Department of
Conservation &
Development

Economic & Redevelopment Division

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Contra
Costa
County

Catherine O. Kutsuris
Director

James Kennedy
Deputy Director
Redevelopment Division

HOUSING POLICY
DEVELOPMENT, HCD
APR 07 2009

April 2, 2008

Cathy Creswell, Deputy Director
Department of Housing & Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Dear Ms. Creswell:

Pursuant to California Government Code Section 65400, enclosed is Contra Costa County's Housing Element Progress Report. The report covers calendar year 2008.

This report is also being incorporated into the County's annual General Plan report and will be sent to the Office of Planning and Research as part of the General Plan report.

Please call me if you have any questions regarding this report (925/335-7223).

Sincerely,

Kara Douglas

Kara Douglas
Affordable Housing Program Manager

Enclosure

CC: Catherine Kutsuris, DCD Director
James Kennedy, Dep. Dir., DCD
Patrick Roche, DCD
Jamar Stamps, DCD

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Contra Costa County

Reporting Period Jan-08 - 31-Dec-08

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2001	2002	2003*	2004	2005	2006	2007	2008	2009	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,101	36		55	126	24	10	1	87		339	762
	Non-deed restricted												
Low	Deed Restricted	642	36			53	27	17	15	19		167	475
	Non-deed restricted												
Moderate	Deed Restricted	1,401	9			1			58	69		137	1,015
	Non-deed restricted		51					5	110	83		249	
Above Moderate		2,292			1,030	713	669	755	462	337		3,966	-1,674
Total RHNA by COG. Enter allocation number:		5,436											
Total Units ► ► ►			132		1,085	893	720	787	646	595		4,858	578
Remaining Need for RHNA Period ► ► ► ► ►													

*non-deed restricted units are from 2003 and prior years

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction Contra Costa County

Reporting Period Jan-08 - 31-Dec-08

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
Bella Flora, North Richmond	SF	O	2	19	83		104		RDA, DB	Mod units determined affordable by advertising
Willow, Danville	2-4	O			69		69		Inc	
Avalon Bay at CC Centre	5+	R	85			337	422	MRB		
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						0	0			
(10) Total by income units (Field 5) Table A ► ► ►			87	19	152	337	595			

Table C
Program Implementation Status
2001 - 2008

Name of Program	Program Goal	Objective	Deadline in H. E.	Status
1. Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Disseminate information. Rehabilitate 125 units.	Ongoing	287 homes rehabilitated
2. HACCC Rental Rehabilitation Assistance	Improve the quality of the rental housing stock.	Disseminate information. Rehabilitate 120 units.	Ongoing	28 rental unit rehabilitated
3. Public Housing Improvement	Maintain and improve the quality of the public housing stock.	Maintain and improve 608 public housing units.	Ongoing	Public housing units are routinely maintained.
4. Weatherization Program	Assist homeowners and renters with minor home repairs.	Assist 250 households.	Ongoing	Approximately 2,500 households were assisted.
5. Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Continue to implement program.	Ongoing	750 – 1,000 residential cases processed each year County adopted a rental inspection ordinance. Approximately 200 units are inspected annually.
6. Redevelopment Replacement Housing	Provide replacement housing to lower- & moderate-income households.	Continue to facilitate the development of replacement housing as required.	Assess replacement obligations every 2-3 years	The RDA has met all current replacement housing obligations. The Orbisonia Heights project in Bay Point will meet its replacement obligation.
7. Condominium Conversion Ordinance	Preserve the rental stock & protect apartment tenants.	Continue to enforce ordinance.	Ongoing	44 unit apartment building in El Sobrante converted to condos in 2005
8. Preservation of Assisted Housing	Preserve the existing stock of affordable housing.	Monitor at-risk units. Participate in preservation of units. Conduct tenant education.	Work to extend term of affordability for Byron Park units by 2008.	Byron Park, El Cerrito Del Norte and Riverstone (formerly Meadows) Apartments were refinanced and affordability continued.
9. New Construction of Affordable Housing	Increase the supply of affordable housing.	Assist in the financing and development of 200 affordable units.	Ongoing	Assisted in financing of 400 affordable units in the unincorporated County, and an additional 849 units in the cities.
10. Development Agreements	Integrate affordable housing within market-rate developments.	Continue to implement program.	Ongoing	Willow development integrated into Alamo Creek development in Danville Dougherty Valley affordable and market-rate units under development Inclusionary Ordinance adopted in 2006

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11. Acquisition/ Rehabilitation	Improve existing housing and increase supply of affordable housing.	Assist in the acquisition and rehabilitation of 50 affordable units.	Ongoing	No rehabilitation projects other than the Housing Authority rental rehabilitation program undertaken in the unincorporated County during the reporting period.
12. Second Units	Facilitate the development of second units.	Facilitate the development of 100 units.	Ongoing	2nd unit ordinance revised to be consistent with AB 1866
13. Special Needs Housing	Increase the supply of special needs housing.	Provide financial and other incentives for the development of housing for special needs populations. Through the County Agriculture Advisory Task Force, develop recommendations to address farmworker housing issues.	Ongoing	ABC Apartments, El Sobrante – 9 apartments for developmentally disabled adults Villa Amador, City of Brentwood – County provided HOME funds to support 92 unit family apartment building also funded with J. Serna Farmworker grant and loan funds CDBG funds used to purchase the 75 bed Concord homeless shelter for single adults.
14. Accessible Housing	Increase the supply of accessible housing.	Require inclusion of accessible units in all new County-funded construction projects.	Ongoing	ABC Apartments, El Sobrante – 9 apartments for developmentally disabled adults All new construction funded with HOME/CDBG require 5% of units accessible to those with mobility impairments and an additional 2% accessible to those with vision and/or hearing impairments
15. Homeless Continuum of Care	Meet the housing & supportive services needs of the homeless	Pursue development of two transitional housing facilities with 48 apartments.	Develop two new transitional housing facilities by 2003.	Garden Park, City of Pleasant Hill includes 28 units of transitional housing for families – supported with McKinney Act funds. McKinney Act also used for Lakeside Apts, Concord; Giant Rd., San Pablo; and Villa Vasconcellos, Walnut Creek
16. First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Assist 80 low and moderate income first-time homebuyers.	Ongoing	Bella Flora, North Richmond – 35 single-family homes for lower income families sold Willow, Danville – 127 townhomes for moderate income families sold Mortgage Credit Certificates – approximately 300 issued throughout the County.

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17. Section 8 Rental Assistance	Assist very low-income households with rental payments.	Continue to provide Section 8 assistance. Apply for additional vouchers.	Prepare PHAP – Action Plan annually.	HA prepares annual action plan, supports 6,504 vouchers, maintains waiting list of 3,595 families
18. Home Sharing Program	Provide for home sharing opportunities.	Support appropriate agencies offering shared housing opportunities.	Ongoing	No requests for support; generally not a preferred housing option
19. Sites Inventory	Provide for adequate housing sites.	In 2002, review and evaluate densities for vacant and underutilized sites_provide adequate sites for the development of housing for very low, low, and moderate income households. Initiate program in 2003 to increase underlying densities on at least 10 acres of residential land to Multi-Family High Density Residential (M-29) to provide affordable housing opportunities. Maintain sites inventory.	Ongoing	Department updating the sites inventory using County's GIS information. 7.5 acres in Bay Point increased to up to 65 units per acre 31 acres in Bay Point increased to 29 units per acre Nove GPA (2/13/07) rezoned 30 acres from industry to MF allowing up to 370 residential units
20. Mixed-Use Developments	Encourage mixed-use developments.	Offer flexible development standards for affordable and special needs housing.	Ongoing	Evaluating new mixed-use land designation in El Sobrante to enable commercial/residential mix Seeking community concensus
21. Density Bonus & Other Development Incentives	Support affordable housing development.	Offer density bonuses and other incentives for affordable housing.	Ongoing	Bella Flora, North Richmond Proposed – Signature/Nove, North Richmond
22. Infill Development	Facilitate infill development.	Identify small vacant multi-family lots with potential for lot consolidation.	Ongoing	Through update of sites inventory, DCD intends to have website list of vacant land w/residential zoning and available public services. Unsuccessfully sought legislative change to CEQA to provide the unincorporated County the same infill CEQA exemption provided to cities
23. Planned Unit District	Provide flexibility in design for residential projects.	Pursue P-1 zoning of Rodeo and Bay Point Redevelopment Project Areas. Promote P-1 zoning in unincorporated areas. Consider elimination of 5-acre minimum parcel size.	Rezone Rodeo and Bay Point Redev. Areas by 2002.	Rodeo and Bay Point P-1 plans are adopted. Montalvin Manor P-1 is pending. Parcels smaller than 5 acres may be re-zoned to P-1 under certain conditions

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24. Planning Fees	Reduce the cost of development.	Offer fee deferrals, reduction, or waivers to developers of affordable housing.	Ongoing	Will implement State law to provide fee deferrals to affordable housing development
25. Streamlining of Permit Processing	Expedite review of residential projects.	Require only Zoning Administrator's review of projects with <100 units. Expedite permit processing.	Ongoing	If no GPA or re-zone required, project only needs ZA approval
26. Review of Zoning & Subdivision Ordinance	Ensure County regulations do not unnecessarily constrain housing development.	Periodically review Planning and Zoning Code.	Ongoing	Amended Second Unit and Density Bonus ordinances. Adopted Inclusionary Housing Ordinance. Reviewing Condominium Conversion Ordinance
27. Anti-Discrimination Program	Promote fair housing.	Support local non-profits offering fair housing counseling and legal services. Carry out AI recommendations.	Complete AI by 2001 and ongoing provision of services.	AI completed and re-adopted with 2005/09 Consolidated Plan. On-going support of local non-profits offering fair housing counseling and legal services.
28. Residential Displacement Program	Protect households being displaced or relocated.	Continue to implement program.	Ongoing	Displaced households in Orbisonia Heights, Bay Point being relocated in conformance with State law.