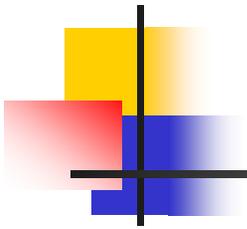


2009 Housing Element Update

Housing Needs Assessment

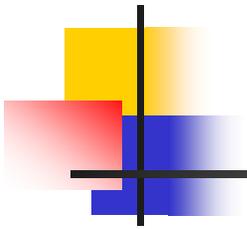
Contra Costa County
Department of Conservation and
Development



State Housing Element Law

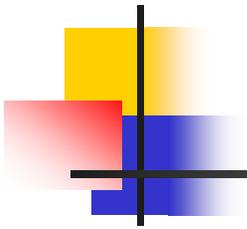
Requires:

- 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



Housing Problems

- Housing cost burden
 - Paying more than 30% of income toward housing cost
- Overcrowding
 - More than 2 persons per bedroom
- Other housing problems
 - Substandard housing



2008 Income Categories for Contra Costa County



Photographer

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



Janitor



Car Mechanic

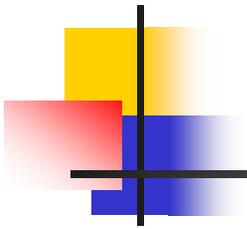


Teacher

Police Officer

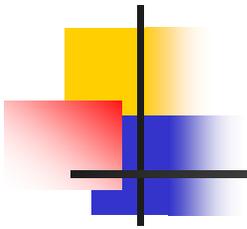


Registered Nurse



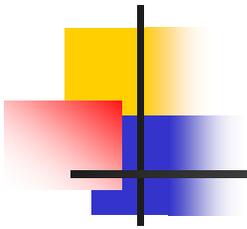
Special Needs Groups

- Senior Households
- Mentally and physically disabled persons
- Large Households
- Single-parent Households
- Homeless persons
- Agricultural workers



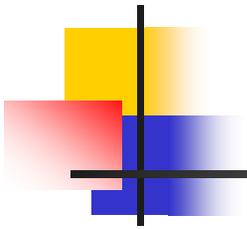
Special Needs Groups

- Senior Household
 - Limited Income
 - Disabilities
 - Cost Burden
- Disabled Persons
 - Limited Income
 - Work Disability
 - Mobility Limitation
 - Self-care Limitation



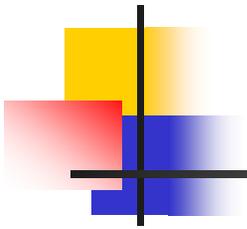
Special Needs Groups

- Large Households
 - Limited adequately sized affordable housing
 - Overcrowding
- Single-Parent Households
 - Limited Income
 - Limited supportive services i.e. health and daycare
 - Children and Work balance



Special Needs Groups

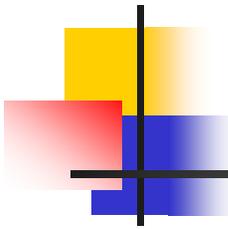
- Homeless Persons
 - Emergency shelter
 - Transitional housing
 - Permanent housing
- Agricultural Workers
 - Limited Income
 - Overcrowding
 - Substandard Housing Conditions



Special Needs Groups	Persons	Households	% of Unincorporated County
Seniors (65 years and older)		11,130	18.9%
Owners		9,362	15.9%
Renters		1,768	3.0%
Disabled (16 years and older)	25065		19.6% ⁽¹⁾
Sensory only	1,745		1.3% ⁽¹⁾
Physical only	3,647		2.7% ⁽¹⁾
Mentally only	1,199		0.9% ⁽¹⁾
Self-care only	103		0% ⁽¹⁾
Go outside the home only	2,050		1.5% ⁽¹⁾
Employment only	4,223		3.2% ⁽¹⁾
Two or more disabilities	12,098		9.1% ⁽¹⁾
Single Parent Households		4526	10.6%
Large Households		6,918	12.6%
Owners		4,782	8.7%
Renters		1,943	3.5%
Agricultural Workers	1,925		2.7% ⁽²⁾
Homeless Persons per night	1749		

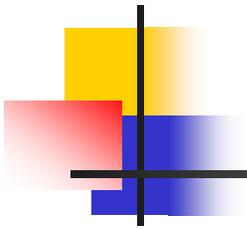
1. Percent of total persons 16 years and older

2. Percent of total employed persons



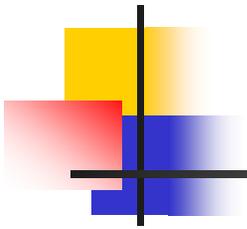
Age Characteristics

Age Groups	Unincorporated County		Total County	
	Persons	Percent	Persons	Percent
Preschool (Ages <4)	9,987	6.6%	66,128	7.0%
School Age (5-17)	29,626	19.6%	185,666	19.6%
College Age 18-24)	10,592	7.0%	73,202	7.7%
Young Adults (25-44)	44,542	29.3%	290,142	30.6%
Middle Age (45-64)	40,255	26.5%	226,406	23.9%
Senior Adults (65+)	16,718	11%	107,272	11.3%
Total	151,690	100%	948,816	100%



Current RHNA Requirement

Income	County	Unincorporated County
Very Low	6,512	815
Low	4,325	598
Moderate	4,996	687
Above Moderate	11,239	1,408
Total	27,072	3,508



Future Housing Need

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing