaints deal with property maintenance, substandard housing issues, junk and debris, and abandoned vehicles. To facilitate the correction of code violations or deficiencies, code enforcement works closely with other County agencies. Code enforcement staff routinely refers homeowners to the County’s rehabilitation loan and grants programs including the Neighborhood Preservation Program. The staff also refers homeowners, mobile home owners, and apartment owners to the County’s Weatherization Program.</p> <p><u>Eight-year Program</u></p> <p>Objective:</p> <ul style="list-style-type: none"> -Continue to implement program. 	<p>In 2020, there were a total of 1,675 cases opened and 1,632 cases closed. Approximately 98% of all cases are residential.</p>	<p>Continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>		
<p><u>Program 4: Preservation of Affordable Housing Assisted with Public Funds</u></p> <p>As of 2014, a total of 1,259 publicly assisted housing units in multi-family developments are located in the unincorporated areas of the County. Of these units, 49 units in Rivershore Apartments are at risk of conversion to market rate housing in 2017.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Continue to enforce the condominium conversion ordinance. - Monitor the at-risk units by reviewing the California Housing Partnership Corporation list of at-risk properties annually - Provide information regarding tenant rights and conversion procedures should the property owner be uninterested in refinancing. - Offer tenants information regarding Section 8 rental subsidies and other available assistance through County agencies and non-profit organizations. <p>Funding Source: Tax Exempt Bonds, CDBG, HOME</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>	<p>The County funds projects throughout the unincorporated County and in the cities. The following work involving preservation occurred in the unincorporated County since adoption of the existing Housing Element:</p> <ul style="list-style-type: none"> • The County awarded \$2.37 million dollars to Bridge Housing in CDBG funds for the acquisition/rehabilitation of 87 existing rental units at Coggins Square in the Contra Costa Centre area in the unincorporated Walnut Creek area that is affordable to and occupied by low-income families. • The County closed financing and issued \$19,500,000 in tax-exempt bonds on rehabilitation projects, which includes Elaine Null, a 14-unit apartment in Bay Point. • The County provided \$361,900 in HOME and CDBG funding for a 14-unit rehabilitation project at Elaine Null in Bay Point. • In 2022, the County awarded \$2.2 million in CDBG funds to EAH Housing for the rehabilitation of Rodeo Gateway Senior Housing, a 50-unit project in Rodeo. • In 2022, the County awarded \$600,000 in funds to Resources for Community Development (RCD) for the rehabilitation of Aspen Court, a 12-unit special needs housing project. <p>Bonds funding Rivershore Apartments defeased and that project is no longer deed-restricted for affordable households. The County will continue to implement this program and the program will be amended for consistency with current state law.</p>	<p>Amend and continue</p>



Housing Program	Implementation Status	Continue /Modify/Delete
HOUSING PRODUCTION		
<p><u>Program 5: New Construction of Affordable Housing</u></p> <p>Non-profit and for-profit housing developers play an important role in providing affordable housing in Contra Costa County. Over the years, the County has provided direct financial assistance, regulatory incentives, and land write-downs to numerous developers to provide both ownership and rental housing to extremely-low, very-low, low-income, and special needs households. Major sources of County financing include annual entitlement grants of CDBG, HOME, and HOPWA funds. The County reserves 45 percent of each year's CDBG allocation for projects to increase and maintain affordable housing in the Urban County. The County also serves as an issuer of tax-exempt bond financing when developers seek tax-exempt financing. Projects have been completed with County resources in both unincorporated areas and the cities.</p> <p>Funding is provided annually on a competitive application basis to developers of multifamily rental housing and homeownership developments. A notice of funding availability is issued in the fall. Applications are due in late fall/early winter, with funding awards made prior to the first nine-percent tax credit round in the spring. Funding criteria include proposed target population and alleviation of affordable housing needs, cost-effectiveness, developer experience, and term of affordability. The County Board of Supervisors has adopted a funding priority for projects that reserve a portion of the units for extremely low income households.</p> <p>County staff maintains continuous contact with numerous affordable housing developers. County staff offers formal technical assistance and guidance as well as frequent consultations with interested developers.</p> <p>The County awards of HOME and CDBG to housing developers provide local funds, which help leverage other local, State, and federal funds. The County applies for Mortgage Credit Certificates annually, which are provided to homebuyers in both unincorporated areas and all cities and towns.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> -Continue to support Affordable Housing Development through direct financial assistance. Sources of financial assistance available through the County include HOME, CDBG, HOPWA, and tax exempt bond financing. -Meet with the local development community, key leaders and local civic and community groups to promote the County's interest in working cooperatively to increase housing development activity. 	<p>The County funds project throughout the unincorporated County and in the cities. The County provided \$2,750,000 in CDBG funding and \$15,790,000 in tax-exempt bonds to Heritage Point, a 42-unit rental project in North Richmond.</p> <p>The County provided \$66 million in tax-exempt bonds to Bay Point Family Apartments, a 193-unit multifamily apartment project.</p>	<p>Continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<ul style="list-style-type: none"> -Allow techniques such as smaller unit sizes, parking reduction, common dining facilities and fewer required amenities for senior projects. -Provide low interest loans to non-profit organizations to develop housing affordable to extremely low- and very low-income households. -Support applications by nonprofit organizations for affordable housing funds, including federal, State, and local public and private funds. -Collaborate with HACCC to explore the use of project-based Section 8 assistance as leverage to obtain additional private sector funds for affordable housing development. -Assist in the financing and development of 100 affordable units over 8 years. <p>Funding Source: CDBG, HOME, HOPWA, Bond-financing</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Annual: Award HOME, CDBG, and HOPWA funds to experienced housing developers (funds are not limited to projects in the unincorporated County)</p>		
<p><u>Program 6: Housing Successor to the former Redevelopment Agency</u></p> <p>On February 1, 2012, redevelopment agencies throughout the State of California were eliminated. The statute eliminating redevelopment allowed housing assets to be retained by the redevelopment host jurisdiction (known as Housing Successor Agencies). Contra Costa County owns land designated for housing in Bay Point, North Richmond, and Rodeo. The Housing Successor Agency provided pre-development funds to Community Housing Development Corporation of North Richmond (CHDC). CHDC has submitted General Plan amendment and development applications for the County-owned parcel in North Richmond (Heritage Point).</p> <p>The County has not identified developers for the Rodeo Town Center and Orbisonia Heights properties, but will seek developers next year.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Continue to work on the Heritage Point development in North Richmond. 	<p>A Disposition, Development and Loan Agreement and Final Development Plan for the Rodeo Senior Housing-Phase 2 project in Rodeo was approved in 2022.</p> <p>A Master Development Agreement and Phase 1 Disposition, Development and Loan Agreement for the Orbisonia Heights project in Bay Point were approved in May 2022.</p> <p>In 2018, the County reissued a request for proposal for the development of the Rodeo Town Plaza site in Rodeo, which includes a mixed-use development with townhouses and commercial spaces. The selected developer did not proceed with the project. The County issued a Notice of Availability of Surplus Land for all outstanding Housing Successor assets. Response to the solicitation was minimal.</p>	Continue



Housing Program	Implementation Status	Continue /Modify/Delete
<p>- Issue request for proposals for developers for the Rodeo Town Center and Bay Point Orbisonia Heights developments.</p> <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Disposition agreements by 2020</p>		
<p><u>Program 7: Inclusionary Housing</u></p> <p>In October, 2006, the County adopted an Inclusionary Housing Ordinance (IHO). All new residential developments of five or more units, as well as condominium conversions, are subject to the IHO. Fifteen percent of all the residential units are required to be affordable.</p> <ul style="list-style-type: none"> Rental Projects: 12 percent to lower income households and 3 percent to very low income households. For-sale Projects: 12 percent to moderate income households and 3 percent to low income households. <p>Developers may comply with the IHO through several alternative approaches:</p> <ul style="list-style-type: none"> On-site development Off-site development Land conveyance Payment of a fee in lieu of development Other – developers may propose another method of compliance that would have at least the same benefit as on-site construction. <p>However, in the Palmer/Sixth Street Properties L.P. v. City of Los Angeles ("Palmer"), the California Court of Appeal held that local inclusionary requirements applied to rental housing violate the Costa-Hawkins Act, the state law governing rent control. The Palmer decision has significant implications for local inclusionary ordinances. In response, Contra Costa lowered the rental in lieu fee to 0 dollars. This effectively suspends the provisions of the ordinance that apply to rental housing.</p>	<p>An update to the inclusionary housing in-lieu fees for rental and for-sale housing was brought to the Board of Supervisors and approved in December 2018, which became effective in February 2019. The County's Inclusionary Housing Ordinance (Chapter 822-4 of the County Ordinance Code) was updated on November 25, 2019, and February 1, 2022. There was a total of \$946,550 in in-lieu fees collected between 2015 and June 2022.</p>	<p>Amend and continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Continue to implement the IHO and encourage developers to provide affordable units on site. - Provide in-lieu fees to support the development of affordable housing projects. <p>Funding Source: None Required</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>		
<p><u>Program 8: Acquisition/ Rehabilitation</u></p> <p>The County offers financial assistance, including CDBG, HOME, NSP, and HOPWA funds to affordable housing developers for the acquisition and rehabilitation of existing rental housing. These as low-interest deferred loans in exchange for long-term affordability restrictions on the rental units. Priority is assigned to projects that reserve a portion of the units for extremely low-income households.</p> <p><u>Eight-year Program</u></p> <p>Objective:-</p> <ul style="list-style-type: none"> Disseminate information on housing rehabilitation assistance on the Department webpage, presentations and distribution of brochures to apartment owners and property management associations. -Provide financing and assist in the acquisition and rehabilitation of 50 rental units over 8 years. <p>Funding Source: CDBG, HOME, HOPWA, Bond Financing</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>	<p>In 2022, the County awarded \$2,250,000 in CDBG funds to Rodeo Gateway Senior for the acquisition and rehabilitation of 49 affordable rental units for very low-income seniors.</p> <p>In 2020, the County awarded \$2.37 million dollars to Bridge Housing in CDBG funds for the acquisition/rehabilitation of 87 existing rental units in the Contra Costa Centre area in unincorporated Walnut Creek that is affordable to and occupied by low-income families. There were no projects in 2018 within the unincorporated County; however, the County awarded and closed financing for \$1.3 million in HOME funds for the Antioch Scattered Sites rehabilitation project in Antioch for 56 rental units across two sites. In 2017, the County awarded \$625,000 in HOME funds for the rehabilitation of the Elaine Null Apartments, an existing 14-unit rental development in Bay Point.</p> <p>There were no projects in 2015 within the unincorporated County; however, the County issued \$45,464,000 in tax-exempt bonds for 235 units in the cities of Pinole and Concord.</p>	Continue



Housing Program	Implementation Status	Continue /Modify/Delete																														
<p><u>Program 9: Second Units</u></p> <p>Second units are attached or detached dwelling units that provide complete, independent living facilities for one or more persons which are located on the same lot as the primary structure and include permanent provisions for living, sleeping, cooking and sanitation. Integrating second units in existing residential neighborhoods is a means of increasing the supply of needed rental housing. The development of second units is also effective in dispersing affordable housing throughout the unincorporated areas and can provide housing to lower- and moderate-income individuals and families, as well as seniors and disabled persons. Since 2003, when the County adopted a Residential Second Unit Ordinance consistent with State law, there have been 153 second units.</p> <p><u>Eight-year Program</u></p> <p>Objective: -Publicize the Residential Secondary Unit Program to increase public awareness.</p> <p>Funding Source: None Required</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>	<p>The County's accessory dwelling unit regulations (Chapter 82-24 of the County Ordinance Code) were last updated in 2020.</p> <p>Accessory dwelling unit approvals between 2015 and 2021 are detailed below:</p> <table border="1"> <thead> <tr> <th colspan="3">Accessory Dwelling Unit Approvals</th></tr> <tr> <th></th><th>Entitlement permits approved</th><th>Building permits issued</th></tr> </thead> <tbody> <tr> <td>Total</td><td>358</td><td>312</td></tr> <tr> <td>2021</td><td>131</td><td>100</td></tr> <tr> <td>2020</td><td>84</td><td>47</td></tr> <tr> <td>2019</td><td>65</td><td>58</td></tr> <tr> <td>2018</td><td>78</td><td>47</td></tr> <tr> <td>2017</td><td>0</td><td>28</td></tr> <tr> <td>2016</td><td>0</td><td>19</td></tr> <tr> <td>2015</td><td>0</td><td>13</td></tr> </tbody> </table> <p>The Contra Costa County Accessory Dwelling Unit (ADU) Incentive Program was adopted by the Board of Supervisors on June 18, 2019, and ran through July 1, 2021. An indirect outcome of the program is to make construction of ADUs more attractive in the county, and thereby, facilitate the development of affordable housing. The ADU Incentive Program was intended to encourage owners of the unpermitted ADUs to come into compliance with zoning and building code requirements using the most cost-effective methods available and minimizing the changes required to the existing construction. Late filing fees and building permit penalty fees were waived for previously constructed unpermitted ADUs under the program.</p> <p>The County will continue to update the accessory dwelling unit regulations for consistency with current state law.</p>	Accessory Dwelling Unit Approvals				Entitlement permits approved	Building permits issued	Total	358	312	2021	131	100	2020	84	47	2019	65	58	2018	78	47	2017	0	28	2016	0	19	2015	0	13	Amend and continue
Accessory Dwelling Unit Approvals																																
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2017	0	28																														
2016	0	19																														
2015	0	13																														

Housing Program	Implementation Status	Continue /Modify/Delete
<p><u>Program 10: Affordability by Design</u></p> <p>Develop affordability by design program to promote creative solutions to building design and construction.</p> <p><u>Eight-year Program</u></p> <p>Objective: -Draft policy</p> <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: 2017</p>	<p>Progress was not made towards this program during the planning period and it will not be continued.</p>	<p>Delete</p>
<p><u>Program 11: New Initiatives Program</u></p> <p>Develop new programs or policies to fund or incentivize affordable housing development</p> <p><u>Eight-year Program</u></p> <p>Objective: -Track and evaluate new ideas such as land value recapture</p> <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: 2017</p>	<p>In 2017, the County updated the Accessory Dwelling Unit Ordinance to streamline internal conversions. The County recently administered the Contra Costa County Accessory Dwelling Unit (ADU) Incentive Program, which ran from 2019 through mid-2021. Additional information about the program is provided under the implementation status of Program 9, above. In addition, the County is working on updating its code to include objective design standards. That work will occur in 2022.</p>	<p>Amend and continue</p>



Housing Program	Implementation Status	Continue /Modify/Delete
SPECIAL-NEEDS HOUSING		
<p><u>Program 12: Special Needs Housing</u></p> <p>In addition to the development of affordable housing in general, the County will work with housing developers to provide housing appropriate to the County’s special needs populations, including mentally and physically disabled persons, seniors, large households, persons with HIV/AIDS, and farmworkers.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Provide financial incentives for the development of housing targeted to special needs populations (HOME, CDBG, and HOPWA). - Work with developers to obtain additional required financing. - Allow techniques such as smaller unit sizes, parking reduction, common dining facilities and fewer required amenities for senior projects. <p>Funding Source: CDBG, HOME, HOPWA</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Annually: Include a priority for special needs housing in CDBG, HOME, HOPWA NOFA (See #5 above)</p>	<p>In 2022, the County awarded \$600,000 in HOPWA funds to a 12-unit project in Pacheco for the rehabilitation of a special needs project that includes units for persons with HIV/AIDS. The County also awarded \$2.2 million in CDBG funds to a 50-unit senior project in Rodeo for rehabilitation. In 2015, a project on Fred Jackson Way in North Richmond added two units of very low-income rental housing for women leaving prison with \$245,250 in Neighborhood Stabilization Program 1 (NSP) funds.</p> <p>There were no projects in 2016 within the unincorporated county. However, the County provided \$487,000 in HOME funds to support the development of a 30-unit rental project in the City of Pittsburg for veterans, including homeless veterans.</p>	<p>Amend and continue</p>
<p><u>Program 13: Developmental Disabled Housing</u></p> <p>In addition to the development of affordable housing in general, the County will work with housing developers to provide housing appropriate for persons with developmental disabilities.</p> <p><u>Eight-year Program</u></p> <p>Objective:</p> <ul style="list-style-type: none"> -Continue to fund housing developments appropriate for persons with developmental disabilities. <p>Funding Source: Conservation & Development</p>	<p>Progress was not made towards this program during the planning period.</p>	<p>Combine with Program 12: Special Needs Housing and delete.</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Annually: Include a priority for special needs housing in CDBG, HOME, HOPWA NOFA (See #5 above)</p>		
<p>Program 14: Accessible Housing</p> <p>Persons with disabilities represent a major special needs group in Contra Costa County. To maintain independent living, disabled persons are likely to require assistance, which may include special housing design features, income support for those who are unable to work, and in-home supportive services for persons with mobility limitations. To provide additional housing opportunities for the disabled, the County will continue to require inclusion of accessible units in all new construction projects receiving County financing (e.g. CDBG, HOME). Current regulations require that five percent of the units must be accessible to the physically impaired and an additional two percent of the units must be accessible to the hearing/vision impaired.</p> <p>In order to facilitate the development of appropriate housing for persons with special needs, the County works to remove development constraints and provide reasonable accommodations in the development of such housing as requests are made. The County will formalize this practice as written reasonable accommodation procedures.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Continue to require inclusion of accessible units in all new construction projects receiving County financing. - Provide zero and low-interest loans through the Neighborhood Preservation Program for accessibility improvements in existing affordable housing. - Implement reasonable accommodation procedures to provide special consideration in zoning and land use for housing for persons with disabilities. The County will strive to make accommodations a ministerial process, with a minimal processing fee, subject to the approval of the Zoning Administrator who will apply the following decision-making criteria: <ol style="list-style-type: none"> 1. The request for reasonable accommodation will be for the benefit of an individual with a disability protected under fair housing laws. 2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. 	<p>In 2015, there were no new construction projects in the unincorporated county. There were three projects that the County provided funding for in the cities of Antioch, El Cerrito, and Walnut Creek that included a total of eight fully accessible units, six physically disabled units, and two vision/hearing-impaired units.</p> <p>In 2016, the County provided funding for a multifamily rental project in North Richmond that included four fully accessible units, three physically disabled units, and one vision/hearing impaired unit. Additionally, the County provided funding for projects located in the Cities of El Cerrito, Pittsburg, and Walnut Creek that included a total of 11 fully accessible units, 8 physically disabled units, and 3 vision/hearing-impaired units.</p> <p>The County continues to require accessible units in all new construction projects that receive HOME or CDBG funding. Accessible units are included in rehabilitation projects when feasible where 5% of the units must be accessible to the physically impaired and an additional 2% of the units must be accessible to the hearing/vision impaired. (See Program 5, New Construction of Affordable Housing)</p> <p>The County has drafted procedures for reasonable accommodation but has not yet adopted the procedures.</p>	<p>Amend and continue</p>



Housing Program	Implementation Status	Continue /Modify/Delete
<p>3. The requested accommodation would not impose an undue financial or administrative burden on the County.</p> <p>4. The requested accommodation would not require a fundamental alteration in the nature.</p> <p>Funding Source: None Required</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>		
<p><u>Program 15: Reasonable Accommodation</u></p> <p>Increase the supply of special needs and accessible housing.</p> <p><u>Eight-year Program</u></p> <p>Objective: -Implement County's reasonable accommodation policy.</p> <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>	<p>Through Program 1, Neighborhood Preservation Program (see above), between 2015 and 2020, the County funded 18 projects that consisted of accessibility upgrades. Examples of upgrades included exterior surface improvements, full bathroom remodels, the installation of ADA-compliant toilets, grab bars, handrails, steps and landing, and an easy step shower enclosure. Translation services have also been provided through the Neighborhood Preservation Program (Program 1).</p>	<p>Combine with Program 14 and delete</p>
<p><u>Program 16: Contra Costa Interagency Council on Homelessness</u></p> <p>The Contra Costa Interagency Council on Homelessness implements programs and strategies contained in the Continuum of Care Plan and Ten-Year Plan to End Homelessness. These plans are designed to address the needs of the homeless. The goal of these programs is to ensure that homeless individuals and families can obtain decent, suitable, and affordable housing in the County. Through the Ten Year Plan, the County has adopted a "housing first" strategy, which works to immediately house a homeless individual or family rather than force them through a sequence of temporary shelter solutions. The Ten Year Plan further deemphasizes emergency shelters by supporting "interim housing" as a preferred housing type. Interim housing is very short-term and</p>	<p>This program is currently known as the Council on Homelessness. Health Services through the Health, Housing and Homeless Services (H3) Division administers the County's homeless Continuum of Care (CoC). H3 functions as the collaborative applicant and CoC and HMIS Lead Agency, and provides strategic direction, coordination of funding and programmatic oversight to the CoC. The CoC is designed to assist individuals and families experiencing homelessness by providing services and housing needed to help these individuals and families move into permanent</p>	<p>Amend and continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<p>focuses on helping people access permanent housing as quickly as possible. Services provided in interim housing include housing search assistance and case management to help address immediate needs and identify longer-term issues to be dealt with once in permanent housing.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Update the Ten-Year Plan - Continue to work with local non-profit organizations and relevant public agencies to obtain required funding to expand the number of permanent supportive housing units. - Continue to support existing transitional housing programs, operated by the County and non-profit agencies. - Continue to support the operations of existing emergency shelters. - Continue to support licensed residential care facilities in all residential zones through the land use permit process. <p>Funding Source: Hearth Act, CDBG, HOPWA, HOME</p> <p>Responsible Agency/Dept.: Health Services; Conservation & Development</p> <p>Timeframe: Ongoing</p>	<p>housing, with the goal of long-term stability. The Council on Homelessness (COH), appointed by the Contra Costa Board of Supervisors, is the governing body for the CoC and serves as the homelessness advisory body to the Board of Supervisors. H3 provides staffing support to the COH to support the governance and administration of the CoC. The COH is responsible for approving some funding allocations for proposed projects and monitoring and tracking project and agency performance and compliance in coordination with the CoC and HMIS Lead Agency. The COH also provides advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County. The Contra Costa CoC and COH are made up of multiple private and public partners who work collaboratively with the County and H3 to end homelessness in Contra Costa.</p>	
<p><u>Program 17: Farmworker Housing</u></p> <p>In addition to the development of affordable housing in general, the County will work with housing developers to provide housing appropriate for agricultural workers.</p> <p><u>Eight-year Program</u></p> <p>Objective:</p> <ul style="list-style-type: none"> -Include farmworkers as a population likely to be extremely and very-low income and in need of permanent housing. <p>Funding Source: CDBG, HOME</p>	<p>The agricultural worker housing ordinance was adopted on September 19, 2017. No housing specifically for agricultural workers has been constructed during the planning period. The number of farmworkers has been decreasing in the county. The portion of this program addressing farmworker housing will not be continued.</p>	Delete



Housing Program	Implementation Status	Continue /Modify/Delete
<p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Annually: Include farmworker housing in CDBG, HOME NOFA (See #5 above)</p>		
HOUSING AFFORDABILITY		
<p>Program 18: First-Time Homebuyer Opportunities</p> <p>The County implements a number of programs to provide affordable homeownership opportunities for lower- and moderate-income households as well as special needs groups, including farmworkers. These programs include the following:</p> <p><u>Mortgage Credit Certificate (MCC):</u> The MCC is a federal program designed to assist low and moderate-income first-time homebuyers. A mortgage credit certificate is issued to qualified homebuyers, allowing for a federal income tax credit of up to 20 percent of the annual mortgage interest paid.</p> <p><u>New Construction:</u> HOME and CDBG funds are used for new construction and rehabilitation of single-family homes. Following completion, these funds are rolled over into subsidized loans for lower- and moderate-income homebuyers.</p> <p><u>Inclusionary Housing:</u> Through the Inclusionary Housing Ordinance, homes affordable to lower- and moderate-income homebuyers are constructed as a component of market-rate housing developments.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Continue to expand homeownership opportunities through a combination of homebuyer assistance programs, financial support of new construction, and development agreements. - Assist 50 first-time homebuyers over 5 years. <p>Funding Source: MCC, HOME, CDBG</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>	<p>Between 2015 and 2020, the County provided 158 households with Mortgage Credit Certificates (MCC) throughout the county and cities for a total of over \$10 million in MCC assistance. In 2015, permits were issued for 12 Muir Ridge Homes.</p>	<p>Continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<p><u>Program 19: Extremely Low Income (ELI) Housing Development Assistance</u></p> <p>The County is an entitlement jurisdiction for the CDBG, HOME, and ESG programs. It is a sub-grantee for the HOPWA program. In addition, the County applies for and receives approximately \$7 million in Hearth Act funds on an annual basis. The County administers each of these grants for either most or the entire County (incorporated cities and towns, and the unincorporated areas). Existing Board of Supervisor policy gives priority to projects that provide housing affordable to and occupied by extremely low income households. The County shall promote the benefits of this assistance program to develop housing for extremely low income households on its web page and in its program materials.</p> <p>The County shall continue to encourage affordable housing developers to seek state and federal funding to support the construction and rehabilitation of low-income housing, particularly for housing that is affordable to extremely low income households. The County shall also seek state and federal funding specifically targeted for the development of housing affordable to extremely low income households, should they become available.</p> <p><u>Eight-year Program</u></p> <p>Objective:</p> <ul style="list-style-type: none"> -Department of Conservation and Development will promote the ELI development assistance program to developers (for profit and non-profit) by including the priority for ELI housing in information on the HOME, CDBG, and HOPWA programs. <p>Funding Source:</p> <p>HOME, CDBG, State (as funding is available)</p> <p>Responsible Agency/Dept.:</p> <p>Conservation & Development</p> <p>Timeframe:</p> <p>Annually: Include a priority for extremely-low income housing in CDBG, HOME, HOPWA NOFA (See #5 above)</p>	<p>The County continues to provide funding preferences to developers throughout the county who include units that are affordable to extremely low-income households. There were a total of 1,116 extremely low-income housing units that were provided funding assistance between 2015 and 2020 for rehabilitation of existing housing (See Program 1, Neighborhood Preservation Program, and Program 2, Weatherization Program). There were 63 units of new very low-income units from the construction of a single-family residence in Bay Point, Heritage Point Apartments in North Richmond, and Bay Point Family Apartments in Bay Point.</p>	<p>Continue</p>
PROVISION OF ADEQUATE HOUSING SITES		
<p><u>Program 20: Sites Inventory</u></p> <p>As part of the 2015-2023 (5th cycle) Housing Element update, an analysis of the residential development potential in each of the unincorporated communities of the County was conducted. This analysis was performed using the County’s Geographic Information System (GIS) and data from the County Assessor’s records. Based on this assessment, the</p>	<p>The County has continued to maintain an adequate inventory of suitably zoned sites to address the 5th cycle Regional Housing Needs Assessment (RHNA).</p>	<p>Amend and continue</p>



Housing Program	Implementation Status	Continue /Modify/Delete
<p>unincorporated areas can potentially accommodate over 3,318 new units on vacant and underutilized properties. Combined with housing units built and projects approved since January 2014, the County has sufficient sites to meet the 1,367-unit RHNA (374 very-low income, 218 low-income, 243 moderate-income, and 532 above moderate-income).</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Continue to provide adequate sites to accommodate the County’s RHNA of 1,367 units. - Maintain an up-to-date inventory of vacant/underutilized residential sites as funding permits and make inventory available to potential developers (both for profit and non-profit developers) <p>Funding Source: Funding source to be determined for maintenance of site inventory</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing maintenance of site inventory.</p>		
<p><u>Program 21: Mixed-Use Developments</u></p> <p>County General Plan Land Use Element includes a category for mixed-use developments in the unincorporated areas. This category has enabled the County to create unique projects that combine residential uses such as apartments or condominiums with commercial and other uses. Such developments provide needed housing in close proximity to key services such as transportation. The development at the Contra Costa Centre is an example of mixed-use development. The mixed-use category offers the County greater flexibility by providing needed housing in urban areas close to important services.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Continue to encourage mixed-use development where appropriate by offering flexible development standards. - Consider reducing the 15-acre site area requirement for mixed residential and non-residential uses 	<p>In 2015, a 44-unit very low-income affordable mixed-use project in North Richmond (Heritage Point) was approved.</p> <p>The County is reviewing the existing ordinance as part of the General Plan update, currently underway.</p>	<p>Amend and continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: 2015 – 2016: Review existing ordinance and development patterns. 2016 – 2017: Draft outline of revised ordinance and meet with stakeholder groups 2017 – 2018: Determine whether or not to draft and adopt revised ordinance</p>		
<p><u>Program 22: Density Bonus & Other Development Incentives</u></p> <p>In accordance with State law and the County’s Residential Density Bonus Ordinance, the County provides density bonuses to qualified new housing projects consistent with State law. The County will continue to update its ordinance as State law changes. Currently, the housing development must have: (1) at least 5 percent of the total units affordable to very-low income households; (2) at least 10 percent of the total units affordable to lower income households; or (3) at least at least 10 percent ownership in a planned development for moderate income, or (4) 100 percent senior housing development. If one of these conditions is met, a developer is entitled to a density bonus of 20 percent (5 percent for ownership) of the maximum density permitted in the underlying zone plus other development concessions or incentives (e.g. modified standards, regulatory incentives, or concessions). Affordability must be maintained for a minimum of 30 years. The County has utilized density bonuses to facilitate the development of affordable housing.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Continue to offer density bonuses and other development incentives to facilitate affordable housing development. - Continue to provide information regarding the Density Bonus Ordinance to developers at the application and permit center in DCD as well as during pre-application meetings. <p>Funding Source: Conservation & Development</p>	<p>The Driftwood Residential Project in Bay Point included six affordable units with three new units on-site and three rehabilitated single-family residences off-site.</p> <p>Bay Point Family Apartments, a 193-unit multifamily apartment project entered into a Density Bonus Developer Agreement with the County. The project was completed in 2017 and includes 191 affordable units.</p> <p>In 2020, the County granted entitlements for a 284-unit apartment project in the unincorporated Walnut Creek area that requested a density bonus. This project includes 12 very low-income units and 24 moderate-income units.</p> <p>The County recently approved entitlements for two projects with density bonus requests. The two projects are a 22-unit apartment complex in Rodeo (approved in 2021) and a 100-unit apartment in Bay Point (approved in 2022).</p> <p>The County will continue to update the Density Bonus Regulations in the County Ordinance Code for consistency with current state law.</p>	<p>Amend and continue</p>



Housing Program	Implementation Status	Continue /Modify/Delete
<p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>		
<p><u>Program 23: Infill Development</u></p> <p>Throughout the unincorporated areas, many single-family lots were legally created but do not meet the current minimum lot size standard specified in the Planning and Zoning Code. To acknowledge the development right on these parcels, the County DCD uses a Small Lot Review process to assist applicants in determining the massing and bulk of the units to ensure compatibility with adjacent properties.</p> <p>Similarly, many multi-family residential lots in the unincorporated areas do not meet current minimum lot size standards. Consolidation of a number of undersized lots would likely be necessary to provide an adequate land area to develop an economically feasible multi-family project. As a means to facilitate the infill development of multi-family housing, the County has identified small vacant multi-family residential sites that have the potential for lot consolidation with adjacent properties.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> -Continue to use the Small Lot Review process to assist applicants in developing infill single-family homes on small lots. -Identify small vacant multi-family lots with the potential for lot consolidation and make this information available to developers. -Consider offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multi-family development. <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Biennially: Review site inventory and adjust for planned and completed developments</p>	<p>The County continues to use the Small Lot Review process to assist applicants in developing infill single-family residences on substandard-size lots and</p> <p>streamline the administrative review process for infill housing in the former redevelopment areas and on substandard sized lots. This process is a common application type that is used throughout the county, mostly in older areas that were established prior to the current zoning standards.</p>	<p>Continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
REMOVAL OF GOVERNMENTAL CONSTRAINTS		
