2009 Housing Element Update County Planning Commission Study Session July 8, 2008

Contra Costa County
Department of
Conservation and Development

Overview

- Purpose
- State Housing Element Law
- RHNA Process
- County Progress to Date
- Land Inventory
- SB 2- Addressing Homeless Needs
- HCD Review
- Next Steps
- Commissioner Q/A

State Housing Element Law

Requires:

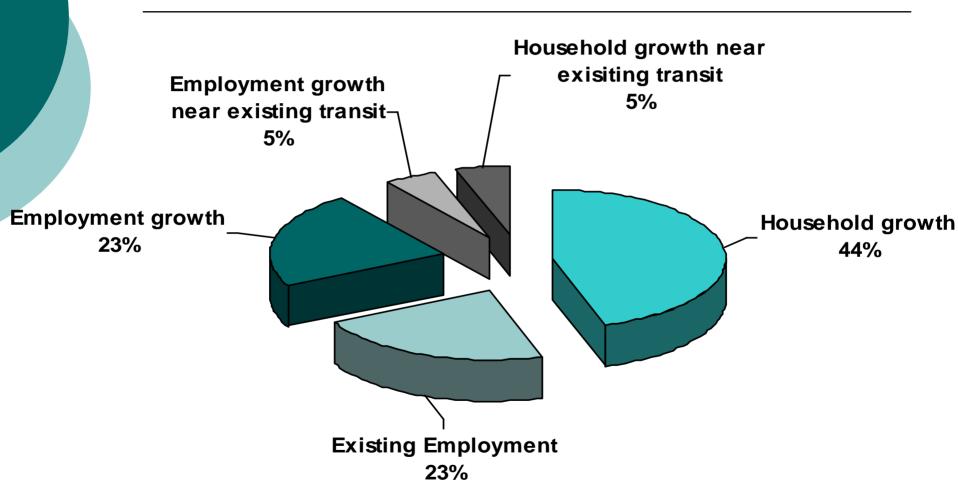
- An update of the Housing Element approximately every five years
- A plan to meet the existing and projected housing needs of all economic segments of the community.
- Local governments to adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.
- An HCD review of local housing elements for compliance with State law.

Statutory Considerations

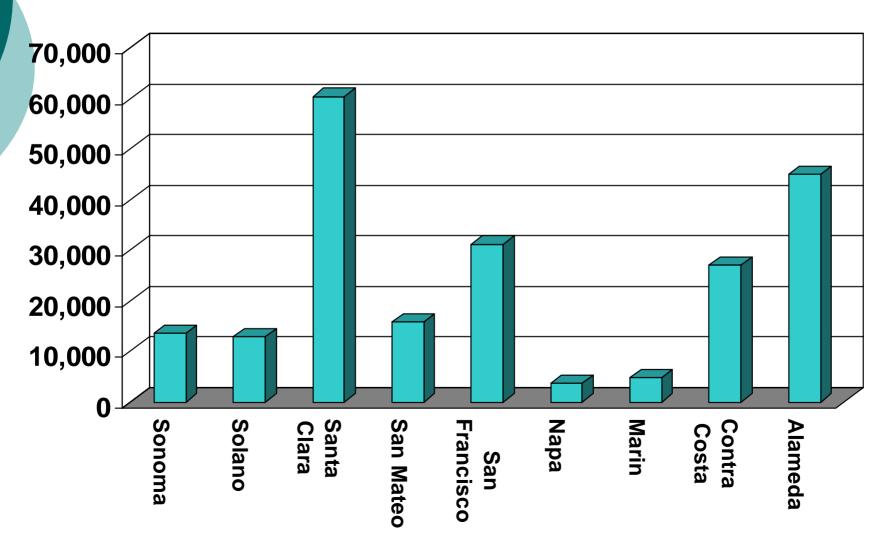
- Increase housing supply
- Affordability
- Housing types
- Encourage efficient development and infill
- Promote jobs-housing balance

Regional Housing Needs Allocation Process

Selected Factors for the Bay Area's Allocation Formula



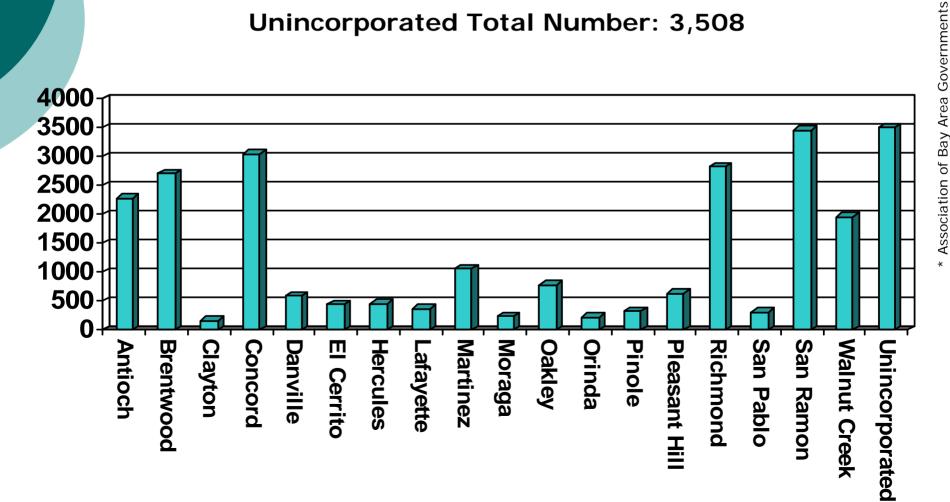
Bay Area Housing Needs Allocation, 2007-2014