<p><u>Program 24: Planned Unit District</u></p> <p>The Planned Unit District (P-1) provides the opportunity for more creative and flexible design for large-scale residential developments than would be permitted in the conventional residential districts. The use of the P-1 district is intended to promote the diversification of buildings, lot sizes, and open spaces to produce an environment in harmony with surrounding existing and potential uses. The flexibility associated with the P-1 district includes variation in structures, lot sizes, yards, and setbacks and enables the developer to address specific needs or environmental constraints in an area. The final plan for a P-1 development is subject to approval by the County Planning Commission. The P-1 District is applicable to all residential districts.</p> <p>Through the P-1 District, increased residential densities can be achieved. Density of up to 44.9 units per acre can be achieved in the P-1 district if the underlying General Plan designation is Multiple-Family Residential Very High Density (MV). The density can be increased to 99 units per acre if the underlying General Plan designation is Multiple-Family Residential Very High Density Special (MS).</p> <p>In older, developed areas where the objective is to revitalize neighborhoods through redevelopment, the P-1 process can also be used to define allowable land uses, and minimum development and design guidelines that are appropriate for the specific community. In this situation, the P-1 designation streamlines the development process for projects consistent with the specified guidelines.</p> <p><u>Eight-year Program</u></p> <p>Objective:</p> <ul style="list-style-type: none"> -Encourage rezoning to P-1 District in the unincorporated areas, where appropriate, particularly in areas where the underlying General Plan designation is Multiple-Family Residential Very High Density and Multiple-Family Residential Very High Density Special. -Consider eliminating the 5-acre minimum parcel size currently required for P-1 zoning to permit flexibility for small sites and infill development. <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p>	<p>In 2015, a 14-unit residential subdivision and Planned Unit District was approved.</p> <p>In 2017, the County began drafting a revised ordinance to remove the minimum lot size requirements for Planned Unit Development projects. As of 2020, the Department had administered a review of the current district standards to identify any provisions that unintentionally hinder development in the P-1 District. Staff identified potential amendments, such as eliminating the existing minimum acreage requirements for a P-1 district and granting the Zoning Administrator the ability to decide additional application types for properties within P-1 Districts, which will ease the entitlement process for housing developments. Staff is in the process of finalizing language for a formal ordinance amendment proposal.</p>	<p>Amend and continue</p>



Housing Program	Implementation Status	Continue /Modify/Delete
Timeframe: Ongoing		
<p><u>Program 25: Development Fees</u></p> <p>The County, special districts, and joint power authorities collect fees on development to mitigate the impacts of development on infrastructure. Requiring developers to construct site improvements and/or pay fees toward the provision of infrastructure, public facilities, services, and processing increases the cost of housing. While these costs may impact housing affordability, these requirements are deemed necessary to maintain the quality of life desired by County residents, and are consistent with the goals and policies of the General Plan.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> - Work with utility companies to waive or reduce hook-up fees for second units. - Monitor transportation fee impact on development costs. <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>	<p>Under the Contra Costa County Accessory Dwelling Unit (ADU) Incentive Program, unpermitted ADUs are encouraged to be legalized and brought into compliance with zoning and building code requirements. Late filing fees and building permit penalty fees are waived for previously constructed unpermitted ADUs under this program. State law has been updated to regulate the amount of fees that can be levied on ADUs under a certain size, which addressed a portion of this program.</p>	<p>Amend and continue</p>
<p><u>Program 26: Quick Turn-around Program</u></p> <p>The County periodically receives applications for small, easily reviewed projects. The department has begun a program to identify those applications that can be reviewed and approved much more quickly than complex development applications. The applications for these small projects are pulled and assigned to staff that will process the application in approximately five days.</p> <p><u>Eight-year Program</u></p> <p>Objective:</p> <ul style="list-style-type: none"> - Continue to implement program to complete small project application reviews within 5 days of application submittal. 	<p>In 2015, there were three projects that received expedited review.</p> <p>This program continues to be utilized for ensuring expedited review of infill projects and various planning applications, including tree permits, variances and design reviews.</p>	<p>Continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: 2015</p>		
<p><u>Program 27: Coordinated County Department Review of Development Applications</u></p> <p>The County receives development applications for large and complex projects that require approvals or comments from multiple County departments. A monthly meeting between upper management representatives facilitates review of these projects. Development issues are identified early in the project review and staff from the different departments are able to work as a team to identify approaches to resolve the issues.</p> <p><u>Eight-year Program</u></p> <p>Objective: -Continue monthly meetings with various County departments to review applications that require approvals or comments from more than one County department.</p> <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development, Public Works, and Health Services Departments</p> <p>Timeframe: Ongoing</p>	<p>The County continues to coordinate and work with other various County departments and agencies when processing new applications. Regular meetings between community development, building inspection, and public works are scheduled to discuss the review and processing of applications and fees.</p>	<p>Continue</p>
<p><u>Program 28: Review and Update of Zoning & Subdivision Ordinance</u></p> <p>The County regulates the type, location, density, and scale of residential development in the unincorporated areas primarily through the Planning and Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the County General Plan. The County is engaged in an ongoing process of reviewing the Planning and Zoning Code for consistency with State laws. The main purpose of this review is to ensure that the County's</p>	<p>The emergency shelter ordinance was adopted on November 4, 2014. The agricultural worker housing, permanent supportive housing, and transitional housing zoning ordinances were adopted on September 19, 2017. An ordinance to allow single-room occupancy (SRO) units was adopted in 2014.</p> <p>The County is reviewing the existing zoning ordinance as part of the General Plan update, currently underway.</p>	<p>Amend and continue</p>



Housing Program	Implementation Status	Continue /Modify/Delete
<p>requirements and standards do not act as a constraint to the development of affordable housing.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> -Periodically review the Planning and Zoning Code and other regulations to ensure that County policies and regulations do not constrain housing development and affordability. -Revise the zoning code to allow emergency shelters by right in the General Commercial zone, permit transitional and permanent housing as residential uses, and allow agricultural farmworker housing. <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development, and Public Works</p> <p>Timeframe: By December 31, 2014: Adopt emergency housing and single room occupancy ordinance. <i>(adopted 11/4/2014)</i> 1st quarter 2015: Adopt Agricultural worker housing, permanent supportive, and transitional housing zoning text changes Ongoing: period review of zoning and subdivision ordinances</p>		
EQUAL HOUSING OPPORTUNITY		
<p><u>Program 29: Anti-Discrimination Program</u></p> <p>To promote fair housing, the County allocates CDBG funds to local non-profit organizations for fair housing counseling and legal services. Services offered typically include advocacy and collaboration in support of fair housing opportunities for all; public outreach and education regarding fair housing rights; specialized property owner, management, and lender training; rental home seeking and relocation services; and discrimination complaint processing and investigation.</p> <p>All housing developers receiving financial assistance from the County are required to submit a marketing plan detailing the developer's equal opportunity outreach program and demonstrating efforts to reach those people who are least likely to hear about affordable housing opportunities. Typical outreach includes distributing informational flyers to social</p>	<p>The County Board of Supervisors adopted a Countywide 2020-2025 Analysis of Impediments/Assessment to Fair Housing Choice report on June 11, 2019. The County worked with the Cities of Antioch, Concord, Pittsburg, and Walnut Creek as well as the three Public Housing Authorities in Contra Costa County to prepare this report.</p> <p>The County continued to provide fair housing services as described in the program, by contracting with ECHO Housing.</p>	<p>Amend and continue</p>

Housing Program	Implementation Status	Continue /Modify/Delete
<p>service agencies, and housing authority offices. Advertisements are placed in local newspapers and publications such as the Korea Times, Sing Tao, and El Mensajero.</p> <p>The Contra Costa Consortium has adopted the HUD-mandated Analysis of Impediments (AI) to Fair Housing Choice. The AI includes: a comprehensive review of the County’s laws, regulations, and administrative policies; an assessment of how those laws affect the location, availability, and accessibility of housing; and an assessment of conditions, both public and private, affecting fair housing choice.</p> <p><u>Eight-year Program</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> -Continue to support local non-profit organizations for fair housing counseling and legal services. -Carry out necessary actions to address the impediments to fair housing choice identified in the AI. <p>Funding Source: CDBG</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Complete update to the AI after promulgation of new regulations</p>		
<p><u>Program 30: Residential Displacement Program</u></p> <p>In allocating affordable housing funds, the County assigns priority to projects that do not involve permanent relocation (displacement). However, projects involving relocation may be funded if required to eliminate unsafe or hazardous housing conditions, reverse conditions of neighborhood decline, stimulate revitalization of a specific area, and/or accomplish high priority affordable housing projects. In such situations, the County monitors projects to ensure that relocation consistent with federal and state requirements is provided. Wherever feasible, displaced households and organizations are offered the opportunity to relocate into the affordable housing project upon completion.</p> <p><u>Eight-year Program</u></p> <p>Objective:</p> <ul style="list-style-type: none"> -Prevent permanent relocation to the extent practicable. 	<p>There is nothing to report during the planning period within the unincorporated county. The County will continue to monitor for potential displacement and implement this program, including complying with current state law regarding potential displacement.</p>	<p>Amend and continue</p>



Housing Program	Implementation Status	Continue /Modify/Delete
<p>Funding Source: HOME, CDBG</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: Ongoing</p>		
ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT		
<p><u>Program 31: Residential Energy Conservation Program</u></p> <p>Contra Costa County is actively involved in regional energy conservation and sustainable development activities. It is a member of the Bay Area Regional Energy Network, which provides rebates and incentives for energy conservation upgrades. The County is also an East Bay Energy Watch partner. Recognizing the hurdles residential property owners face when seeking to install solar panels, Contra Costa is participating in regional efforts to develop guidelines for solar energy retrofit projects. The County has begun to streamline the permitting process for solar panels by creating a checklist that includes the required elements to process a permit application. Staff are identifying common issues that delay approval. Building upon the checklist, staff will develop guidelines for property owners and contractors to streamline the application process. convert</p> <p><u>Eight-year Program</u></p> <p>Objective: -Develop guidelines for solar energy home retrofit projects</p> <p>Funding Source: Conservation & Development</p> <p>Responsible Agency/Dept.: Conservation & Development</p> <p>Timeframe: 2015: Review examples of guidelines for solar retrofit 2016: Draft County guidelines 2017: Adopt guidelines</p>	<p>Solar permits for roof-mounted residential photovoltaic (PV) systems are available online under the Application and Permit Center web page. Instructions for online submittal for expedited review is posted on the County’s web page. The number of residential solar permits issued in 2020 was 2,355.</p> <p>The County also participates in the Bay Area Regional Energy Network (BayREN), one of several Regional Energy Networks (RENS) established under the auspices of the California Public Utilities Commission. The program is led by the Association of Bay Area Governments in coordination with the nine Bay Area counties and provides rebates for owners and property managers that make specific energy-efficiency improvements to single-family and multifamily buildings. In 2020, there were 1,382 single-family home upgrades and 6 multifamily projects with 759 multifamily units upgraded countywide, which includes 103 single-family upgrades in the unincorporated county.</p>	Continue





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