Contra Costa Housing Needs Allocation, 2007-2014

County Total Number: 27,072

Unincorporated Total Number: 3,508



2008 Income Categories for Contra Costa County

Family Size	Extremely Low Income	Very Low Income	Low Income	Moderate Income
1	\$18,100	\$30,150	\$46,350	\$72,300
2	\$20,700	\$34,450	\$53,000	\$82,600
3	\$23,250	\$38,750	\$59,600	\$93,000
4	\$25,850	\$43,050	\$66,250	\$103,300
5	\$27,900	\$46,500	\$71,550	\$111,600

Unincorporated County RHNA

Income	2001	2009
Very Low	1,101	815
Low	642	598
Moderate	1,401	687
Above Moderate	2,292	1,408
Total	5,436	3,508

Contra Costa Progress to Date

	Income Level	RHNA Allocation by Income Level	Total Units to Date	Total Remaining RHNA by Income Level
	Very Low	1,101	252	849
	Low	642	148	494
	Moderate	1,401	234	1,167
	Above Moderate	2,292	3,629	-1,337
	Total RHNA:	5,436		
	Total permits issued		4,263	
	Add'l Units Through Gen.	Plan Amendments	404	
ľ	Grand Total		4,667 (86%)	
	Remaining Need for	769		

Land Inventory

Must include:

- Specific sites available for residential development
- General plan and Zoning designation of sites
- A description of parcel size
- A map showing the location of sites
- The existing uses of any non-vacant sites
- Description of any environmental constraints
- Description of existing or planned utilities

Senate Bill 2

Requirements of SB2

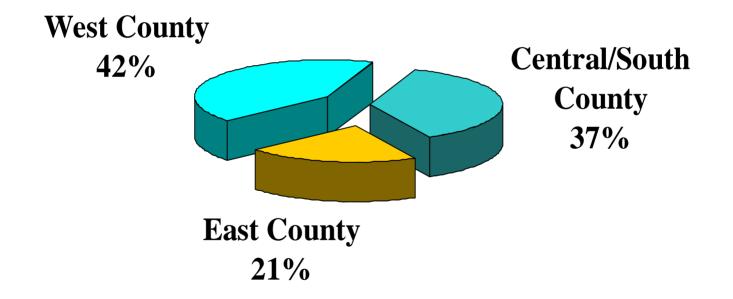
- Identify and analyze needs and resources
- Identify zoning for emergency shelters
- Develop standards that encourage and facilitate emergency shelters
- Encourage Multi-jurisdictional cooperation and coordination
- Transitional and supportive housing
- Programs to address the requirements of SB2 must be implemented within <u>one</u> <u>year of adoption of the housing</u> <u>element</u>.

Establishing Un-met Need by Jurisdiction

- o 2007 Homeless Count
- HUD funded program database
- Non-HUD funded program reports
- Program recipients' response to city of origin question
- Subtract current facility capacity from need

Homeless Needs

Contra Costa County identified 1,749 "unsheltered" homeless in 2007



Potential Zoning Standards

- Must be reasonable and encourage development
- Size of facility
- Maximum number of beds
- Off-street parking
- Exterior and interior on-site waiting and client intake areas

Potential Zoning Standards Cont...

- Standards of on-site management
- Proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 ft. apart
- Length of stay
- Lighting
- Security

SB2 Next Steps

- Accept homeless need analysis methodology
- Identify zoning district that is most appropriate
- Confirm zoning district has sufficient capacity to meet the need
- Develop standards to include in zoning

HCD Review

- Iterative Process
- Emphasis on Sites Inventory
 - Zoning
 - Capacity

Housing Element Update Next Steps



HOUSING ELEMENT UPDATE TIMELINE

Land Inventory/Site Analysis Completion	June 2008
Demographic Update	June 2008
Other program/Policy updated draft	June 2008
Planning Commission-Study session Intro to 2009 Housing Element Update	July 2008
Public Outreach	July-Sept. 2008
Begin Preparation of HE Text	Sept./Oct. 2008
Planning Commission-Study Session 1st draft of Housing Element before HCD submittal	November 2008
HCD Review & County Revisions	Dec. 2008-May 2009
CEQA Review	March/April 2009
Planning Commission Hearing	May 2009
Board Hearing/Adoption	Mid-June 2009
Submit Board Approved Housing Element to HCD for certification	Due by June 30, 2009
HCD Certification	90 Days

Commissioner Q/A

